

Sites Inventory Analysis

D
APPENDIX

Appendix D. Sites Inventory Analysis

D.1 Vacant and Available Sites

The *Plan Bay Area 2050 Final Blueprint*¹ forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year time frame covered by this Housing Element Update, the Department of Housing and Community Development (HCD) has identified the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing. This calculation, known as the Regional Housing Needs Allocation (RHNA), is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from California Department of Finance, in order for the regions to get closer to healthy housing markets. The adjustments focus on the region's vacancy rate, level of overcrowding, and the share of cost burdened households and seek to bring the region more in line with comparable areas. The new laws governing the methodology for how HCD calculates the RHNA resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous cycles.

D.2 Regional Housing Needs Allocation

In December 2021, ABAG adopted a Final Regional Housing Needs Allocation (RHNA) Methodology. For Los Gatos, the RHNA required to be planned for the 6th cycle Housing Element Update is 1,993 units, an increase of 322 percent from the last cycle.

RHNA Summary

Los Gatos' share of the regional housing need for the eight-year period from 2023 to 2031 is 1,993 units, which is a 322 percent increase over the 619 units required by the 2015 to 2023 RHNA. The housing need is divided into the four income categories of housing affordability. Table D-1 shows Los Gatos' RHNA for the planning period 2023 through 2031 in comparison to the RHNA distributions for Santa Clara County and the Bay Area region. With an update required every eight years by the State of California, this Housing Element covers a planning period from January 31, 2023, to January 31, 2031 (also referred to as the "6th cycle").

Table D-1 Los Gatos' Regional Housing Needs Allocation: 2023–2031

Income Group	Los Gatos Units	Percent	Santa Clara County Units	Percent	Bay Area Units	Percent
Very Low Income (<50% of AMI)	537	26.9%	32,316	24.9%	114,442	25.9%
Low Income (50%-80% of AMI)	310	15.6%	18,607	14.4%	65,892	14.9%
Moderate Income (80%-120% of AMI)	320	16.1%	21,926	16.9%	72,712	16.5%
Above Moderate Income (>120% of AMI)	826	41.4%	56,728	43.8%	188,130	42.6%
Total	1,993	100.0%	129,577	100.0%	441,176	100.0%

Source: ABAG 2021

¹ Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. It covers four key issues: the economy, the environment, housing and transportation

RHNA Credits Summary

The RHNA planning period for the ABAG region started on June 30, 2022. Housing units that were finaled, permitted, or approved after this date, or were under construction as of June 30, 2022, can be credited toward the RHNA.

A summary of the entitled/completed projects since June 30, 2022, permitted and finaled units, pipeline projects, and projected ADU's, is provided at the end of this appendix. The Town's RHNA requirements are included below in Table D-2 and RHNA credits total to 416 units, with a remaining RHNA of 1,577 units. The Town must identify adequate sites to accommodate the remaining RHNA.

Table D-2 RHNA Credits and Sites Strategies

RHNA Credit	Affordability Credit				
	Very Low-Income	Low-Income	Moderate-Income	Above-Moderate Income	Total
Entitled/Permitted/Under Construction/Finalized (June 30, 2022, to January 31, 2023)					
- Single-Family Units and Housing Projects	0	0	0	2	2
- ADUs	0	3	11	9	23
Pipeline Projects	0	1	0	190	191
Projected ADUs (1/1/2023-1/31/2031)	60	60	60	20	200
Total	60	64	71	221	416
RHNA	537	310	320	826	1,993
Remaining RHNA	477	246	249	605	1,577
Housing Element Overlay Zone (HEOZ) Sites	634	357	340	624	1,955
- Owner Interest/Conceptual Development Plans	480	283	264	304	1,331
- Additional Sites	154	74	76	320	624
Surplus above Remaining RHNA	157	111	91	19	378
% Surplus	33%	45%	37%	3%	24%

Source: Town of Los Gatos Community Development Department.

