

TOWN OF LOS GATOS
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SUMMARY MINUTES OF A REGULAR MEETING OF THE GENERAL PLAN COMMITTEE OF THE TOWN OF LOS GATOS ON **NOVEMBER 9, 2011**, HELD AT THE TOWN COUNCIL CHAMBERS LOBBY, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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

ATTENDANCE:

Members present: Joe Pirzynski, Barbara Spector, John Bourgeois, Marcia Jensen, Barbara Cardillo, Todd Jarvis, Matthew Hudes

Members absent: Marico Sayoc

Staff present: Wendie Rooney, Director of Community Development; Sandy Baily, Planning Manager; Heather Bradley, Associate Planner

VERBAL COMMUNICATIONS:

Nick Ulleseit, member of the public, introduced himself.

ITEM 1 REVIEW PROPOSED PROCESS FOR DEVELOPMENT AND ADOPTION OF AFFORDABLE HOUSING OVERLAY ZONE (AHOZ) STANDARDS AND GUIDELINES.

Wendie Rooney gave an overview of what the Housing Element is, state law requirements of a Housing Element, Regional Housing Needs Allocation (RHNA), consequences for not having a Certified Housing Element, and what the Town has done.

The Town has identified four site areas for an AHOZ (Los Gatos Courthouse at Capri and Knowles, Southbay Development on Knowles at Winchester Boulevard, three parcels on Oka Road at Lark Avenue and Dittos Lane). To ratify the Housing Element, design guidelines and development standards are required to be prepared for each of the AHOZ areas. The guidelines will be reviewed by the Planning Commission and Town Council. To implement the AHOZ areas, Town Code and General Plan amendments will be required.

It is anticipated that the guidelines and amendments will be completed by June of 2012.

Heather Bradley gave an overview of each of the four AHOZ areas.

Matthew Hudes questioned if Albright and Riviera Terrace could be counted towards the RHNA numbers.

Marcia Jensen asked if the Housing Element is still in flux, why Albright, Riviera Terrace, and the North 40 couldn't be incorporated into the Housing Element as an AHOZ.

Wendie Rooney commented that housing for Albright cannot be counted at this time since housing is not permitted at this site until 2016. Riviera Terrace may be possible, but cautioned that the Housing Element may need to be recertified through the state, which is not an easy process. Discussed the scenario of the State's certification of the Housing Element and the Town's status with the Housing Element, and confirmed if no changes are made to the Housing Element, would not need to go back to State.

Barbara Spector thought Council's concern was the 20 dwelling units per acre without discretionary review.

Joe Pirzynski commented that in terms of why the Town Council stopped the process, Council concerns were in regards to development standards regarding number of stories, parking, 20% from redevelopment set aside funds, and number of affordable units, without discretionary review. Want to assure the State that we will be in compliance and that we can carry over the sites to the next Housing Element if not used.

Wendie Rooney commented that pursuant to today's rules, sites could be carried over. Clarified that the Town and architectural consultant will look at the development standards noted in the draft Housing Element.

Marcia Jensen questioned why we are doing this if we have a certified Housing Element.

Wendie Rooney clarified that the development standards is an action item to be done. As part of this Housing Element the design standards do not need to be reviewed by the State. Council has not adopted the Housing Element.

Matthew Hudes questioned what the ramifications of increasing the housing numbers are.

Wendie Rooney stated it was to the Town's benefit to use these units in the next Housing Element cycle.

Barbara Cardillo questioned that 50% of the units must be affordable.

Wendie Rooney commented each site will be evaluated individually. Developer can develop with the underlying zone or as an AHOZ. If a developer went with the underlying zone, the Town's Below Market Price (BMP) program would be required. All income levels must be met.

Barbara Cardillo questioned if a maximum number of affordable units would be developed and how senior housing would be part of this.

Barbara Spector questioned how low income units needed for AHOZ sites would impact developers wanting to develop the site.

Wendie Rooney commented this could be a challenge. Would need to be creative, buy down units, Town support, RDA if still around.

Barbara Cardillo asked if seniors who had a low income, but other assets would qualify for affordable housing.

Wendie Rooney stated that staff was unsure of whether assets are considered when qualifying individuals for affordable housing. She indicated that staff would research and let the Committee know at the next meeting.

Barbara Spector asked if RDA survives, or low income portion of RDA survives, can money be used in these areas.

Wendie Rooney confirmed yes, but noted different operating principles.

Joe Pirzynski questioned directions and with all the unknowns, what if Town Architectural Consultant Larry Cannon comes back with an analysis based on the Housing Element direction.

Wendie Rooney stated that Larry Cannon will study the character of each site, and the Committee will be part of developing the design guidelines for each site.

Marcia Jensen expressed concern with being presented with guidelines that they needed to react to.

Wendie Rooney commented the Committee will be able to review, pick, and choose what needs to be in the guidelines.

Barbara Spector questioned why development standards were being developed. Was this to help mitigate Council's concerns about the discretionary review?

Joe Pirzynski questioned if Larry Cannon says two stories is compatible for the courthouse site, and design standards says two stories, can developer come in with three stories to meet the housing need?

Wendie Rooney clarified that the developer would need to meet the guidelines, which, if using Joe Pirzynski's scenario would be two stories. Housing units would need to be made up on other sites (identified sites or other sites). Guidelines should give a level of comfort to be developed to what the community wants.

Todd Jarvis confirmed the objective is to come up with the necessary units and that each site can have its own development standards.

John Bourgeois commented he does not believe that this can be done in one meeting for each AHOZ.

Wendie Rooney reviewed regular upcoming GPC dates. Meeting could start at 5 p.m. Extra dates could be added if needed.

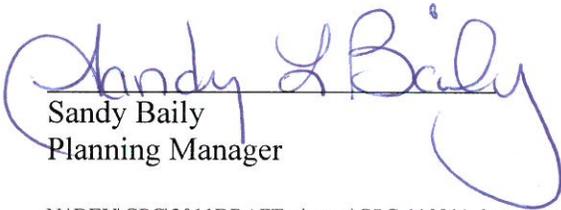
ITEM 2 APPROVAL OF MINUTES

Joe Pirzynski made a motion to approve the minutes of September 29, 2010. The motion was seconded by *Barbara Spector* and passed unanimously.

ITEM 3 ADJOURNMENT

The meeting was adjourned at 6:45 p.m.

Prepared by:


Sandy Baily
Planning Manager