

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 **SEPTEMBER 9, 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 Jane Ogle.

**ATTENDANCE**

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

Members absent: Barbara Cardillo

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

Consultants present: Chad Markell & Agnes Chan, Design Community & Environment

Public attendees: None

**VERBAL COMMUNICATIONS:**

None

**ITEM 1      REVISED HOUSING ELEMENT GOALS, POLICIES & IMPLEMENTING STRATEGIES**

*Bud Lortz* reviewed the memo received by the Committee.

Implementing Strategy H.I.1.4: Town policy is to not count affordable housing toward density. The last sentence was changed to clarify that the policy to exclude BMP units from density calculations will be continued.

Implementing Strategy H.I.1.5: Revised to include language stating that the existing second unit incentive program will be continued.

Policy H.P.1.2: Revised to read: "Improve the quality of rental housing and create new affordable housing opportunities by acquisition and/or rehabilitation using Redevelopment or Below Market Rate Housing Funds."

Implementing Strategy H.I.1.2: The number 335 was deleted. Staff will verify the actual number of affordable units that have been produced. A comprehensive table will be prepared and provided to the Committee.

*Chad Markell* requested Committee feedback on the revised goals, policies and implementing strategies.

*Jane Ogle* commented on H.P.1.3 that “as feasible” dangles and should be changed.

*Marcia Jensen* commented that it should read “a land owner may choose” in H.P.1.1.

*Tom O'Donnell* commented that the code states that emergency shelters need only be provided to satisfy the need in the community. *Bud Lortz* noted that the applicant should be required to demonstrate that the shelter is needed.

*Tom O'Donnell* would like to it to state that to the extent required by the statute the Town will comply with the requirement.

*John Bourgeois* commented that in H.I.1.8 it says revising the second unit program and that should be changed to be consistent.

*Jane Ogle* commented that H.P.1.4 should include single-family compatibility with the neighborhood.

*Jane Ogle* asked if 30% rental housing is a standard (H.P.1.1). *Bud Lortz* noted that the Town has been using this standard for a long time and that it provides a good balance between rental and owner occupied housing.

*John Bourgeois* clarified that H.I.1.1 is intended to retain existing affordable housing within mobile home parks.

*Marcia Jensen* asked about the use of “support the efforts” in H.I.1.3; it is vague as to what the intent is.

*John Bourgeois* commented that parallel structure should be added between the titles on H.I. 1.3 and H.I. 1.4.

*Barbara Spector* clarified that “approved shared nursing facilities” in H.P.1.2 might be on or off-site.

*John Bourgeois* asked how H.I.1.1 differs from the second unit program relative to seniors. *Wendie Rooney* noted that a senior project might be made more accessible.

*Marcia Jensen* commented that H.P.1.1 is too general and might be made more specific to affordable housing. *Bud Lortz* noted that the intent is to expedite affordable projects and to remove barriers to provision of housing. The word “affordable” will be added in front of residential.

“Universal design” needs to be added to the glossary.

*Joe Pirzynski* commented that “and, where feasible, reduce development standards” concerns him in H.I.1.6. *Bud Lortz* suggested that the words “and where feasible” could be eliminated. He is concerned about specifying reduction of parking and open space. It is more important to streamline the process.

*Tom O'Donnell* commented that goal 5 does not mention acute care facilities. He also wondered if H.I.1.3 includes dementia or memory assistance facilities. Continuing care facilities should be added.

*Marcia Jensen* commented that H.P.1.2 should be changed based on discussion at the last GPAC meeting. The same comment applies to H.I.1.1

*Barbara Spector* questioned the need for H.I.1.1. *Wendie Rooney* said it is important to include it since the Town is expanding its affordable housing programs, which may necessitate additional staffing in the future.

## **ITEM 2 APPROVAL OF MINUTES**

*Tom O'Donnell* made a motion to approve the minutes of August 11 and 26, 2009. *Joe Pirzynski* seconded and it passed unanimously (*Barbara Spector* abstained on the August 26 minutes as she was not at that meeting).

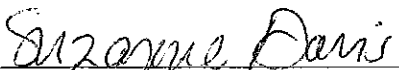
## **NEW BUSINESS**

*Wendie Rooney* noted that the next meeting is for discussion of the North 40 Specific Plan and will start at 5:15 to allow additional time for the presentation and discussion.

## **ADJOURNMENT**

Meeting was adjourned at 6:35 PM. The next meeting of the General Plan Committee is scheduled for September 9, 2009.

Prepared by:

  
Suzanne Davis, Associate Planner