D.3 Sites Inventory

The purpose of the sites inventory is to identify and analyze specific sites that are available and suitable for residential development during the planning period between 2023-2031 in order to accommodate Los Gatos' assigned overall 1,993 RHNA units, specifically the 1,577 remaining units after taking into account units that can be credited against the RHNA. The Town does not build the housing but rather creates the implementation programs and policies to plan for where the housing can be located and how many units could be built on potential sites.

In 2017, Senate Bill (SB) 166 was signed into law and included new "no net loss" provisions that require communities to provide an ongoing, adequate supply of land resources for housing development during the entirety of the housing element update planning period. These provisions mean communities face risks of non-compliance should a housing site be developed with non-residential uses, lower residential densities, or residential uses at affordability levels higher than anticipated by the Housing Element. To avoid noncompliance, HCD advises communities to "buffer" their assigned RHNA numbers. The Sites Inventory includes 47 sites in order to have enough capacity for the RHNA and recommended buffer of at least 15 percent. The sites, calculated at their net, minimum density, in addition to Accessory Dwelling Unit (ADU) Projections, Pipeline Projects, and RHNA credits for housing units that were finaled, permitted, or approved after this date, or were

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under construction as of June 30, 2022, have a total, net capacity of 2,371 units (1,993 units plus a 24 percent surplus).

D.4 Appropriate Density/Default Density

As a jurisdiction within a metropolitan statistical area of over 2 million, the Town's "default" density that can be assumed to accommodate lower income households is 30 dwelling units per acre (du/ac).² The following land use designations will allow for at least 30 du/ac within the Town for those sites within the proposed Housing Element Overlay Zone (HEOZ):

- High Density Residential: 30-40 du/ac
- Mixed Use Commercial: 30-40 du/ac
- North Forty Specific Plan: 30-40 du/ac

Table D-3 illustrates the proposed density, height, and FAR for the various districts within the HEOZ to facilitate additional housing. These changes to development regulations will significantly increase the viability of redeveloping existing uses.

² https://www.hcd.ca.gov/community-development/housing-element/housing-elementmemos/docs/default_2010census_update.pdf

Table D-3 Comparison of Development Regulations for the 2020 General Plan and Proposed HEOZ

	Density Range (du/ac)		Maximum Height (feet)		Lot Coverage (%)		Floor Area Ratio	
Land Use Designations	2020 General Plan	HEOZ	2020 General Plan	HEOZ	2020 General Plan	HEOZ	2020 General Plan	HEOZ
Low Density Residential	0 – 5	0 – 5	30*	30	40%*	Up to 50%	Pursuant to calculation in Section 29.40.075 of Town Code*	Pursuant to calculation in Section 29.40.075 of Town Code**
Medium Density Residential	5 – 12	14 – 22 or 5 – 12 if in VHFHS zone	30 or 35*	35	40%*	Up to 75%	Pursuant to calculation in Section 29.40.075 of Town Code or none*	Pursuant to calculation in Section 29.40.075 of Town Code**
High Density Residential	12 – 20	30 – 40	35*	45	40%*	up to 75%	None*	None**
Mixed-Use Commercial	10 – 20	30 – 40	35	45	Up to 50%	Up to 50%**	None*	Up to 3.0
Neighborhood Commercial	10 – 20	10 – 20	35	35	Up to 50%	Up to 50%**	None*	Up to 1.0
Central Business District	10 – 20	20 – 30	45	45	None*	None**	Up to 0.6	Up to 2.0
North Forty Specific Plan	20	30 – 40	As defined in Specific Plan	As defined in Specific Plan				

* The 2020 General Plan is silent on this development standard. The applicable regulation under the Zoning Ordinance has been provided for context.

** The 2023-2031 Draft Revised Housing Element is silent on this development standard and so development would be evaluated based on the underlying designation in the 2020 General Plan Land Use Element.

