



3. Land Use Element

Los Gatos is a mature, predominantly built-out community, but changes are expected over the planning period to reflect evolving community needs, especially the development of housing to meet all income and stage of life needs. To help plan for the future, Los Gatos used the Town's Regional Housing Needs Allocation (RHNA), developed by the Association of Bay Area Governments, as a predictor of the housing needed to meet future demands. This prompted the Town to reevaluate and plan for a more diverse housing mix for a changing population. Proactively planning for the anticipated land use changes and ensuring growth is sustainable over the next 20 years is a priority of this General Plan and the community.

The Land Use Element includes two key components that provide a framework to guide and shape the future physical development of Los Gatos. First, this Element includes policies establishing land use designations that identify the type and density/intensity of uses permissible in the Planning Area. These designations are shown on the Land Use Diagram (Figure 3-6 in Section 3.4), which graphically illustrates the locations for these land use designations. The intent of these land use designations is also described through text and a table of accompanying development standards in this Element. Second, this Element includes a series of goals and policies identifying the Town's direction for future change and development. Combined with the Community Design Element, these two Elements address a broad range of topics related to the physical structure and appearance of the Town's built environment and establish the image and character of the Town. These two Elements serve as the primary policy guidance for ensuring that new land uses are logically organized and developed in a way that is sustainable and enhances Los Gatos' unique identity.

The Land Use Element is divided into the following sections:

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Key Terms

Accessory Dwelling Unit. An accessory dwelling unit is a detached or attached dwelling unit. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation and is generally smaller and located on the same parcel as a proposed or exiting primary dwelling. An accessory dwelling unit also includes efficiency units and manufactured homes.

Acre (Gross). An acre is a measurement of land area equal to 43,560 square feet. The gross acreage of a lot includes all land within the boundaries of the lot and is defined as the total area, measured on a horizontal plane, and is the measure used for determination of density and intensity calculations.

Acres (Net). A reduced lot size based average lot slope or other factors and used for the purpose of calculating the maximum allowed floor area or density.

Cluster Development. This is the grouping of residential structures in one portion of a development site, with the intent to protect larger areas of the overall site for open space, recreation, or agriculture uses.

Community Growth District. Within the Los Gatos Planning Area, eight Community Growth Districts are identified based on the proximity of commercial services or employment to support additional development, easy access to transportation systems, having access to infrastructure needed to support future development, and opportunities to include urban design and architectural design characteristic to create unique places. Section 3.7 in the Land Use Element and Section 4.5 in this Element for more information.

Density. Residential developments are regulated by an allowed density range (minimum and maximum) measured in “dwelling units per acre.” Residential density is calculated by dividing the number of housings units on the site (excluding accessory dwelling units) by the gross acreage of the site. Figure 3-1 shows prototypical examples of different residential densities for one-acre properties.

State planning law requires general plans to include standards for measuring population density. Population density is determined by multiplying the maximum number of units allowed within a land use designation by the average number of persons per household (as determined by the California Department of Finance).

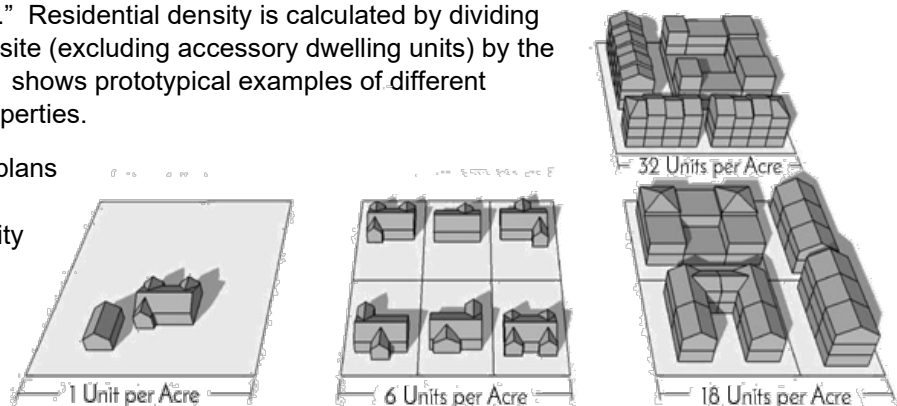


Figure 3-1 Density Examples

Dwelling Unit. A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen) that constitutes an independent housekeeping unit, occupied, or intended for occupancy by one household on a long-term basis.

Flag Lot. A flag lot (also called a Corridor Lot) is a lot with access to a street by means of a strip of land having less frontage or width than that required for the parcel and which expands into a larger area.

Floor Area Ratio (FAR). Total building size is regulated by a maximum FAR standard. FAR means the gross floor area of a building or buildings on a zoning plot divided by the area of such zoning plot. Floor area means the entire enclosed area of all floors that are more than four (4) feet above the existing or proposed grade, measured from the outer face of exterior walls or in the case of shared walls from the centerline. The maximum FAR standard limits the overall size of development on a property. As an example, a maximum FAR of 0.75 would allow 75,000 square feet of building floor area on a 100,000-square foot lot. The 75,000 square feet could be provided in one building or divided between multiple buildings. (Los Gatos Code, Section 29.10.020, Definitions)

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Gross Floor Area. Gross floor area is the sum of the floor areas of the floor spaces within the building, including basements, mezzanine, and intermediate-floored tiers.

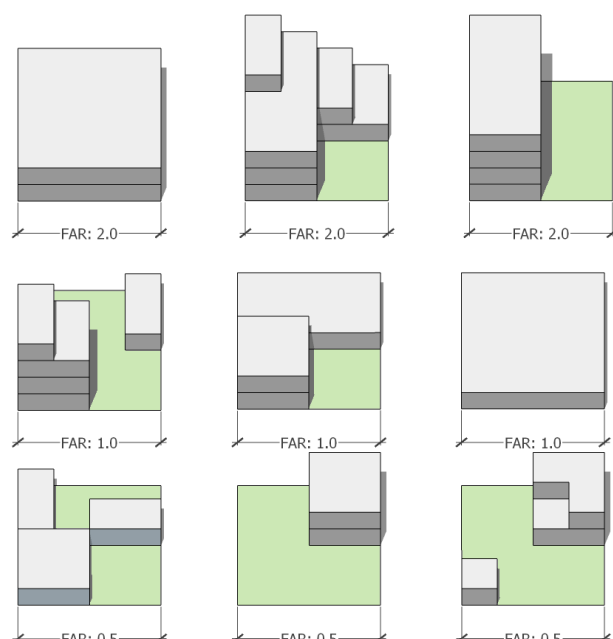


Figure 3-2 illustrates various building configurations representing FARs of 0.5, 1.0, and 2.0. As shown in the diagram, different interpretations of the same FAR standard can result in very different building forms, and site characteristics.

Incubator Space. Retail, office, or industrial space that is affordable to and dedicated to the start-up and growth of small businesses. Facility support systems are often provided, including copy machines and other office and electronic equipment.

Intensity. Intensity is a measure of the extent to which a land parcel is developed in conformity with the zoning ordinance.

Lot Coverage. Lot coverage is the percentage of a lot that is covered by all buildings compared to the total area of the lot.

Figure 3-2 FAR Examples

Mixed-Use Development. Development projects where a variety of uses such as office, commercial, institutional, and residential are combined in a single building or on a single site in an integrated project. These developments are regulated by both the maximum residential density (units per acre) and maximum FAR standard that incorporates both the residential and non-residential building floor areas. As an example, a one-acre site with a maximum FAR of 2.0 and an allowed density range of 16 to 32 units per acre could be developed with 87,120 square feet of total building space (commercial and residential, combined). The 87,120 square feet could be divided into a combination of commercial space and residential space. Up to 32 residential units would be allowed within the 87,120 square feet.

Multi-Family Residential. Residential buildings containing units built one on top of another and those built side-by-side which do not have a ground-to-roof wall and/or have common facilities (i.e., attic, basement, heating plant, plumbing, etc.). Accessory dwelling units (ADUs) are not considered multi-family residential.

Planning Area. State planning law requires that the General Plan cover all territory within the boundaries of the Town as well as “any land outside its boundary which in the planning agency’s judgment bears relation to its planning” (Government Code Section 65300). This larger area is referred to as the Town’s “Planning Area.” The Planning Area for the Los Gatos 2040 General Plan encompasses the entire area within the Town Limits and unincorporated areas within the Town’s Sphere of Influence.

Sensitive Land Uses. Relative to issues of land use compatibility and adjacency, sensitive land uses typically include residences; schools; nursing homes; historic sites; open space areas; hospitals and care facilities; places of worship; and libraries.

Single-Family Residential. Single-family residential includes fully detached, semidetached (semi-attached, side-by-side), row houses, and townhouses. In the case of attached units, each must be separated from the adjacent unit by a ground-to-roof wall in order to be classified as a single-family structure. Also, these units must not share heating/air-conditioning systems or utilities.

Small Multi-Unit Housing. Small multi-unit housing is a term used to describe multiple units on a single parcel (whether attached or detached) that are compatible in scale and form with detached single-family homes (Figure 3-3). Common housing types include duplexes; triplexes; fourplexes; courtyard apartments; cottage courts; townhomes; triplex stacked (vertical); and live-work spaces.



Figure 3-3 Small Multi-Unit Housing

Sphere of Influence. The Sphere of Influence is the area determined by the Local Agency Formation Commission (LAFCO) of Santa Clara County to represent the probable future physical boundary of the Town. The adoption of Spheres of Influence is required by Government Code Section 56425.

Urban Service Area. The Los Gatos Urban Service Area (USA) is established by Santa Clara County LAFCO. The USA delineates areas outside Town limits that are currently provided with municipal services, facilities, and utilities; or areas proposed to be annexed into a Town within the next five years.

Vacant/Underutilized Sites. Vacant/underutilized sites includes undeveloped and underdeveloped parcels. A majority of a parcel must be undeveloped for a parcel to be considered underutilized.

3.1 General Plan Residential Buildout

Table 3-1 provides a description of the total residential buildout possible under the 2040 General Plan. The Land Use Diagram (Figure 3-6) and associated land use designations and standards are presented in Section 3.4. Together, these provide for development potential adequate to cover the Town's projected housing needs based on the Town's 2023-2031 Regional Housing Needs Allocation (RHNA).

Table 3-1 General Plan Residential Buildout

Land Use Designation		Density Range (du/ac)	Typical Density (du/ac)	Assumed Redevelopment	New Housing (Vacant Land)	New Housing (Redevelopment)
LDR	Low Density Residential	0 to 5	4	5%	75	13
HDR-VHFHZ	High Density Residential – Very High Fire Hazard Severity Zones	5 to 12	10	10%	2	23
HDR	High Density Residential	14 to 22	18	10%	197	245
VHDR	Very High Density Residential	30 to 40	36	15%	110	268
NC	Neighborhood Commercial	10 to 20	18	10%	26	91
CC	Community Commercial	20 to 30	26	15%	-	156
MU	Mixed-Use	30 to 40	36	20%	126	605
CBD	Central Business District	20 to 30	26	15%	21	113
OP	Office Professional	10 to 20	18	15%	2	112
Subtotal					559	1,626
Housing Units, New and Redeveloped						2,185
Housing Units, ADUs						500
Housing Units, Existing Projects						475
TOTAL NEW						3,160

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Based on current (2020) persons per household in Los Gatos of 2.4 persons/household, this increase in units will increase the community's population by 7,584 persons.

