

SUMMARY MINUTES OF A SPECIAL MEETING OF THE GENERAL PLAN COMMITTEE OF THE TOWN OF LOS GATOS **AUGUST 11, 2009** HELD AT THE NEIGHBORHOOD CENTER ROOM 214, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 5:30 pm by John Bourgeois.

ATTENDANCE

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

Members absent: Barbara Cardillo

Staff present: Wendie Rooney, Director of Community Development; Suzanne Davis, Associate Planner; Joel Paulson, Associate Planner

Consultants present: Joanna Jansen & Chad Markell, DC&E

Public attendees: None

VERBAL COMMUNICATIONS:

None

ITEM 1 HOUSING ELEMENT GOALS, POLICIES & IMPLEMENTING STRATEGIES

Wendie Rooney introduced the item noting that there are both existing and proposed policies included on the list. She suggested discussing the existing policies for 40 minutes and then moving to discussion on the proposed policies.

Joanna Jansen emphasized that the existing goals, policies and implementing strategies were taken from the existing Housing Element. It is a good measure of what the State Department of Housing & Community Development (HCD) will accept, and to the extent the existing criteria can be carried forward there is a relatively high possibility that HCD will support the new Housing Element.

John Bourgeois clarified that deleted language from H.I.1.1 is specific to the Aventino Apartments. *Joanna Jansen* noted that the balance is to maintain as much of the existing wording as possible. *John Bourgeois* suggested that it might be more appropriate to have it as a policy since there is no longer a specific action included.

Marcia Jensen suggested adding “consider” to the language. *Joanna Jansen* pointed out that if land is designated for rezoning it needs to be rezoned within a year.

It was decided that H.I.1.1 will be elevated to a policy and the inventory will become the implementing strategy.

Marcia Jensen asked if the density bonus is required by State law. *Joel Paulson* noted that it is required although the Town Code does not currently include density bonus criteria. *Marcia Jensen* suggested including an implementing strategy that the Town Code be amended.

Barbara Spector commented on the density bonus allowance for senior, accessible or low income housing and asked how it will function.

Chuck Sloan asked about marketing affordable units. *Wendie Rooney* suggested adding “develop and maintain” to indicate that it is an on-going process.

Joe Pirzynski suggested getting more information from the State on density bonus requirements to determine if language needs to be codified.

Barbara Spector commented on development standards (H.I.1.3) and questioned whether they are applicable to any level of affordability. *Joanna Jansen* indicated that the current language lends itself to that interpretation. The constraints goal is based on HCD criteria.

Joe Pirzynski commented that the key is to provide as much affordable housing as possible, but the Town wants to maintain control.

Marcia Jensen commented that the word “reduce” might be changed under H.I.1.3.

Barbara Spector suggested adding an implementation strategy to better market the BMP Program.

Marcia Jensen commented that H.I.1.4 identifies specific places to provide mixed use. This conflicts with the discussion from the last meeting regarding the housing sites analysis. *Chuck Sloan* noted that the word “encouraged” softens the statement.

Marcia Jensen commented that wording for H.I.1.9 is awkward. *Joe Pirzynski* suggested changing the words “revitalized” and “advertised”.

John Bourgeois clarified that the jobs housing balance has not changed (H.I.2.3). He also asked if adopted documents such as the HDS&G should be indicated as implementing strategies. *Joanna Jansen* said that actions are more appropriate when they are new items that can be implemented.

Barbara Spector commented on the new Sustainability Element and how the Housing Element will interrelate with it. *Joanna Jansen* indicated that the GPC can weigh-in on the most appropriate location for implementing strategies.

Joe Pirzynski commented that references to the two mobile home parks should be consistent in H.I.3.1 (use either names or addresses, not both). He also commented on the citing of specific projects under H.I.3.2; the need to lock in the affordability of the Section 8 units and having consistency with indicating units by either names or addresses. Clarify what “publicly assisted” means.

John Bourgeois commented that Creekside Village isn’t really affordable housing and noted the lack of control on the part of the Town to maintain the Bonnie View Mobile Home Park on Oka Road (H.I.1.3). He suggested adding provisions to strengthen the ability of the Town to maintain the MHP.

Marcia Jensen asked for clarification of the last sentence under recommendations (H.I.4.5). The word “such” will be eliminated.