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Non-Vacant Capacity

The Town is relying on non-vacant sites to accommodate more than 50 percent of the RHNA for lower-income households. Because non-vacant sites comprise more than half of the Town's Sites Inventory, Government Code Section 65583.2(g)(2) requires that the Town analyze the extent to which existing uses may constitute an impediment to additional residential development, past experience in converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives to encourage redevelopment. The Town will need to make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue during the planning period. This section includes a description of the suitability of non-vacant sites, policies that will contribute to the development of nonvacant sites, and an overview of recent affordable residential development throughout the region.

Development Trends

The Town has experienced a high demand for residential projects given recent legislation aimed at creating housing in a more streamlined process. For example, Site I-1, located at 401-409 Alberto Way received Planning entitlement approval for an office building; however, based on the discussions regarding the Housing Element and recent State housing legislation, the property owner has chosen to pursue a multi-family housing project. In addition to the North Forty Phase I project, other examples of housing projects within the fifth cycle Housing Element that occurred in commercial zones (which allow for 100 percent nonresidential uses) include:

1. 375 Knowles Avenue: Approval of a rezone from Office (O) to Office: Planned Development and a General Plan amendment from Public to Office Professional to allow for the construction of 33 single-family detached homes; and
2. 258 Union Avenue: Approval of a mixed-use building with three attached housing units and six detached single-family units on property zoned Neighborhood Commercial (C-1).

Over the past three years, there were no development applications in Mixed Use Commercial and North Forty Specific Plan areas. The only active development project in these mixed-use areas is a residential-only project with construction underway (253 units have been finalized). Implementation programs in the 6th cycle Housing Element Update contain land use intensifications to encourage the development of housing by allowing for greater densities, height, lot coverage, and floor area. However, the Land Use Element is in referendum, the outcome of which is anticipated by fall 2024. Since September 18, 2023, five projects have submitted SB 330 preliminary applications on 14849 Los Gatos Boulevard (132 units), 14859 Los Gatos Boulevard (mixed use development with 437 units), 50 Los Gatos-Saratoga Road (158 units), 101 S. Santa Cruz Avenue (mixed-use development with 72 units), and 220 Belgatos Road (30 units). One formal SB 330 application for 405 Alberto Way (52 units) has been submitted to the Town. Given the interest in residential and mixed-use developments, it is expected that residential uses will redevelop with a greater frequency than the slower pace of the previous Housing Element cycles. There have been no 100 percent nonresidential development applications in the last few years.

Table D-4 on the following page summarizes recent residential development in the Town and nearby cities. It includes examples of denser residential redevelopment on single-family and multi-family uses, industrial uses, and commercial uses in the cities of Campbell and San Jose. The City of San Jose and City of Campbell examples are nearby to the Town and are included as examples of the types of existing uses that could be expected to be redeveloped in the Town based on the proposed Housing Element Overlay Zone (HEOZ). However, most of these projects have completed construction already and therefore, data on the site conditions (such as year built, building square footage, and improvement/land values, etc.) prior to redevelopment have already been deleted by the County Assessor's Office, and replaced with data for the new structures. Therefore, Table D-4 is intended to demonstrate the general trend of recycling in the Town and neighboring communities. Specific conditions of existing uses in Los Gatos that are conducive to redevelopment are discussed later under the subsection "Characteristics of Existing Uses" based on the characteristics of properties with SB 330 applications, as well as properties with expressed owner interests.

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Table D-4 Development Trends in Los Gatos and Nearby Cities