3.2 Implementing Small Multi-Unit Housing

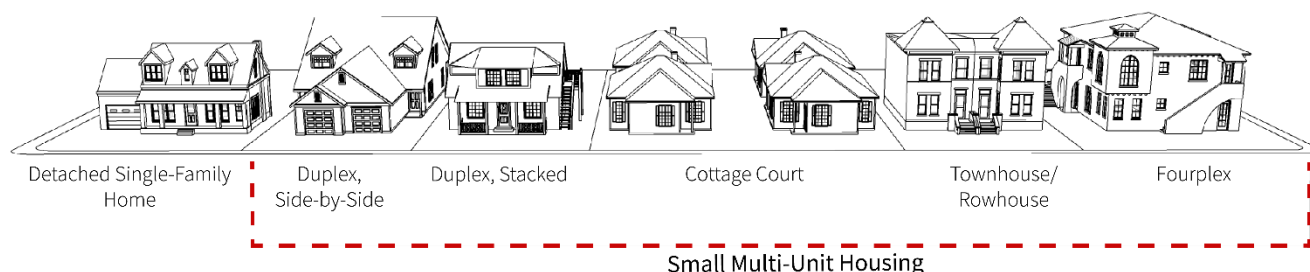
How to Meet the Housing Needs of Los Gatos

While housing and residential neighborhoods form the fabric that makes the Town a cohesive community, finding a place to call home in Los Gatos has been unattainable for many. The Town is not affordable for many prospective residents, and there are a lack of unit types and sizes to accommodate varied households. The aging population has also faced issues with the shortage of smaller dwelling units to allow aging in place within the community. The domination of single-family neighborhoods and the trend towards building larger and larger homes has further contributed to the housing issues in the Town.

These housing issues are not unique to Los Gatos and are seen throughout the Bay Area and many communities in California. The State of California has been working with communities to help meet the number and affordability of housing units needed in the State. As part of the Housing Element process, the State dictates the number of units, at a variety of income levels, that a jurisdiction must plan for. For Los Gatos, this is expected to be approximately 2,000 dwelling units of various affordability levels over the next eight-year cycle (2023-2031).

To address the diversity of housing needed in Los Gatos and meet the requirements of State law, the Town needs to look beyond the current process used to plan for housing. The Los Gatos planning process has typically focused on two categories of housing: detached single-family homes; and attached high-density multi-family apartments. To meet the diverse needs of the community, Los Gatos, like other communities nationwide, needs to strive for communities that are a heterogeneous mix of housing types and price points. This housing, which lies within High Density Residential (HDR- 14-22 units/acre) is often referred to as small multi-unit housing and can include a mix of housing types including duplexes, triplexes, fourplexes, cottage courts/clusters, and townhomes (illustrated on Figure 3-4). Through design, these units are expected to be compatible in form and appearance with detached single-family homes.

Figure 3-4 Small Multi-Unit Housing Concept Illustrated



As part of the 2040 General Plan, a goal, policies, and implementation programs are included to support the development of Small Multi-Unit Housing within existing Los Gatos neighborhoods. Figure 3-5 illustrates this concept using a variety of Small Multi-Unit Housing types. In the graphic below, the two blocks were laid out to be identical relative to lot lines and existing structures, with the dwelling units shaded in white being existing dwelling units in a variety of sizes, but all being single-family detached homes. The portion of the graphic on the bottom (labeled "With Small Multi-Unit Housing") shows that same block with future development. The white shaded structures are those current units remaining and the gold shaded structures are new Small Multi-Unit Housing types. Some are in addition to existing structures ("A" and "F"), one is a replacement structure on an existing lot ("C"), and two show the consolidation of two lots to create one larger lot ("B" and "D").

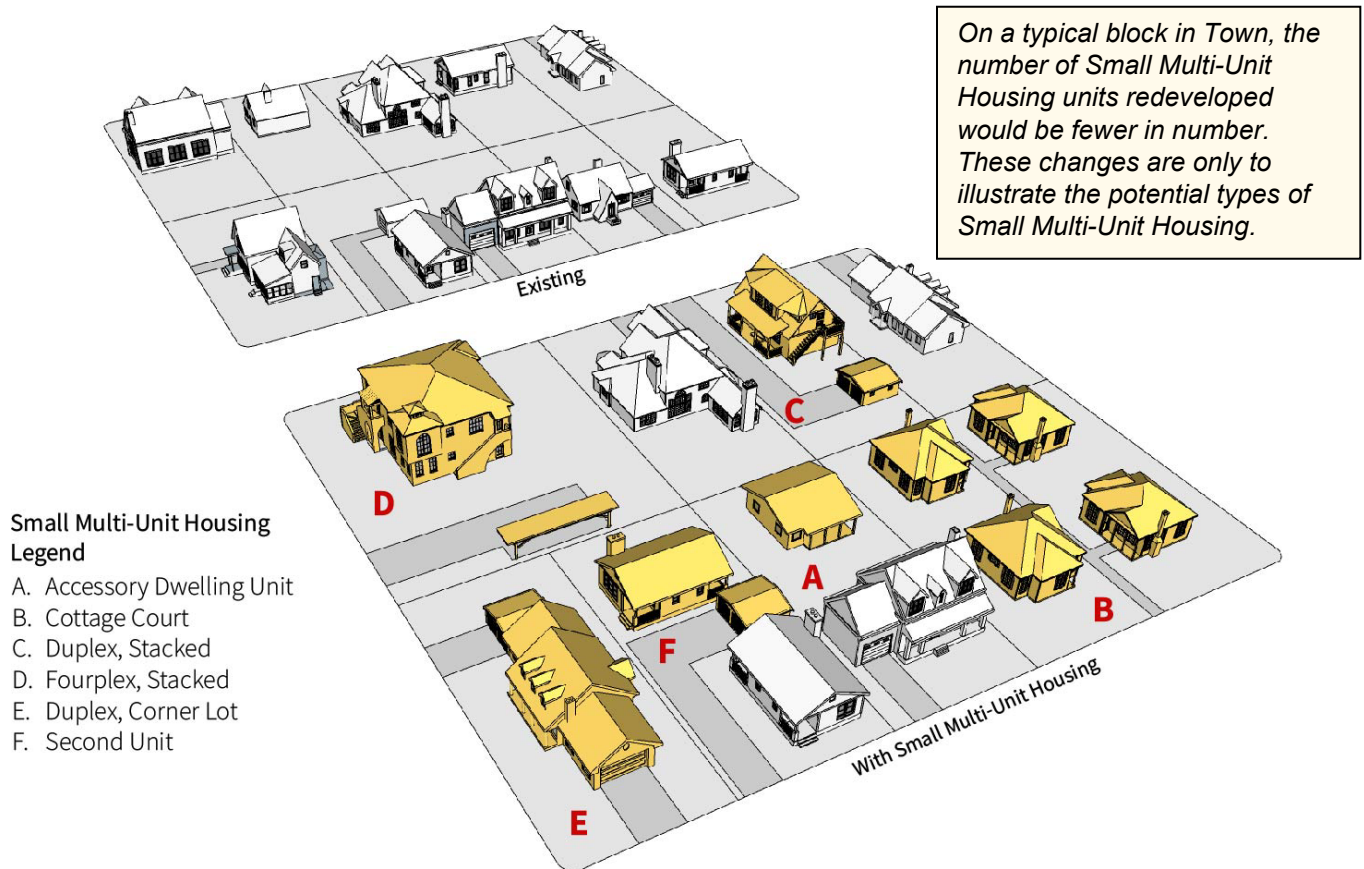


Figure 3-5 Small Multi-Unit Housing Types Illustrated (Sample Concepts)

This illustration is designed to show potential ideas for how to incorporate a range of housing types and sizes into an existing neighborhood. In addition to different types, the Small Multi-Unit Housing concepts would also support the production of a variety of unit sizes in the 500 to 1,000 square-foot range.

The following goal and policies will provide guidance on creation of small multi-unit housing.

LU-1

Provide opportunities for housing that can accommodate the needs, preferences, and financial capabilities of current and future residents in terms of different housing types, tenures, density, sizes, and costs.

LU-1.1

Mixed Residential Neighborhoods

Encourage creation of mixed residential neighborhoods through new and innovative housing types that meet the changing needs of Los Gatos households and expand housing choices in all neighborhoods. These housing types include, but are not limited to, single dwelling units, multi-family dwelling units, accessory dwelling units, small and micro units, use of pre-fabricated homes, and clustered housing/cottage housing.

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LU-1.2 Small Multi-Unit Housing

Support housing types and designs that increase density while remaining consistent with the building scale and character present in existing neighborhoods. This includes multi-family units or clustered residential buildings that provide relatively smaller, less expensive units within existing neighborhoods.

3.3 A Plan for Neighborhood Connectivity

Recent community design in California has been heavily influenced by the automobile. Instead of looking at providing easy access to goods and services near our homes, we have focused on moving in the larger region as our priority, where travel over significant distances in a short period of time was the primary design factor. This has led to an increased use of land for transportation systems and parking, the isolation of neighborhoods by placement of wide arterial streets, and the concentration of essential services and shopping in a more distant, regional context. This differs significantly from the earlier designs of communities that focused on a more complete neighborhood with easy access and close proximity to goods and services.

This concept, first formulated by Carlos Moreno of Pantheon Sorbonne University in Paris, was designed to look at creating a “15-minute city;” in the United States, this has also been framed using a 20-minute distance. For Los Gatos, the desire is to have goods and services within a distance that would support easy access by walking or biking. To support these different modes of travel, a distance of one mile from a residence was used to represent easy access for filling basic, daily needs. This design has three defining features:

- **Proximity.** Uses must be in close proximity to each other.
- **Diversity.** Land uses need to provide a mix of residential and commercial services.
- **Density.** Success requires a density of residential uses to support the commercial services.

As part of the Town’s future, the 2040 General Plan will shift focus to reestablishing more complete neighborhood areas that meet the daily needs of residents to be located within a one-mile distance.

The following goal and policy will provide guidance on neighborhood connectivity.

LU-2

Provide for a community fabric that supports a robust housing mix and convenient access to goods and services that meet daily needs.