John Bourgeois commented that if the goal is to provide adequate staffing levels, the language should not be deleted. It was decided that H.G.5.1 will be retained.

Proposed Policy Alternatives:

Marcia Jensen commented on the term “governmental constraints” and whether it should apply to all housing as opposed to affordable units (goal, page 1). *John Bourgeois* agreed with the comment.

Tom O'Donnell commented that the word “mitigate” is appropriate.

Joe Pirzynski commented that there needs to be a distinction between goals and expectations. If a project is compliant with Town goals and policies, the process will be streamlined. Language that clarifies the Town’s expectations needs to be maintained. Restrictions related to affordable housing may be modified as appropriate, but will not always be applicable to all projects.

Barbara Spector commented that the goal is too broad as stated and needs to be more specific to affordable housing.

Joanna Jansen explained that processing time and development fees are examples of constraints. Processes such as architectural review help streamline the development process.

Marcia Jensen supported streamlining the process, but would like the statement to be more proactive and not written in the negative.

Chad Markell suggested adding language stating that it is important to continue to maintain the character of the community. The Committee agreed.

Barbara Spector commented that the first Implementing Strategy on page 1 should be included if required. She also questioned the policy statement “continue to enforce the Tree Ordinance” and whether it is needed given that the Town already does this.

John Bourgois commented that the Water Efficient Landscape standards are required and should be implemented, and questioned using the word “promote” (5th policy, page 1). *Wendie Rooney* suggested adding a statement tying it to the sustainability goals.

Chuck Sloan commented that the word “promote” indicates an intention to support. He also asked for clarification on the statement that new development should not disturb the privacy of nearby residences.

Tom O'Donnell commented that the word “ensure” may not be appropriate as it is difficult to make an absolute determination that privacy is not being impacted. It is better to say “determine that privacy is not being reasonably disturbed”. Consensus was to delete this policy.

Barbara Spector commented that the first policy on page 2 should be specific to affordable housing.

Joanna Jansen provided a definition of emergency shelter. It is a new requirement from HCD that shelters are allowed by right in at least one zoning district, or that the Town partner with another community to provide a shelter. Shelters must be available year-round.

Joe Pirzynski indicated a desire to partner with a bordering community such as Campbell (it would allow a larger area to be served).

Tom O'Donnell commented that if the Town is able to defer the requirement and explore partnering with another jurisdiction, it is preferable to trying to amend the Zoning Code to allow the use (which will meet with objections from neighbors).

Joanna Jansen would like to get more information from HCD on what level of detail is required to comply with the law.

Joe Pirzynski and *Barbara Spector* commented that partnering with Monte Sereno is not desirable as that community will want to provide funds and have the facility in Los Gatos.

Tom O'Donnell requested a copy of the statute.

Joe Pirzynski suggested partnering with the private sector to meet the needs of the homeless population. It is going to take a lot more creativity to meet the requirement and more discussion is needed.

Marcia Jensen asked if the presence of existing facilities will meet the requirement.

John Bourgeois suggested changing “acquisition” to another word in the last policy on page 2.

Marcia Jensen commented on the use of Town standards versus federal criteria and that the first Implementing Strategy is redundant.

Chuck Sloan commented on the ability to obtain information on available affordable units. It was suggested that information on developments with affordable units be provided to people without being specific as to which units may be available to rent.

Jane Ogle commented on the senior housing opportunities goal. Identifying specific housing types is problematic. Assisted living group homes are not necessarily sustainable.

Marcia Jensen commented on the statement about providing all types of senior housing for all income levels. It is a very broad statement and not necessarily achievable. The goal will be modified to specify the need for more affordable housing.

Barbara Spector asked for clarification on assisted living facilities. There aren't any existing facilities in the Town.

The discussion was continued to the August 26, 2009 meeting. The focus will be on the Affordable Housing Overlay Zone and SB2.

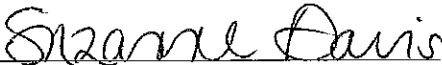
OTHER BUSINESS

None

ADJOURNMENT

Meeting was adjourned at 7:30 PM. The next meeting of the General Plan Committee is scheduled for August 26, 2009.

Prepared by:


Suzanne Davis, Associate Planner