Address	Project Type	Prior Use	Land Use	Zoning	Proposed Units	Proposed Density	Max Density
465 N. Santa Cruz Avenue	Pipeline Project	Commercial	Neighborhood Commercial	C-1	1	6	20
North Forty Phase I	Completed Project	Single-Family Residential, Commercial, and Agriculture	North Forty Specific Plan	North Forty Specific Plan	30*	20	20
14926 Los Gatos Boulevard	Pipeline Project	Vacant	Mixed-Use Commercial	R-1:10**	5	10	20
16179 E Mozart Avenue	Nearby Project in Campbell	Single-Family Residential	Low Density Residential	P-D	30	6	7.93
280 Dillon	Nearby Campbell Development	Industrial	Transit Oriented Mixed Use	P-D	118	27	22.64
300 Railway Avenue	Nearby Project in Campbell	Industrial, Vacant, Single-Family Residential	Commercial-Corridor Mixed Use	P-D	157	27	33.7
540 E Campbell Avenue	Nearby Project in Campbell	Industrial, Single-Family Residential	CC/Central Commercial	C-P-D	59	27	36.24
1725 S Bascom Avenue	Nearby Project in Campbell	Commercial	RCPO-Residential/Commercial/Professional Office	P-D	168	27	36.45
14200 Union Avenue	Nearby Project in San Jose	Commercial	Neighborhood/Community Commercial	CP (PD)	558	51	50
1410 S Bascom Avenue	Nearby Project in San Jose	Commercial	Neighborhood/Community Commercial	CP (PD)	590	131	50
1312 El Paseo De Saratoga	Nearby Project in San Jose	Commercial	Regional Commercial	CP (PD)	930	87	N/A

* Mixed-use development consisting of 320 residential units, including 49 very low-income senior unit and one affordable manager unit.

** Applicant has requested approval for a Zone Change application from R-1:10 (Single-Family Residential with a minimum lot size of 10,000 square feet) to CH (Restricted Commercial Highway) for consistency with the General Plan land use designation of Mixed-Use Commercial

Property Owner Interest Form

As part of the Housing Element update outreach, the Town created a Property Owner Interest form that was made available on the Housing Element Update website to hear from property owners who may be interested in future housing development within the sixth cycle Housing Element update. The form contained 19 questions for the property owner to fill out, based on the criteria contained in HCD's Housing Element Sites Inventory Guidebook. Property owners were asked to identify the parcel size, present zoning, present use, existing site conditions, current lot configuration, availability of infrastructure, and the interest in the type of housing for the site. Parcels for which a Property Owner Interest Form was submitted to the Town are noted in the site details below.

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There are 27 parcels with property owner interest. Of these parcels, four are reuse sites identified in prior housing elements (see Implementation Program AS). During the outreach for the 6th cycle Housing Element, the owners of 27 parcels expressed interest in developing housing on the sites that they own. Many property owners own more than one parcel that is contiguous to the other, and while each parcel may have its own APN, the parcels would likely be developed as a single, merged parcel. Of the sites on the inventory with owner interest in redevelopment, three include projects that have submitted pre-applications under SB 330.

Characteristics of Existing Uses

While the Town had not received applications for mixed use and multi-family development in the last few years, the characteristics of properties with SB 330 applications, as well as properties with expressed owner interests in redevelopment can be used to help identify similar properties with future redevelopment potential. These properties exhibit the following general characteristics:

- Improvement Value-to-Land Ratio (IVLR): As shown in Table D-5, the average IVLR of recent SB 330 properties and those with owner interest for redevelopment is 0.56, with the highest at 3.59. Typically, an IVLR of 1.00 or less is an indication of potential for redevelopment, as the building structures are worth less than the land. Most properties included in this sites inventory have very low improvement values compared to the land values (most are less than 1.0, with only a few hovering above 1.0). Among these properties that are non-vacant, the following general characteristics can be summarized:

There are some exceptions. Commercial buildings often have high IVLR. For example, site C-8 is a dealership with a 20,000 square-foot showroom and other service areas. However, overall, the site has low utilization (FAR of only 0.24) and the structures are older. Sites F-1 and F-2 are commercial buildings that have higher than 1.0 IVLR with low site utilization (at 0.34 and 0.44 respectively).