LU-2.1 Mixed Uses and Convenience

Promote a mix of compatible uses in and adjacent to residential neighborhoods to serve the basic, daily needs of nearby residents. This should include neighborhood shopping and services available within one mile of all non-hillside residential areas in the following categories:

- Convenience retail;
- Access to healthy food choices;
- Health services;
- Schools;
- Parks and open space;
- Access to transit; and
- Employment opportunities.

3.4 Land Use Diagram, Designations, and Standards

The core of the Land Use Element is the description of land use designations to classify and distinguish the various land uses needed within the Town. Corresponding levels of intensity, density, and allowable uses, as required by Government Code Section 65302(a), are defined in this section.

Land Use Diagram

Figure 3-6, the General Plan Land Use Diagram, shows the distribution of the land use designations allowed within the Town's Planning Area.



It is common for the Land Use Diagram to be updated over time. Please check with the Los Gatos Community Development Department to ensure you have the current version.

The General Plan Land Use Diagram includes residential, commercial, employment center (office and industrial), specific plan, and public and open space designations that depict the types of land uses that will be allowed within the Planning Area. Table 3-2 describes all of the land use designations along with their corresponding development standards using the following columns:

- **Group.** The land use designations in the General Plan are categorized into six groups. These groups contain designations with similar land use types and purposes.
- **Designation.** This column provides the name of each designation and the acronym used when referring to the designation.
- **Color.** To the right of each designation name is the color that is assigned to this designation on the Town's Land Use Diagram (Figure 3-6).
- **Description.** This column contains a description of the purpose and application of each designation. The Town's Zoning Regulations provide further refinement and expansion of the list of uses allowed on any given property. Not all allowed land uses may be appropriate for specific properties due to location, adjacent uses, site-specific constraints, and other applicable General Plan policies.
- **Standards.** Designations allowing residential uses provide a minimum and maximum density, expressed as dwelling units per acre (du/ac). Designations in the Residential Group also provide a maximum lot coverage. For non-residential designations, a maximum FAR is provided. All designations include a maximum height. The Mixed-Use designation contains both a density (for residential uses) and FAR for the combined residential and non-residential space.
- **Compatible Zoning.** This column lists the Town's zoning designations that are consistent with each General Plan designation (as required by Policy LU-17.3).

A copy of the Land Use Diagram is available from the Town's Community Development Department or can be downloaded from the Town's website.

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Land Use Designations and Standards

Table 3-2 divides the land use designations identified on the Land Use Diagram (Figure 3-6) into six designation groups and provides guidance on types of uses appropriate for each land use designation as well as standards on density. All standards listed in Table 3-2 must be applied to all projects.

The Land Use Diagram is largely implemented through the Town's Zoning Regulations. As shown on Table 3-2, each land use designation has one or more compatible zoning districts. Whereas the General Plan land use designations are intentionally broad, the zoning districts are more detailed and provide a variety of specific development standards, including permitted and conditional uses, building heights, setbacks, lot coverage, and parking requirements. While the Land Use Diagram guides zoning, it is not the same as the Town's Zoning Map.

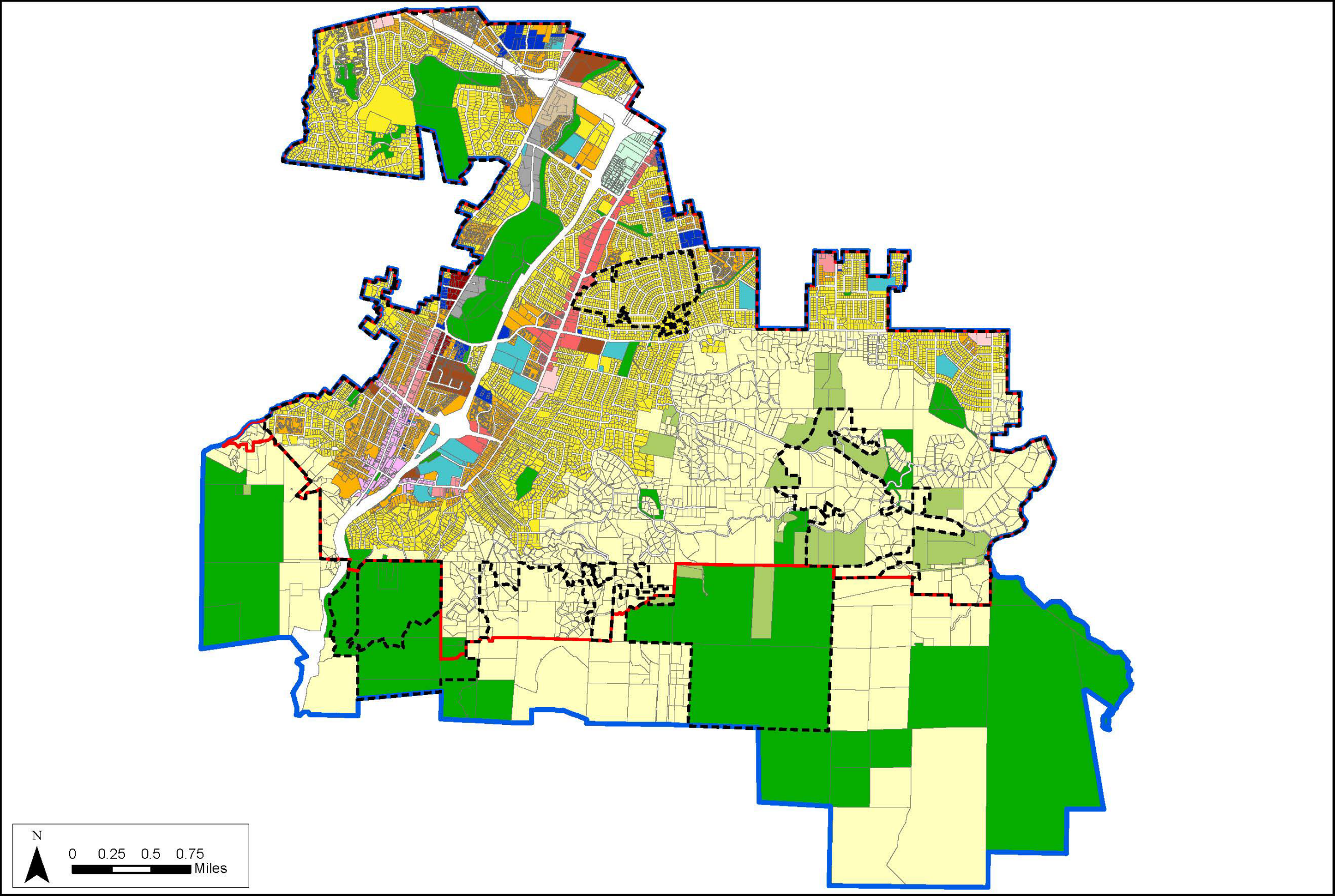


Figure 3-6: Land Use Diagram

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Table 3-2 General Plan Land Use Designations and Development Standards

Designation / Map Color	Description	Standards	Compatible Zoning
Residential Designations			
HR Hillside Residential	The purpose of this designation is to provide for very low-density accessory dwelling units and single-family residential on large single lots or as part of a cluster development. This designation allows for development that is compatible with the unique mountainous terrain and rural character of the hillside areas. Mixed-use developments are not permitted in this designation.	Density: 0 – 1 du/ac Max. Height: 25 feet	HR
LDR Low Density Residential	The purpose of this designation is to provide for accessory dwelling units and single-family residential properties. It encourages single-family residential development in either the standard development established by standard zoning or by innovative forms obtained through a planned development. Mixed-use developments are not permitted in this designation.	Density: 0 – 5 du/ac Lot Coverage: Up to 50% Max. Height: 30 feet	R-1
HDR High Density Residential	The purpose of this designation is to provide for accessory dwelling units, small multi-unit housing, multi-family residential, duplexes, and/or small lot single-family homes. Mixed-use developments are not permitted in this designation.	Density: 14 – 22 du/ac Density in Very High Fire Hazard Severity Zones: 5 – 12 du/ac Lot Coverage: Up to 75% Max. Height: 35 feet	R-1D R-D R-M
VHDR Very High Density Residential	The purpose of this designation is to provide for accessory dwelling units, and more dense multi-family residential development. Its objective is to provide quality housing in proximity to transit and/or commercial and business areas. Mixed-use developments are not permitted in this designation.	Density: 30 – 40 du/ac Lot Coverage: Up to 75% Max. Height: 45 feet	R-M
Mixed-Use Designation			

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Designation / Map Color	Description	Standards	Compatible Zoning
MU Mixed-Use	The purpose of this designation is to provide a mixture of commercial uses (including retail, office, hotel/lodging) and residential, along with allowing stand-alone commercial uses (including retail, office, hotel/lodging, service uses, recreational uses, and restaurants). Residential is only allowed when developed in a mixed-use format with retail, office, or hotel/lodging components on the site. Projects developed under this designation shall maintain primary orientation to arterial street frontages and proper transitions and buffers to adjacent residential properties.	Density: 30 – 40 du/ac FAR: Up to 3.0 Max. Height: 45 feet	CH
Commercial Designations			
NC Neighborhood Commercial	The purpose of this designation is to provide for necessary day-to-day commercial goods and services required by the residents of the adjacent neighborhoods. This designation encourages concentrated and coordinated commercial development at easily accessible locations. Residential uses, developed using a mixed-use format, are allowed in the designation.	Density: 10 – 20 du/ac FAR: Up to 1.0 Max. Height: 35 feet	C-1
CC Community Commercial	The purpose of this designation is to provide for commercial goods and services to support residents, businesses, and visitors, and located to serve the entire community. Residential uses, developed using a mixed-use format, are allowed in the designation.	Density: 20 – 30 du/ac FAR: Up to 3.0 Max. Height: 45 feet	C-1
CBD Central Business District	The purpose of this designation is to encourage a mixture of community-orientated commercial goods and services within the Downtown CBD. This designation applies exclusively to the Downtown CBD, with the goal to accommodate and retain local merchants and preserve the Town's character. New development in the CBD shall integrate with existing structures of architectural and historical significance. Residential uses, developed using a mixed-use format, are allowed in the designation.	Density: 20 – 30 du/ac FAR: Up to 2.0 Max. Height: 45 feet	C-2
Employment Center Designations			

