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From: quintana <[REDACTED]>
Sent: Wednesday, May 15, 2024 4:54 PM
To: Housing Element <HEUpdate@losgatosca.gov>
Subject: Comment on 6th Revised Draft of the the Housing Element

[EXTERNAL SENDER]

Re: Comments on Draft Revised 6th Cycle of the Housing Element From Lee Quintana

Phone: 408-[REDACTED]

Affiliation: I currently serve on the Historic Preservation Committee but I am commenting as a resident.

Chair the Mayor and Town Council:

I hear a big sigh of relief from all the Los Gatos Residents who have been following the Housing Element process not that the Towns draft 6th Cycle Housing Element is nearing adoption and certification. The Town has reached an important milestone. However, implementing the adopted Housing Element still represent a significant challenge.

Currently there are many parcels within the town where the zoning map designation that is not consistent with the 2020 General Plan or with the existing land use. The two maps need to be brought into consistency with one another and with the actual land use on the sites.

Additionally, there seems to be considerable confusion regarding the difference between the General Plan Medium Density designation (5-12) and the Zoning Code designations which both allow the same density range. (RD, R-1D and RM5-12). In part this is because the zoning code has not been updated to reflect the changes made to land use designations made during the 2000 General Plan Update.(1). It is also in part, probably due to confusion related to the difference between the allowed density range and the permitted uses under the R-1D and RD zoning districts. The zoning code itself should also be updated to be consistent with the 2000 changes.

I believe it is important to amend the zoning code consistent with the intent of the 2000GP designation changes and to clarify or consider changes to the zoning designation to avoid confusion - before beginning working on implementing programs such as Program J.

(1)

Short History of General Plan Changes to the General Plan Designation between 1997 Land Use Amendments and the 2000 General Plan Update.

1997 General Plan Amendments:

Medium Density Residential 5-12 DU/acre (zoning code=RD, R-1D and RM5-12) High Density Residential 5-20 DU/acre High Density Residential 20+

2000 GP modifications (deleted overlap between medium and high density residential) Medium Density 5-12 DU/acre High Density 12-20 DU/acre