- Floor Area Ratio (FAR): These sites have very low utilization of land with the average FAR being only 0.15, compared to the allowable between 1.0 and 3.0 for the proposed HEOZ, depending on base zoning. This analysis uses a threshold of less than 50 percent of the allowable FAR, if an FAR is set for the zone. If an FAR is not set for the zone, then 0.20 is used based on the average and range demonstrated by properties with owner interests.
- Age of Structures: Most buildings are at least 30 years old – the age where significant rehabilitation and system upgrades may be needed to modernize the buildings. This analysis uses a threshold of over 40 years.
- Number of Stories: Most properties with owner interest for redevelopment are just single-story buildings, except for site C-8 where there is 20,000 square-foot showroom and service areas. Existing buildings are below the 30-35 feet height allowable under the base zoning, and up to 45 feet for the proposed HEOZ. This analysis uses a threshold of building height less than the potential building height.

In addition to having expressed interest from property owners to redevelop the sites within the next eight years, each of these sites also meet at least three of the four criteria described above. Table D-6 illustrates how the selected parcels meet these criteria.

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Table D-5 Characteristics of Existing Uses on SB 330 Properties and Properties with Owner Interests

Site #	APNs	SB 330	Existing Uses	Average by Site			
				IVLR	FAR	Age of Structures	# of Stories
A-2	529-01-022	Yes	Post Office	0.79	0.34	56.0	1.00
A-3	529-04-083	No	Restaurant	1.14	0.28	53.0	1.00
B-1	529-24-001, 529-24-003, 529-24-032	Yes	Los Gatos Lodge	0.07	0.06	50.7	1.33
C-1	424-17-036	No	Ace Hardware	0.25	0.24	63.0	1.00
C-2	424-19-049, 424-19-048, 424-19-069	No	Office, personal services	0.34	0.22	55.3	1.33
C-3	424-19-067	No	Office, personal services	0.96	0.32	42.0	1.00
C-4	529-15-059	No	Retail commercial	1.04	0.33	60.0	1.00
C-5	529-16-069	No	Retail and auto related services	0.17	0.26	63.0	1.00
C-6	532-07-085, 532-07-086	No	Retail commercial, personal services	0.00	0.14	58.0	0.50
C-7	529-16-040	No	Car dealership	0.35	0.17	64.0	0.00
C-8	529-16-041	No	Car dealership	3.59	0.24	50.0	2.00
C-9	424-14-034, 424-14-035	No	Car dealership	0.51	0.07	56.0	0.50
D-1	424-07-094, 424-07-095, 424-07-053, 424-07-009, 424-07-081, 424-07-115, 424-07-116	Yes	Single-family homes and agricultural uses	0.55	0.03	49.9	0.83
D-6	424-07-064	Yes	Single-family home	1.16	0.03	103.0	1.00
G-1	527-49-048, 527-49-049	No	Gas station and retail	1.07	0.13	58.5	1.00
H-1	527-32-028	No	Gas station	0.26	0.05	53.0	1.00
I-1	529-23-018	Yes	Office buildings (already demolished)	0.00	0.38	57.0	3.00
Range				0.07-3.59	0.03-0.38	42.0-103.0	0.0-3.0
Average	(nonvacant parcels)			0.64	0.15	55.5	1.08

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Table D-6 Sites Inventory Selection Criteria