Designation / Map Color	Description	Standards	Compatible Zoning
OP Office Professional	The purpose of this designation is to provide for professional and general business offices, incubator spaces, and innovation centers. This designation applies to various locations throughout the Town, often in proximity to neighborhood- or community-oriented commercial facilities, or as a buffer between commercial and residential uses. The intent of this designation is to satisfy the community's need for general business and professional services, and local employment. Residential uses, developed using a mixed-use format, are allowed in the designation.	Density: 10 – 20 du/ac FAR: Up to 1.0 Max. Height: 35 feet	O
SC Service Commercial	The purpose of this designation is to provide for service businesses. These businesses include automobile repair, building materials sales, paint suppliers, janitorial services, towing businesses, contractor offices and yards, laundries and dry cleaners, as well as wholesaling and warehousing activities.	Density: none FAR: Up to 1.0 Max. Height: 35 feet	LM
LI Light Industrial	The purpose of this designation is to allow for large-scale office developments, well-controlled research and development facilities, innovation centers, industrial parks, and service-oriented uses subject to rigid development standards. These uses shall respond to the community and region-wide needs. Residential uses are not permitted in this designation.	Density: none FAR: Up to 1.0 Max. Height: 35 feet	CM
Public and Open Space Designations			
PUB Public	This designation identifies public and institutional facilities in the Town such as the Civic Center, schools, parking structures, parks, libraries, hospitals, churches, and fire stations.	Density: none FAR: Up to 1.0 Max. Height: 35 feet	All zones
OS Open Space	This designation identifies the location of public parks, open space preserves, and private preserves. Can also be applied to trails and stream corridors.	Density: none Max. Height: 30 feet	RC
AG Agriculture	This designation identifies areas for commercial agricultural crop production and properties under a Williamson Act contract.	Density: 1 du/20 ac Max. Height: 30 feet	RC

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Designation / Map Color	Description	Standards	Compatible Zoning
Specific Plan Designations			
A-SP Albright Specific Plan	The purpose of this designation is to provide land for the Albright Specific Plan, which includes the designation of office/research and development space (including office serving amenities), one parking garage, surface parking areas, new access driveways, landscaping, and open space uses.	As defined in Specific Plan	A-SP
NF-SP North Forty Specific Plan	The purpose of this designation is to provide land for the North 40 Specific Plan, which includes the designation of mixed-use development (residential and commercial, open space amenities, and space for a hotel).	As defined in Specific Plan	NF-SP

3.5 Community Development

Over the course of this General Plan, the community will continue to develop and grow to meet the needs of current and future residents, businesses, and visitors. Unlike many communities where growth is primarily on vacant land, Los Gatos will see a higher percentage of change through redevelopment of lands that have development potential.

The following goals and policies will allow growth while enhancing the Town's aesthetics and character.

GENERAL

LU-3

Provide for a more diverse Town by incorporating balanced development that meets the needs of a changing population.

LU-3.1

Balance of Land Uses

Promote and support a balance of residential, commercial, office, open space, institutional, and industrial businesses within the Town.

LU-3.2

Reducing Project Impacts

Projects shall be evaluated and the Town shall apply appropriate mitigation measures and/or conditions of approval to reduce impacts on the environment, municipal services, and wildfire risk, including utilities, police, and fire.

LU-3.3

Smaller Dwelling Units

Encourage developers to include developments with small and micro-dwelling units, 1,000 square feet or less, that provide increased affordable housing options for the community.

LU-3.4

Hotel and Conference Center Development

Advocate for additional lodging, hotel, and conference center development in Los Gatos to bolster tourism and the local economy.

LU-3.5

Shift in Housing Types

Encourage development of Small Multi-Unit Housing and higher density housing types instead of new single-family development.

LU-4

Use infill sites to accommodate new development.

LU-4.1


Infill Projects in Context

Require that infill projects are compatible with the surrounding neighborhoods, demonstrate that the development meets the criteria contained in the Town's Development Policy for Infill Projects, and enhance the surrounding neighborhoods when possible (e.g., improve circulation).

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RESIDENTIAL DESIGNATIONS

For land use designations under the Residential Designations Group on Table 3-2, the following apply.

LU-5	Maintain, cherish, and enhance the Town's sense of place and character while expanding housing opportunities for a diverse population.
LU-5.1	<p>Infill and Reuse of Underutilized Sites for Housing</p> <p>Promote infill residential development and redevelopment to significantly increase housing opportunities for a more diverse population by focusing on smaller units and shifting the balance from predominantly single-family homes to a broader mix of housing types.</p>
LU-5.2	<p>Neighborhood Characteristics</p> <p>Promote livability, enjoyment, and safety for all residents through quality neighborhoods. Characteristics of quality neighborhoods vary from neighborhood to neighborhood, but include several of the following characteristics:</p> <ul style="list-style-type: none"> ▪ A mix of housing types, styles, density, and affordability; ▪ Design and circulation features that create and maintain a pedestrian scale; ▪ Location within one mile of services and facilities including schools, parks, retail (e.g., grocery store, drug store), restaurants and cafes, and community centers or other public facilities; ▪ A sense of place; ▪ A tree canopy and well-maintained landscaping; ▪ Design features that enhance safety; ▪ Convenient access to public transportation; and ▪ Well-maintained housing and public facilities.
LU-5.3	<p>Adjacent Non-residential Development</p> <p>Protect existing residential areas from the impacts of non-residential development. This could include, but is not limited to, limitations on operations, placement of structures, height, and placement of loading docks.</p>
	<p><i>For specifics on community design requirements, please refer to the Community Design Element.</i></p>
	<p>LU-5.4</p> <p>Home-Based Businesses</p> <p>Allow small scale home-based businesses in residential designations, subject to regulations that reduce potential negative impacts, while ensuring that the business won't adversely impact the character and overall quality of the neighborhood.</p>
	<p>LU-5.5</p> <p>Public and Institutional Uses in Residential Neighborhoods</p> <p>The Town shall permit non-commercial recreational uses, educational uses, faith organizations, daycare, and congregate living facilities in residentially designated areas in accordance with State law.</p>
	<p>LU-5.6</p> <p>Walkable Neighborhoods</p> <p>Encourage walkable neighborhoods by managing vehicle speeds, providing bike lanes, encouraging connectivity between adjacent properties, improving sidewalks and street tree canopies, and ensuring services are provided within one mile of all dwellings, except in the hillsides.</p>

LU-5.7 **Retrofit Neighborhoods to Improve Connectivity**

Encourage existing developments to be retrofitted over time, as appropriate, to reduce unnecessary walls and barriers to improve connectivity between residential neighborhoods.

LU-5.8 **New Construction Compatibility**

New construction, remodels, and additions shall be compatible with the existing neighborhood.

LU-5.9 **Neighborhood Maintenance**

Support the maintenance and improvement of neighborhoods through the use of systematic code enforcement, regulatory measures, cooperative neighborhood improvement programs, and other measures.

LU-5.10 **Flag Lots – Low Density Residential**

Flag lots shall only be allowed in LDR residential designation if their use would allow division of existing lots for residential infill development, and if the resulting lots meet designation standards for minimum lot size and setbacks, are in context with the existing scale and established character of the neighborhood and are deemed safe for fire access and protection. Lot frontage requirements can be waived if access is found to be safe.

LU-6

Ensure housing in the hillsides will not adversely affect the natural environment, migration or biological corridors, or endanger public health and safety.

LU-6.1 **Preservation of Open Space**

sus

Open space easements shall be required by the deciding body for hillside subdivisions in accordance with the topographical, ecological, aesthetic, and other conditions pertinent to the making of such easements.

LU-6.2 **Clustering of Dwelling Units**

sus

Clustering of dwelling units should be encouraged to preserve the scenic nature of the hillsides and to allow for economies in the construction of required public and private facilities.



For policies on fire protection in hillsides, see policies under Section 4.4 (Hillside Development) in the Community Design Element and Section 9.2 (Urban and Wildland Fire Hazards) in the Hazards and Safety Element.

MIXED-USE DESIGNATION

For the land use designation under the Mixed-use Designation Group on Table 3-2, the following apply.

LU-7

Encourage a variety of development types that integrates a mix of residential, commercial, and/or office uses to meet the Town's housing goals for growth, while enabling residents to live close to businesses and services.

LU-7.1 **Encourage Mixed-use Development**

Implement and promote a land use pattern that facilitates the development of projects that mix residential, commercial, and/or employment uses to enable residents to live within one mile of businesses and employment; promotes walking, biking, and transit use; and increases opportunities for community gathering and social interaction.

3. Land Use Element

LU-7.2

Mixed-use Objectives

The Town shall require mixed-use projects to comply with the following objectives:

- Include a mix of residential uses as a significant component of the project;
- Provide a blend of uses that are physically and functionally integrated through site layout, architectural design, and landscaping to create a synergy between different uses and a unique sense of place;
- Feature compact design;
- Increase economic vitality;
- Feature a pedestrian-oriented design; and
- Include an attractive and accessible public realm that encourages community members to gather and socialize.

COMMERCIAL DESIGNATIONS

For land use designations under the Commercial Designations Group on Table 3-2, the following apply.

LU-8

Provide residents, businesses, and visitors with a range of commercial activities and services.

LU-8.1

Strong Neighborhood Commercial Centers

Work to enhance the number and variety of neighborhood commercial uses Town-wide that meet the changing needs of existing and future residents.

LU-8.2

Commercial Use Mix

Encourage a mix of retail and office uses in commercial areas, except in the Central Business District designation, where retail should be emphasized and office should be limited to upper floors and other areas as defined by the Town Code.

LU-8.3

SUS

Locally-Owned Businesses

Encourage the retention of locally-owned businesses and independent stores and shops that are consistent with Los Gatos' character and scale.

LU-8.4

SUS

Resident-oriented Services and Employment Opportunities

Encourage development that maintains and expands resident-oriented services and/or creates employment opportunities for local residents.

LU-8.5

Retail Sales Tax Leakage

Retail sales tax "leakage" should be kept to a minimum by encouraging the development of in-town convenience shopping opportunities.

LU-8.6

Buffers for Non-residential Uses

Buffers shall be required as conditions of approval for non-residential projects that are adjacent to residential areas to reduce visual impacts, and may consist of landscaping, sound barriers, building setbacks, or open space.

LU-8.7

Transition of Commercial and Retail Spaces

Encourage the re-use of commercial and retail spaces to allow additional compatible uses that reflect on-going market changes and shopping habits.

LU-9

Enhance Downtown Los Gatos as the historic center of the Town, with goods and services for residents, while maintaining the existing Town identity, environment, and commercial viability.

LU-9.1

Commercial Areas within Downtown

Recognize and encourage the different functions, land use patterns, and use mixes of the various commercial areas within the Downtown (area defined on Figure 3-7). These include:

- The pedestrian scale and orientation of the Central Business District;
- The service commercial uses along University Avenue, between Andrews Street and Blossom Hill Road;
- The neighborhood-serving commercial land use pattern of areas north of Los Gatos-Saratoga Road to Blossom Hill Road; and
- The mixed-use commercial activities along Santa Cruz Avenue and the service commercial activities along University Avenue.

LU-9.2

Central Business District Boundaries

Establish and maintain clearly defined boundaries between the Central Business District designation and adjacent residential neighborhoods.

LU-9.3

Mixed-uses in Commercial Areas Downtown

SUS

Encourage mixed-uses to increase residential opportunities in commercial areas Downtown.

LU-9.4

Maintain Existing Town Identity

Ensure that any new Downtown development compliments the existing identity, from both a historical and a design perspective.