Site #	APN	Proposed Zoning	Existing Uses	Vacant	Owner Interest	SB 330	Existing FAR	Max FAR	% Max FAR	Parcel IVLR < 1.0	Site IVLR <1.0	Age	Floors
A-2	52901022	C-2:HEOZ	Commercial		Y		0.34	2.00	17%	0.79	0.79	56	1
A-3	52904083	C-2:HEOZ	Commercial		Y		0.28	2.00	14%	1.14	1.14	53	1
B-1	52924001	CH:PD:HEOZ	Hotel/motel		Y	Y	0.02	3.00	1%	0.17	0.06	87	2
B-1	52924032	CH:PD:HEOZ	Hotel/motel		Y	Y	0.15	3.00	5%	0.04	0.06	65	2
B-1	52924003	CH:PD:HEOZ	Hotel/motel		Y	Y	0.00	3.00	0%	0.00	0.06	0	0
C-1	42417036	C-1:HEOZ	Commercial		Y		0.24	1.00	24%	0.25	0.25	63	1
C-2	42419048	CH:HEOZ	Commercial		Y		0.11	1.00	11%	0.10	0.39	61	1
C-2	42419049	CH:HEOZ	Commercial		Y		0.27	3.00	9%	0.35	0.39	62	1
C-2	42419069	CH:HEOZ	Commercial		Y		0.27	3.00	9%	0.58	0.39	43	2
C-3	42419067	CH:HEOZ	Commercial		Y		0.32	3.00	11%	0.96	0.96	42	1
C-4	52915059	CH:HEOZ	Commercial		Y		0.33	3.00	11%	1.04	1.04	60	1
C-5	52916069	CH:HEOZ	Commercial		N		0.26	3.00	9%	0.17	0.17	63	1
C-6	53207085	C-1:HEOZ	Commercial		Y		0.28	1.00	28%	0.00	0.11	58	1
C-6	53207086	C-1:HEOZ	Vacant	Y	Y		0.00	1.00	0%	0.00	0.11	0	0
C-7	52916040	CH:HEOZ	Commercial		Y		0.17	3.00	6%	0.35	0.35	64	1
C-8	52916041	CH:HEOZ	Commercial		Y		0.24	3.00	8%	3.59	3.59	50	2
C-9	42414034	CH:HEOZ	Commercial		Y		0.00	3.00	0%	0.00	0.88	0	0
C-9	42414035	CH:HEOZ	Commercial		Y		0.13	3.00	4%	1.02	0.88	56	1
D-1	42407009	North Forty Specific Plan:HEOZ	Residential		Y	Y	0.07	N/A	N/A	0.27	0.32	82	1
D-1	42407053	North Forty Specific Plan:HEOZ	Residential		Y	Y	0.10	N/A	N/A	1.22	0.32	62	1
D-1	42407081	North Forty Specific Plan:HEOZ	Residential		Y	Y	0.02	N/A	N/A	1.75	0.32	51	2
D-1	42407094	North Forty Specific Plan:HEOZ	Residential		Y	Y	0.03	N/A	N/A	0.24	0.32	68	1
D-1	42407095	North Forty Specific Plan:HEOZ	Vacant	Y	Y	Y	0.00	N/A	N/A	0.00	0.32	0	0
D-1	42407115	North Forty Specific Plan:HEOZ	Residential		Y	Y	0.01	N/A	N/A	0.35	0.32	86	1