LU-10

Ensure a mix of commercial land use types to support the economic vitality of the community and continue to serve the needs of Town residents.

LU-10.1

Vacated Businesses

Encourage replacement of vacated business Townwide with neighborhood commercial, multi-family, or office uses.

LU-10.2

Mixed-Use Opportunities in Commercial Zones

SUS

Encourage mixed-use to increase residential opportunities in commercial designations Townwide.

EMPLOYMENT CENTER DESIGNATIONS

For land use designations under the Employment Centers Designations Group on Table 3-2, the following apply.

LU-11

Encourage Employment Center designations to provide space for light industrial, office, and research and development to increase access to local jobs.

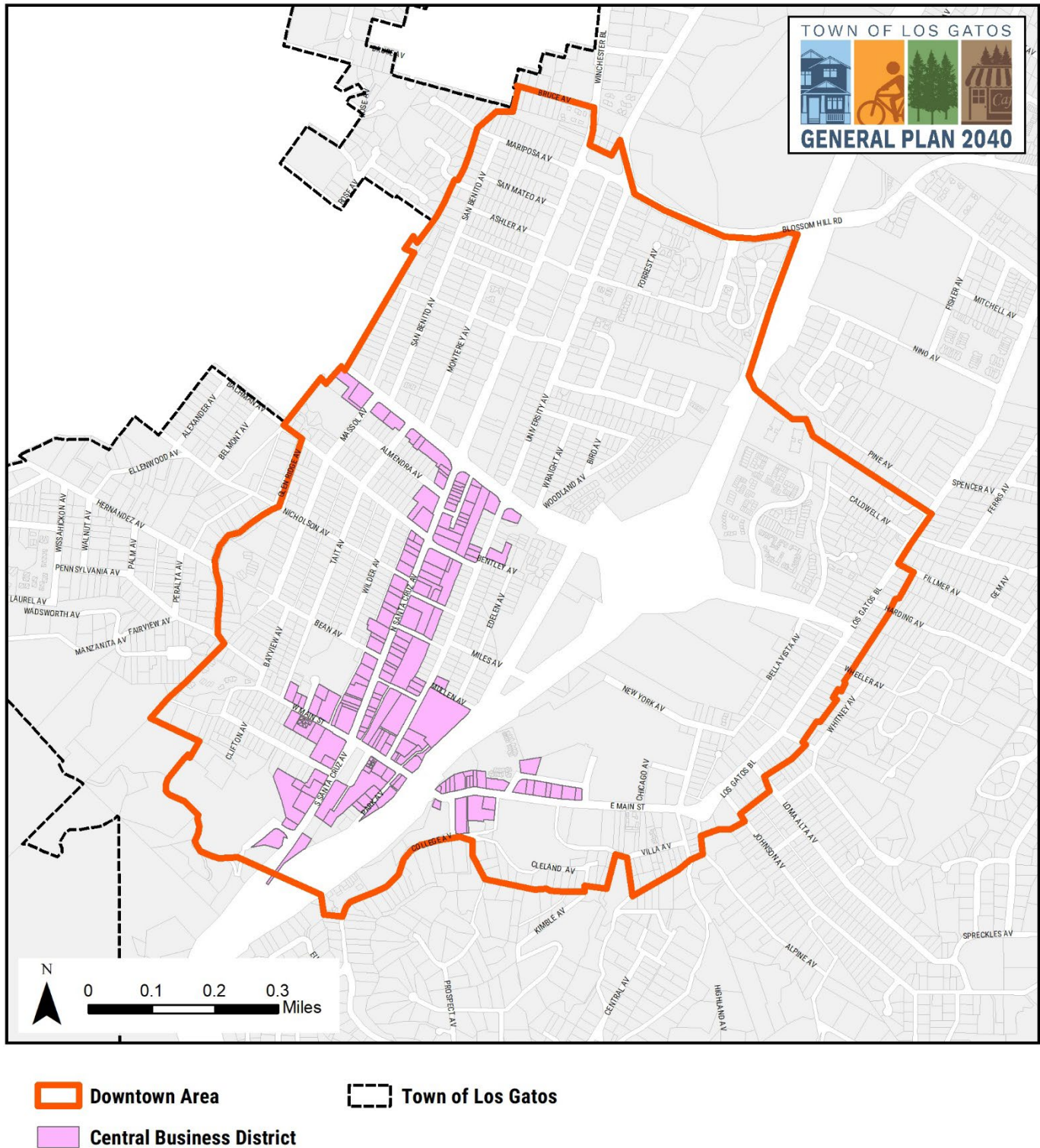
LU-11.1

Support Conversion of Warehouses

Support the conversion of existing warehousing and distribution facilities into more employment intensive uses, such as light industrial, flex/incubator spaces, research and development, and collaborative workspaces.

3. Land Use Element

Figure 3-7 Downtown Area Map



LU-11.2 **Employee Services**

Enhance the working environment and reduce traffic impacts by promoting small retail areas and restaurants to serve employees in Office Professional, Service Commercial, or Light Industrial designations.

LU-11.3 **Incubator Spaces**

Encourage innovative and flexible employment spaces such as incubator spaces within service commercial, office, and mixed-use developments.

LU-11.4 **Industrially Designated Sites**

Prohibit the conversion of land designated as Light Industrial to other commercial, residential, or institutional designations.

LU-11.5 **Industrial Compatibility**

Require that industrial projects be designed to limit the impact of truck traffic, air, and noise pollution on adjacent sensitive land uses.

PUBLIC AND OPEN SPACE DESIGNATIONS

For land use designations under the Public and Open Space Designations Group on Table 3-2, the following apply.

LU-12

Ensure governmental, utility, institutional, educational, cultural, faith-based, and social facilities and services are located and designed to complement Los Gatos' neighborhoods and nearby sensitive land uses.

LU-12.1 **Compatible Civic and Institutional Uses**

Ensure that Town-owned buildings, sites, and infrastructure, as well as those of other public agencies and non-profit organizations and institutions, are designed to be compatible in scale, mass, character, and architecture with the neighborhood in which they are located or are adjacent.

LU-12.2 **Compatibility with Los Gatos Civic Center Complex**

Ensure that development (including new construction and remodeled and rehabilitated structures) surrounding the Civic Center complex is compatible with the purpose and architecture of the Civic Center.



Policy direction on open space can be found in Section 7.1 (Open Space) in the Open Space, Parks, and Recreation Element.

3. Land Use Element

3.6 Special Planning Areas

Development in Los Gatos is focused to achieve more specific outcomes by designating specific overlay zones and special planning areas. These special planning areas have more detailed development guidelines while remaining consistent with the overall direction of the General Plan. Los Gatos has two Specific Plans, four Overlay Zones (discussed below), five Historic Districts.

SPECIFIC PLANS

A specific plan is a planning tool authorized by Government Code Section 65450, et seq., for the systematic implementation of the General Plan for a defined portion of a community's planning area. A specific plan must specify in detail the land uses planned; public and private facilities needed to support the planned land uses; phasing of development; planned infrastructure; standards for the conservation, development, and use of natural resources; and a program of implementation measures, including financing measures. Specific plans and the Town Zoning Regulations are key implementation mechanisms for the General Plan. All provisions of specific plans adopted by the Town must be consistent with the General Plan.

The Town's two Specific Plans also have associated General Plan land use designations, which are listed under the Specific Plans Group on Table 3-2 and shown on Figure 3-8. For the Albright Specific Plan (A-SP) and North Forty Specific Plan (NF-SP) designations, the following apply.:

- **Albright Specific Plan.** Approved by voter initiative on June 3, 2014 (Measure A), the Albright Specific Plan established a 21.6-acre special planning area located at 90-160 Albright Way and 14600 Winchester Boulevard. The Specific Plan included development of up to 485,000 square feet of new office/research and development space (including office serving amenities), one parking garage, surface parking areas, new access driveways, and new landscaping and open space.
- **North Forty Specific Plan.** The North 40 Specific Plan was adopted by the Los Gatos Town Council on June 17, 2015. The Specific Plan area is approximately 44 acres. The vision statement for the plan states that "The North 40 Specific Plan is designed to reflect the special nature of our hometown. It celebrates our history, agricultural heritage, hillside views, and small-town character. The North 40 is seamlessly woven into the fabric of our community, complementing other Los Gatos residential and business neighborhoods. It is respectful of precious community resources and offers unique attributes that enrich the quality of life of all of our residents." Phase 1 of the project proposes development on the southern half of the Specific Plan Area. Phase 1 development would include 320 residential units, of which 50 units would be affordable senior units, approximately 66,000 square feet of commercial space with a market hall, as well as on-site and off-site improvements.

The following goal and policy will provide guidance on the use of specific plans in the community.

LU-13

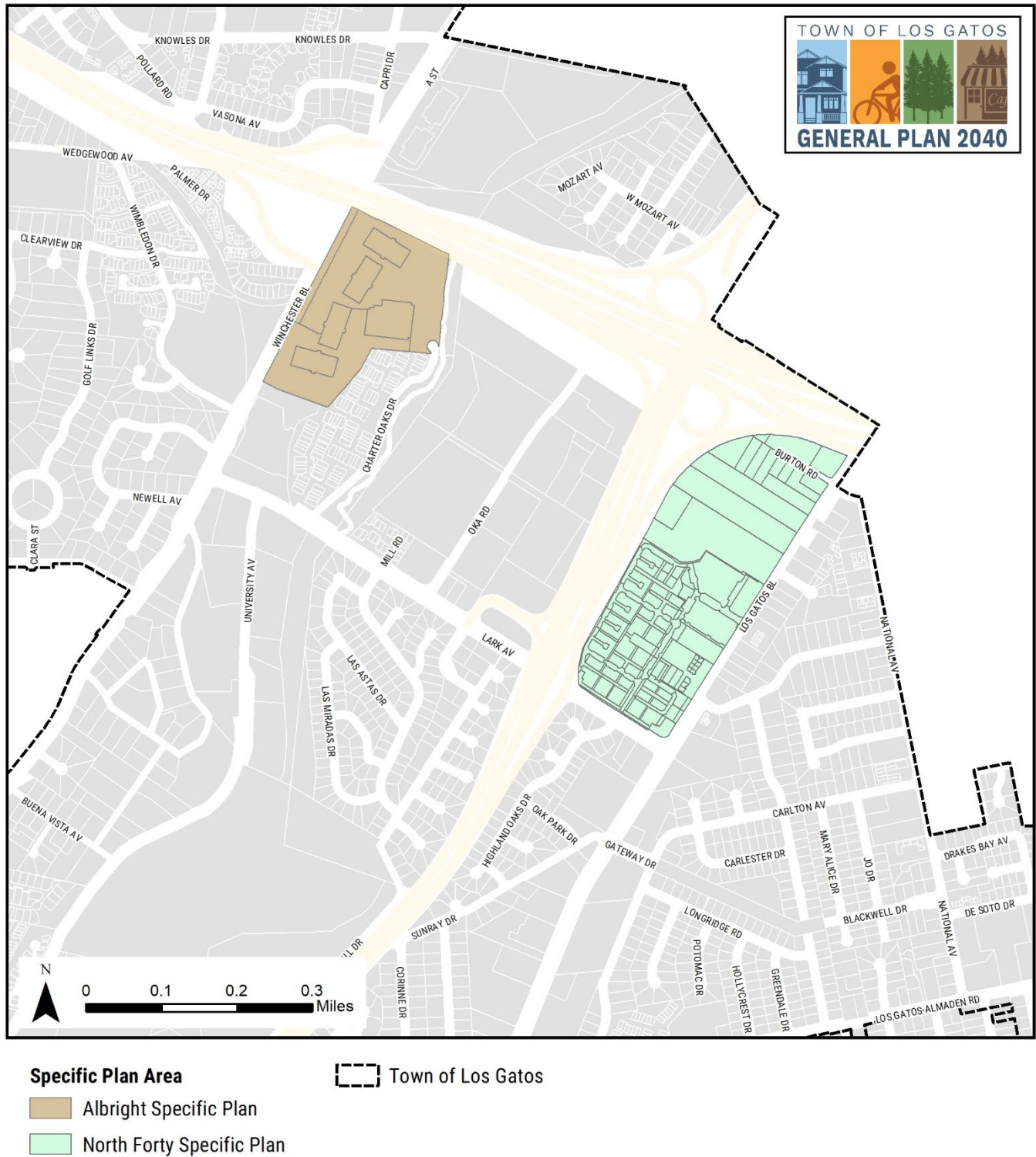
Support the use of specific plans for strategic new growth areas with complex land use programs.

LU-13.1

Using Specific Plans

Require that specific plans are prepared, implemented, amended, and updated consistent with this General Plan. Following adoption, specific plans should be considered for update over time to better reflect and serve the changing needs of the community.

Figure 3-8 Specific Plan Locations

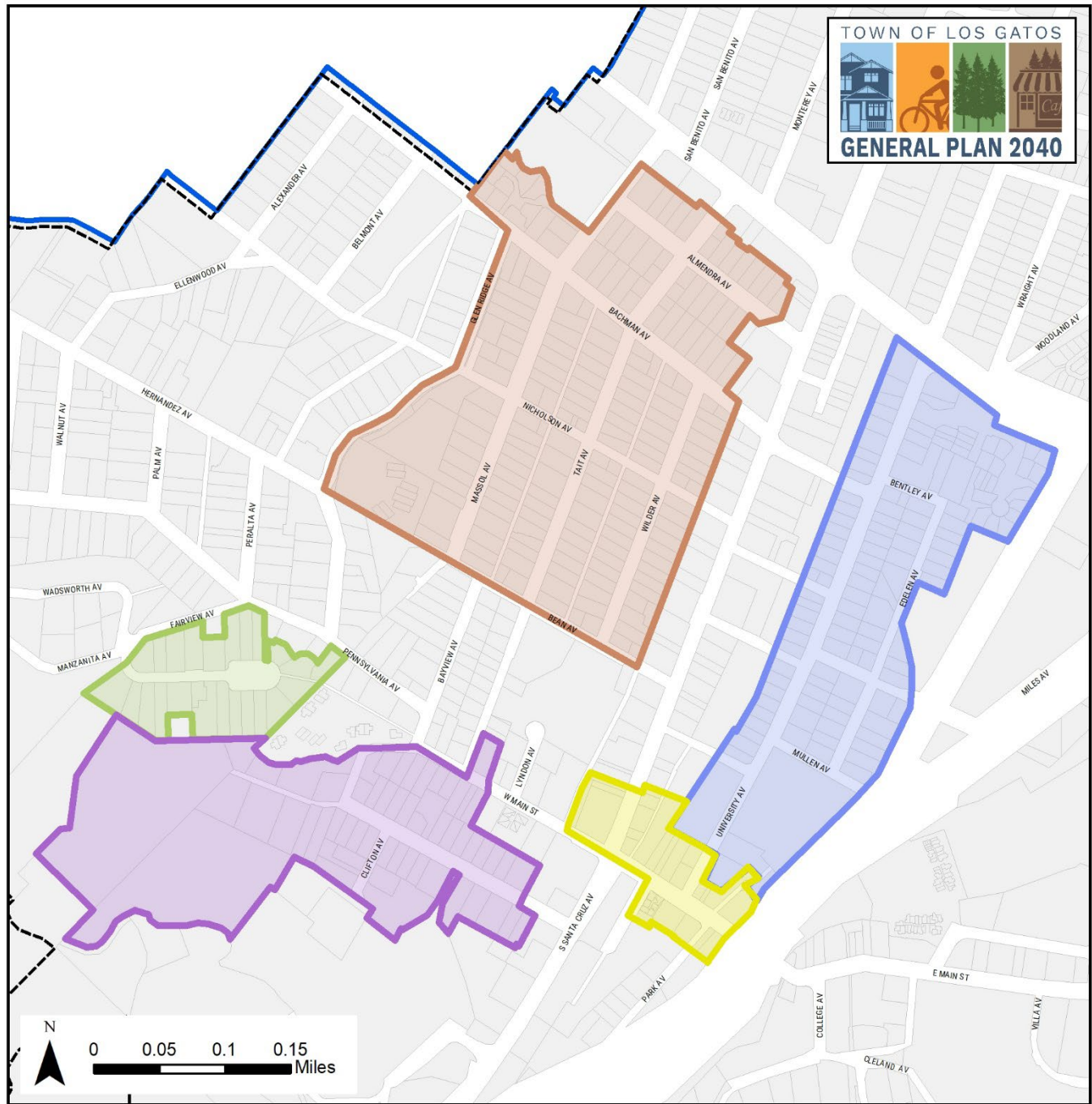


OVERLAY ZONES

There are four overlay zones in the Town Code; Affordable Housing, Landmark and Historic Preservation, Planned Development, and Public School Overlay Zones.

- **Affordable Housing (AHOZ) Overlay Zone.** This zone is intended to increase the supply and the mix of housing types, tenure, and affordability within the Town of Los Gatos. Through appropriate densities, concessions, and fee deferrals or waivers, the affordable housing overlay zone encourages the development of housing affordable to all income levels on property within the Town that was deemed to be most appropriate for such uses. The 2015-2023 Housing Element lists one property within the Town of Los Gatos, located on Knowles Avenue adjacent to Los Gatos Creek, as a key housing opportunity site for a mixed income affordable housing project. The designation of this site will assist the Town in meeting its fair share of the regional housing needs required by the State.
- **Landmark and Historic Preservation (LHP) Overlay Zone.** This zone is designated by Town Council and is applied to individual sites and structures in areas deemed to have architectural and/or historical significance. The properties or buildings may be those that provide significant examples of architectural styles of the past, are landmarks in the history of architecture in the Town, are unique and irreplaceable assets to the Town, or provide for future generations examples of the physical surroundings in which past generations lived. The structure(s) in LHP overlays are subject to special standards regarding their appearance, use, and maintenance. The Town has established five historic districts with LHP overlay zones (see Figure 3-9). All of Los Gatos's historic districts are defined by structures that contribute to the district. In every district, the transformation of these structures is tightly regulated, and the demolition of contributing structures is restricted. In addition, all restoration, rehabilitation, and new construction of principal units must adhere to a series of guidelines for preserving architectural heritage and conforming to existing styles within the district. Any modifications to the original design are either restricted or prohibited.
 - **Almond Grove Historic District.** The Almond Grove Historic District was the first established district. The approximately 40-acre area of land was originally an almond orchard. Many important contributors to the development of the Town lived in the Almond Grove area. The district's notable historic figures are: Fenilen Massol, Los Gatos mayor from 1894-97; George McMurty, the first treasurer of incorporated Los Gatos; and W.H.B. Trantham who became the first owner of the Los Gatos News in 1885. The district was established by ordinance in 1980.
 - **Broadway Historic District.** The Broadway Historic District is the site of the first residential subdivision and first residential street in Los Gatos. The District is approximately 100 acres and was established by ordinance in 1985.
 - **Los Gatos Historic Commercial District.** The Los Gatos Historic Commercial District, listed on the National Register of Historic Places and established by ordinance in 1991, is the home of the Town's earliest commercial intersection and surviving intact historic commercial buildings. The District is bounded by Elm Street to the north, Main Street to the south, Los Gatos Creek to the east, and Victory Lane to the west.
 - **Fairview Plaza Historic District.** The Fairview Plaza Historic District, established by ordinance in 1992, retains some of the same configurations mapped in 1885, as part of the "Fairview Addition." It is also home to a rare collection of Victorian and Craftsman homes, unique in their compact scale and proximity to one another.
 - **University/Edelen Historic District.** The University/Edelen Historic District, established by ordinance in 1991, is composed of five subdivisions that predate 1900 and contain a number of residential and commercial structures of mixed architectural styles. The District is bounded by Los Gatos-Saratoga Road to the north, the Historic Commercial District boundary near Main Street to the south, Los Gatos Creek to the east, and the former Southern Pacific Railroad right-of-way to the west.

Figure 3-9 Historic Districts



Historic District

Almond Grove

Broadway

Fairview Plaza

Downtown Commercial

University-Edelen

Town of Los Gatos

Planning Area

3. Land Use Element

- **Planned Development (PD) Overlay Zone.** The PD overlay zone is intended to ensure orderly planning and quality design that will be in harmony with the existing or potential development of the surrounding neighborhood. The Planned Development Overlay is a specially tailored development plan and ordinance which designates the zoning regulations for the accompanying project, sets specific development standards, and ensures that the zoning and the General Plan are consistent. Commercial, residential, or industrial property or a mixture of these uses may be considered for a Planned Development Overlay.
- **Public School (PS) Overlay Zone.** The PS overlay zone permits a variety of community-related and education-related uses, including, but not limited to, museums, community centers, playgrounds, and nursery schools. Any land owned by a public school district (regardless of underlying zone) may be designated PS.

The following goals and policies will provide guidance on the use of overlay zones in the community.

LU-14	Implement overlay zones for specific areas requiring additional zoning protections.
LU-14.1	Using Overlay Zones Apply an overlay zone on properties requiring additional direction relative to the use and development of properties within each zone, consistent with this General Plan.
LU-14.2	Planned Development Overlays Development proposals that meet the requirements of the Planned Development Overlay Zone may be processed as a planned development.
LU-14.3	Public School Overlay Use the Public School Overlay Zone to keep closed school sites in public ownership and to preserve the playing fields as developed recreation spaces.
LU-14.4	School Site Reuse Allow redevelopment of unused school sites commensurate with the surrounding residential neighborhood and availability of services.
LU-15	Provide for the protection of Los Gatos' cultural heritage through the protection and maintenance of historic resources.
LU-15.1	Historic Districts and Landmarks Maintain maps and an inventory on the Town's website of Landmark and Historic Preservation (LHP) overlay zones (districts are shown on Figure 3-9) and landmarks.
LU-15.2	Preserve Public Landmarks Actively work to preserve public landmarks.
LU-15.3	Support the Preservation of Historical Resources Support public and private efforts to preserve the use of historic sites and structures.
	<i>For specifics on design requirements within a historic district, please refer to Section 4.3 (Historic Preservation) in the Community Design Element.</i>

3.7 Community Growth Districts

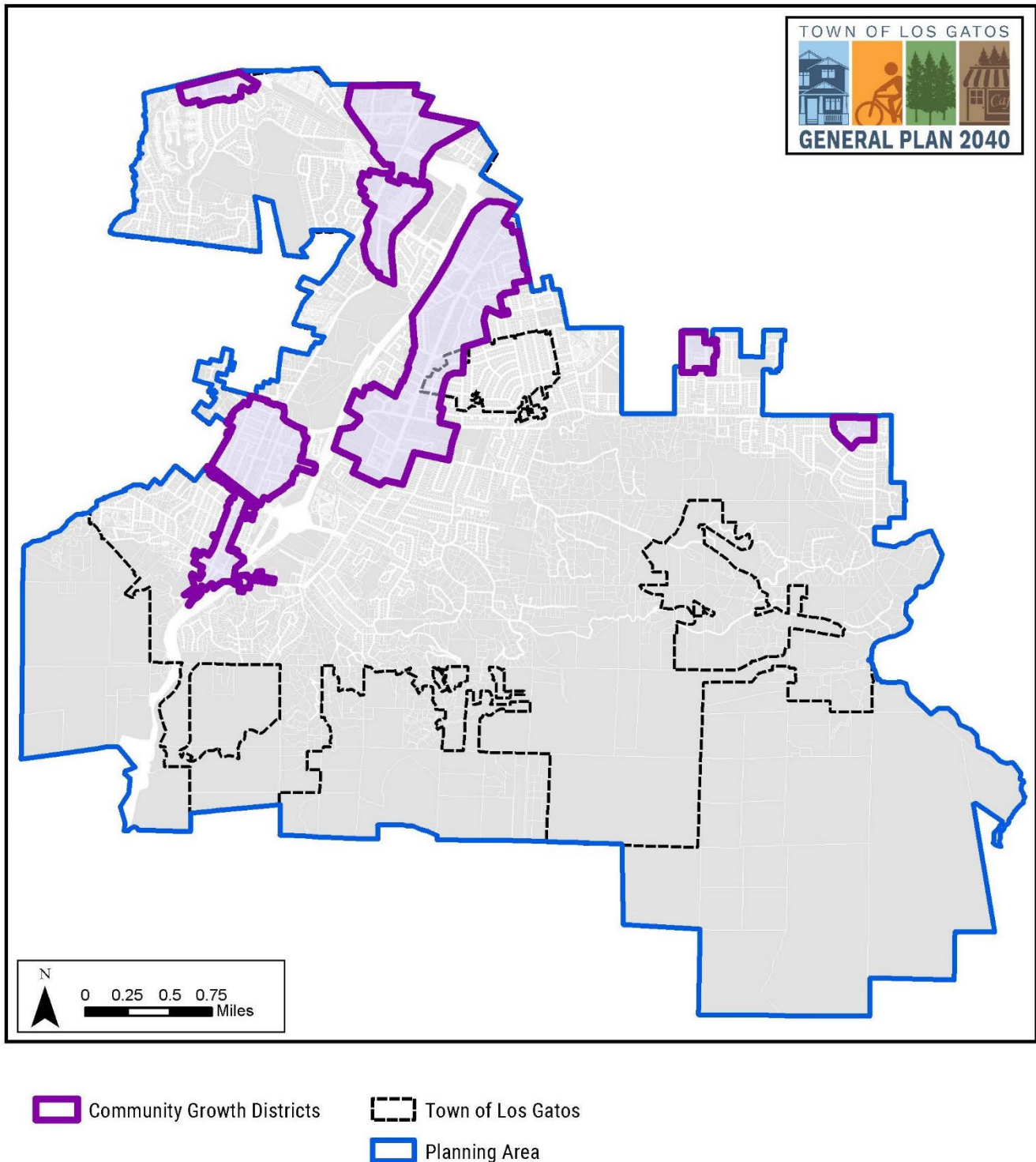
Within the Planning Area, eight Community Growth Districts (individually referred to as “Districts”) are identified as having the capacity to accommodate additional mixed-use development that would combine residential development with new and existing commercial services and offices (Figure 3-10). Each of the eight Community Growth Districts are centered on a major intersection or corridor and extend generally a quarter-mile in all directions. Although there are development opportunities in locations throughout Town, these eight locations have been selected because they have the existing infrastructure necessary to support new mixes of land use and additional housing. Each location has unique opportunities and challenges that are addressed in the General Plan to create vibrant new community places.



The policies in this section are supported by the design vision, policies, and programs provided in Section 4.5 (Community Growth Districts) in the Community Design Element. This section also contains more detailed maps of each of the Community Growth Districts.

- **Downtown District.** The Downtown District is defined by the Downtown Central Business District (CBD) land use designation. The core area of the Downtown District is anchored by the Los Gatos Town Plaza Park, the main square at the intersection of Santa Cruz Avenue and Main Street and includes several distinct subareas: the historic residential neighborhoods on the west; North Santa Cruz Avenue corridor in the middle; the Towne Terrace subarea on the east; and the Old Town/Main Street subarea to the south. The Downtown District is composed of an abundant collection of retail shops, boutiques, coffee shops, restaurants, and other hospitality-oriented uses. Being that the Downtown is the original historic center of the Town, it is naturally home to some of the iconic architectural styles that makes Los Gatos unique.
- **Los Gatos Boulevard District.** The Los Gatos Boulevard District extends from Louise Van Meter Elementary School north to the Town border along Los Gatos Boulevard. Currently, this area is primarily an automobile-oriented corridor with a mixture of stand-alone retail and offices as well commercial centers, such as Blossom Hill Pavilion, King’s Court, Cornerstone, El Gato Village, and Los Gatos Village Square. Residential neighborhoods backing the commercial corridor are primarily low-density residential but include some medium-density.
- **North Santa Cruz Avenue District.** The North Santa Cruz Avenue District extends along North Santa Cruz Avenue between Blossom Hill Road and Los Gatos-Saratoga Road. This area includes a mix of medium- and high-density housing, as well as a strip of commercial uses along North Santa Cruz Avenue. Uses along North Santa Cruz Avenue vary from office and professional, retail, light industrial, and hospitality. Intermingled along North Santa Cruz Avenue, the area includes national retail chains as well as infill high-density residential.
- **Winchester Boulevard District.** The Winchester Boulevard District is focused on the intersection of Winchester Boulevard and Knowles Drive, bordering the City of Campbell. Unlike other areas in Town, this District also includes designated office and medical uses adjacent to Netflix and El Camino Hospital. Mixed in with these uses are pockets of medium-density and high-density residential.
- **Lark Avenue District.** The Lark Avenue District extends from Winchester Boulevard, down a segment of University Avenue, east to the Los Gatos Creek Trail. The area includes most of the Town’s industrial uses and office complexes, a mix of low- and medium-density residential, as well as primary frontage on Los Gatos Creek.

Figure 3-10 Community Growth Districts



Chapter 4, Community Design Element, Section 4.5, Community Growth Districts, contains more detailed maps of each of the Community Growth Districts.

- **Harwood Road District.** The Harwood Road District is focused on the intersection of Harwood Road and Blossom Hill Road in Los Gatos. This District includes the Blossom Hill Square Shopping Center which anchors the intersection. This area borders the City of San Jose. Beyond the commercial center, it primarily includes low-density residential, with a few medium-density residential intermixed.
- **Pollard Road District.** The Pollard Road District is focused on the intersection of Pollard Road and More Avenue, bordering the City of Campbell. The District includes the Rinconada Shopping Center which anchors the intersection of Pollard Road and More Avenue. The layout of the center, like many commercial centers in Los Gatos, is automobile-oriented with street fronting surface parking with access points on either side of the intersection. The area surrounding the shopping center is low-density and medium-density residential.
- **Union Avenue District.** The Union Avenue District is focused on the intersection of Union Avenue and Los Gatos-Almaden Road southwest of Blossom Hill Road and Union Avenue in Los Gatos. Similar to the Harwood District, this area borders the City of San Jose. This District includes the Downing Center (commercial shopping center) which anchors the intersection of Union Avenue and Los Gatos-Almaden Road. Other than the shopping center, this area primarily includes low-density and medium-density residential.

The following goal and policies will provide guidance on Community Growth Districts.

LU-16	Create well-defined nodes of activity containing an integrated mix of commercial, office, and residential uses that enable Los Gatos residents to live close to businesses and services, reduce automobile use, and increase bike and pedestrian activity.
LU-16.1	<p>Integrated Approach</p> <p>Require Community Growth Districts to include integrated site planning techniques that emphasize connectivity, shared access, bike and pedestrian facilities, and protection of adjacent uses.</p>
LU-16.2	<p>Mixed-Use Design Requirements</p> <p>Require new mixed-use development in designated Community Growth Districts to provide:</p> <ul style="list-style-type: none"> ■ Limit the number of access driveways; ■ Use build-to lines when placing buildings on the site to minimize street-facing building setbacks; and ■ Provide active, public spaces adjacent to sidewalks.
LU-16.3	<p>Vertical Mixed-use Along Arterials</p> <p>Require mixed-use developments in designated Community Growth Districts along an arterial street-frontage to include vertical mixed-use unless a project proponent can demonstrate that a vertical mixed-use frontage is not contextually appropriate given the location, scale, size, shape, or other characteristic of the site and its surroundings.</p>

3. Land Use Element

3.8 General Plan Use and Maintenance

The Los Gatos General Plan is designed to be a living document that reflects the Town's needs and desires, which will evolve over time. The effectiveness of the General Plan ultimately depends on how the Town implements and maintains the General Plan over its lifetime. This section is designed to ensure that the Town provides for regular review and updating of this General Plan to ensure that it reflects the community's needs and aspirations, as well as consistency with changes in State law.

The following goals and policies will provide guidance on General Plan use and maintenance.

LU-17	Ensure that land uses are appropriate and compatible with each other, guide development in a way that will minimize land use conflicts between adjacent parcels and promote the high quality of life enjoyed in Los Gatos.
LU-17.1	<p>General Plan Land Use Diagram</p> <p>Maintain and implement a Land Use Diagram describing the types of allowed land uses by geographic location and the density of allowed uses within each designation.</p>
LU-17.2	<p>General Plan Consistency</p> <p>The land use designation applied to a specific parcel of land shall be as designated on the General Land Use Diagram (Figure 3-6), even if a parcel does not meet other criteria specified in the General Plan.</p>
LU-17.3	<p>Zoning Consistency</p> <p>Ensure that zoning designations are consistent with the General Land Use Diagram (Figure 3-6) and the districts shown in the Compatible Zoning column on Table 3-2.</p>
LU-18	Promote the effective use and implementation of the General Plan Land Use Diagram.
LU-18.1	<p>General Plan Land Use Amendments</p> <p>Amendments to the General Plan land use designation, General Plan Land Use or General Plan Text shall be consistent with the General Plan Vision, Guiding Principles, and relevant goals and policies.</p>
LU-18.2	<p>Land Use Boundary Interpretation</p> <p>The Community Development Director shall determine, subject to appeal to the Planning Commission and Town Council, the alignment of all land use boundaries depicted on the General Plan Land Use Diagram, consistent with the goals and policies of the General Plan. To the extent feasible, the boundaries on the Land Use Diagram should follow natural or human-made boundaries, such as:</p> <ul style="list-style-type: none"> Parcel lines; Roads; Water courses; and Utility corridors.

LU-18.3 Concurrent Zoning Change Processing

To ensure zoning consistency, zoning changes will be made concurrently with a General Plan amendment.



For an expanded discussion on the General Plan Amendment process, please refer to the Section 1.1 (Purpose and Use of the General Plan) in the Introduction chapter.

LU-19

Implement and maintain the 2040 General Plan to reflect the changing needs of the community and remain consistent with State law.

LU-19.1 Maintain Currency of the 2040 General Plan

Conduct a thorough review and update of the 2040 General Plan every 10 years or as needed to reflect changing community needs and changes in State law.

LU-19.2 Update Zoning and Other Plans and Programs for General Plan Consistency

Prepare and adopt timely updates to the Town's Zoning Regulations and other applicable plans and programs to implement the 2040 General Plan.

LU-19.3 Housing Element Updates

EJ

As directed by the California Department of Housing and Community Development (HCD), the Town will update and implement a Housing Element that provides policies and programs to encourage the provision of safe, well-designed, accessible, sanitary, and affordable residential areas where people of all ages, races, and social backgrounds can live, work, and play.

3.9 Civic Engagement

While technical analysis can provide insight into the needs of an area, these practices fall short without full participation by the individuals and groups who are most affected by a decision. These individuals and groups must have a seat at the table to engage in meaningful dialogue and collaboration, not only at the adoption phase, but during the evaluation and development processes.



A key component of environmental justice pursuant to SB 1000 is identifying objectives and policies to promote increased access to the public decision-making processes. In addition to the policies below, policies specific to meeting the needs of traditionally underrepresented populations are included in the Section 2.3 (Civic Engagement in the Public Decision-Making Process) in the Racial, Social, and Environmental Justice Element.

The following goal and policies will provide guidance on civic engagement.

LU-20

Promote meaningful transparency, dialogue, and collaboration among members of the Town and decision-makers.

LU-20.1 Community Input

The Town shall facilitate opportunities for all residents and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously throughout development review and the public review process.

3. Land Use Element

LU-20.2 **Communication Channels**

The Town shall improve communication channels and methods for meaningful dialogue between community members and decision-makers.

LU-20.3 **Times and Locations of Public Engagement Opportunities**

The Town shall aim to hold meetings, workshops, and other public engagement opportunities at times and locations that make it convenient for community members to attend, particularly stakeholders who are the most likely to be directly affected by the outcome.

LU-20.4 **Variety of Public Communication Methods**

The Town shall continue to share public information across a variety of media, technological, and traditional platforms based upon the demographics of the community.

LU-20.5 **Language Services**

The Town will continue to evaluate the need for the provision of translation services, to the extent feasible, in conveying important information to the community.

LU-20.6 **Leadership Development**

Support existing leadership development programs for youth and adults to enhance the understanding of the government's role in the development of their community and to empower residents to engage and influence planning and policy decisions.

LU-20.7 **Special Committees**

Use task forces, ad hoc committees, and other means, as appropriate, to involve residential and commercial interests in Town matters.

LU-20.8 **Early Developer Contact**

SUS

Encourage developers to engage the public as early as possible in discussions regarding the nature and scope of development projects and possible impacts and mitigation requirements.

LU-20.9 **Commercial Development Review**

Require full public review for new commercial development to ensure compatibility with adjacent neighborhoods and the Town.

LU-20.10 **Story Pole Requirement**

Require the erection of story poles prior to the approval of new development.

LU-20.11 **Conditions of Approval**

When the deciding body's decision on a zoning approval is based on assumptions derived from the applicant's proposal, those assumptions shall become conditions of the approval.

3.10 Interagency Coordination

Many local, regional, State, and Federal agencies have land use planning, permitting or development review authority in the Los Gatos Planning Area and surrounding region. Coordination among agencies ensures regulatory compliance, increases efficiency for development projects, and eliminates redundancies among agencies.

The following goal and policies will provide guidance on interagency coordination.

LU-21

Enhance interagency coordination to achieve mutually beneficial land use development and conservation.

LU-21.1 Regional Planning

Continue and expand Town participation in planning processes in neighboring jurisdictions, Santa Clara County, and regional agencies and organizations to develop innovative, effective, and coordinated land use, transportation, and hillside development plans and standards.

LU-21.2 Unincorporated Islands

Cooperate with the County of Santa Clara to encourage the annexation of unincorporated islands within the Town's Planning Area into the incorporated Town limits. Incorporating islands promotes logical boundaries and good governance by limiting the number of agencies providing basic services. The Town will not require the installation of curbs, gutters, sidewalks, or streetlights as a condition of annexation, nor will these improvements be imposed on annexed areas unless the residents of the area request such improvements and are willing to establish an assessment district or other mechanism to fund such improvements. This does not prevent the Town from requiring such improvements as a condition of approval of any zoning or subdivision approval if such conditions are normally made on those items and the improvements would be in keeping with the neighborhood.

LU-21.3 Consultation with State and Federal Agencies

Continue to consult with applicable State and Federal regulatory agencies during project review and permitting to understand and mitigate potential impacts.

3.11 Implementation Programs

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2040	Annual	Ongoing
		Supporting Department(s)				
A Zoning Update for Small Multi-Unit Housing The Town shall update the Zoning Regulations to allow for all housing types considered for the provision of Small Multi-Unit Housing types as part of Low Density Residential and High Density Residential designations.	LU-1.1 LU-1.2	Community Development	■			
B Expansion of Allowed Housing Types The Town shall research existing regulatory impediments to the creation of new housing types that have the potential to fulfill unmet housing needs (e.g., tiny homes, co-housing developments) and if necessary, shall amend applicable ordinances to allow for their development.	LU-1.1 LU-1.2	Community Development	■			

3. Land Use Element

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2040	Annual	Ongoing
		Supporting Department(s)				
C Five-Year Land Use Element Review The Town shall conduct a review of the Land Use Element every five years from the date of final approval, or once approved projects reach 1,000 dwelling units, whichever comes first, and revise and update as necessary. This review can include the following: <ul style="list-style-type: none"> • Modify, add, or delete goals, policies, or programs to reflect notable changes in the Town over the previous period; • Remove or modify programs that have been completed or require additional time; • Modify or add new goals, policies, or programs to reflect changing needs within the Town; • Conduct a fiscal analysis; and • Modify to reflect applicable changes in State law. 	LU-3.1 LU-17.1 LU-19.1	Community Development <hr/> Town Manager				■
D Code Enforcement The Town shall actively enforce the State Housing Code to ensure that unsafe, dilapidated residential structures are rehabilitated or demolished.	LU-5.9	Code Compliance				■
E Study Hillside Density Conduct a study to determine whether hillside properties should be downzoned to lower densities.	LU-6 LU-6.1 LU-6.2	Community Development	■			
F Identify Needed Businesses The Town will work to retain current businesses and provide business liaison services to assist prospective businesses.	LU-7.1 LU-7.2	Town Manager <hr/> Community Development				■
G Inspect Commercial Landscaping Periodically inspect all commercial landscaping to ensure that approved landscaping is maintained.	LU-7.2 LU-8.6	Parks and Public Works	■			
H Rescind Outdated Plans The Town shall rescind both the Los Gatos Boulevard Plan and Hillside Specific Plan for consistency with the 2040 General Plan.	LU-13 LU-13.1	Community Development <hr/> Town Council	■			
I North 40 Specific Plan Density Consider modifications to the North 40 Specific Plan to allow up to 40 dwelling units per acre for consistency with the Mixed-Use land use designation.	LU-13.1	Community Development	■			

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2040	Annual	Ongoing
		Supporting Department(s)				
J Historic Resource Inventory Evaluate conducting an updated Historic Resource Inventory (HRI) survey, reviewing Historic District and neighborhood boundaries, and reconsidering the construction date for presumptive historic resources.	LU-15 LU-15.1 LU-15.3	Community Development	■			
K Study Historic Review Expansion Conduct a study and amend the Town Code to require proposed developments that are otherwise exempt from historic review, but that might have an impact on sites of designated or suspected historic significance to be referred to the Historic Preservation Committee for review and recommendation.	LU-15.1 LU-15.3	Community Development		■		
L Ten-year General Plan Review The Town shall conduct a thorough review of the General Plan every ten years from the date of final approval, and revise and update as necessary. This review can include the following: <ul style="list-style-type: none"> ■ Modify, add, or delete goals, policies, or programs to reflect notable changes in the Town over the previous period; ■ Remove or modify programs that have been completed or require additional time; ■ Modify or add new goals, policies, or programs to reflect changing needs within the Town; and ■ Modify to reflect applicable changes in State law. 	LU-17.1 LU-19.1	Community Development		■		
M Zoning Regulations Update The Town shall update the Town Zoning Regulations to: <ul style="list-style-type: none"> ■ Implement the 2040 General Plan; ■ Be consistent with the direction in the 2040 General Plan vision and guiding principles, land use diagram, goals, and policies; ■ Provide for objective design standards; and ■ Remove Conditional Use Permits for residential uses, to the extent feasible. 	LU-17.3 LU-18.3 LU-19.2	Community Development	■			
N Develop Informative Outreach Program Develop an education and outreach program to inform neighborhoods, realtors, developers, architects, and designers about the Town's design guidelines and standards. Project application packages should include the relevant guidelines and standards.	LU-20.1 LU-20.7 LU-20.8	Community Development Town Manager		■		

3. Land Use Element

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2040	Annual	Ongoing
		Supporting Department(s)				
O Distribute Neighborhood Meeting Guidelines Prepare and distribute information describing guidelines for conducting neighborhood meetings and criteria for reporting the results of neighborhood meetings with project applications.	LU-20.1 LU-20.7 LU-20.8	Community Development <hr/> Town Manager		■		