Site #	APN	Proposed Zoning	Existing Uses	Vacant	Owner Interest	SB 330	Existing FAR	Max FAR	% Max FAR	Parcel IVLR < 1.0	Site IVLR <1.0	Age	Floors
D-1	42407116	North Forty Specific Plan:HEOZ	Vacant	Y	Y	Y	0.00	N/A	N/A	0.00	0.32	0	0
D-2	42406115	North Forty Specific Plan:HEOZ	Residential		N		0.03	N/A	N/A	0.21	0.21	71	1
D-2	42406116	North Forty Specific Plan:HEOZ	Vacant	Y	N		0.00	N/A	N/A	0.00	0.21	0	0
D-3	42407010	North Forty Specific Plan:HEOZ	Residential		N		0.07	N/A	N/A	1.34	1.34	77	1
D-4	42407052	North Forty Specific Plan:HEOZ	Residential		N		0.24	N/A	N/A	2.25	2.25	83	2
D-5	42407054	North Forty Specific Plan:HEOZ	Residential		N		0.10	N/A	N/A	0.59	0.19	81	1
D-5	42407063	North Forty Specific Plan:HEOZ	Residential		N		0.04	N/A	N/A	0.15	0.19	74	1
D-6	42407064	North Forty Specific Plan:HEOZ	Residential		N	Y	0.03	N/A	N/A	1.16	1.16	103	1
D-7	42407065	North Forty Specific Plan:HEOZ	Residential		N		0.07	N/A	N/A	0.00	0.00	91	1
E-1	42408017	R-M:5-12:HEOZ	Residential		N		0.04	N/A	N/A	0.15	0.56	93	2
E-1	42408021	R-M:5-12:HEOZ	Residential		N		0.01	N/A	N/A	0.20	0.56	42	1
E-1	42408029	R-1:8:HEOZ	Vacant	Y	N		0.00	N/A	N/A	0.00	0.56	0	0
E-1	42408057	R-1:8:HEOZ	Vacant	Y	N		0.00	N/A	N/A	0.00	0.56	0	0
E-1	42408058	R-1:8:HEOZ	Residential		N		0.07	N/A	N/A	13.80	0.56	43	1
E-1	42408059	R-1:8:HEOZ	Residential		N		0.00	N/A	N/A	0.00	0.56	0	0
E-1	42408060	R-1:8:HEOZ	Vacant	Y	N		0.00	N/A	N/A	0.00	0.56	0	0
E-2	42408074	R-1:8:HEOZ	Vacant	Y	N		0.00	N/A	N/A	0.00	0.00	0	0
E-3	CalTrans	R-M:HEOZ	Vacant	Y	N		0.00	N/A	N/A	0.00	0.00	0	0
F-1	42432077	CM: HEOZ	Commercial		N		0.34	1.00	34%	2.33	2.33	41	1
F-2	42432076	CM:HEOZ	Commercial		N		0.44	1.00	44%	2.33	2.33	42	2
G-1	52749048	C-1:HEOZ	Commercial		Y		0.07	1.00	7%	0.50	0.78	59	1
G-1	52749049	C-1:HEOZ	Commercial		Y		0.19	1.00	19%	1.63	0.78	58	1
H-1	52732028	C-1:HEOZ	Commercial		Y		0.05	1.00	5%	0.26	0.26	53	1
I-1	52923018	CH:HEOZ	Vacant	Y	Y	Y	0.00	3.00	0%	0.00	0.00	0	0

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Site Capacity

On sites with Property Owner Interest and/or conceptual development plans submitted, 1,331 units are projected: 480 very low income; 283 low income; 264 moderate income; and 304 above moderate-income units. Additional vacant and underutilized sites add another 624 potential units: 154 very low income; 74 low income; 76 moderate income; and 320 above moderate income.

Small Parcels

While the Sites Inventory in this Housing Element includes a few small “parcels”, no small “sites” less than 0.5 acre are used to accommodate lower income RHNA units. A site is typically comprised of a few parcels. In this Sites Inventory, only parcels that are already consolidated or under common ownership, totaling more than 0.5 acre, are used to meet the lower income RHNA. The majority of property owners who have expressed interest in redevelopment have either communicated their interest through submittal of a Property Owner Interest Form and/or a SB 330 preliminary and/or formal application, in which a future development would comprise of merging multiple parcels into a single parcel. Sites that include small parcels are:

- B-1: 3 parcels (7.04 acres; 1.49 acres; and 0.28 acre) under common ownership (Los Gatos Lodge) and with expressed interest from property owner to redevelop the site, including the merging of three parcels into a single parcel. Access to the site is provided through a single entrance fronting along Los Gatos-Saratoga Road which serves all three parcels and that all parcels are under common ownership;
- C-2: 3 parcels (0.34 acres; 1.20 acres; and 1.34 acres) under common ownership and with expressed interest from property owner to redevelop the site, including the merging of three parcels into a single parcel. Analysis of the parcels has shown that there is potential for shared access given the parcels location with frontage along Los Gatos Boulevard, partial frontage along Garden Lane, and that all parcels are under common ownership;
- D-1: 7 parcels (2.90 acres; 0.78 acres; 0.44 acres; 0.44 acres; 3.74 acres; 6.07 acres; and 1.02 acres) and with expressed interest from property owner to redevelop the site, including the merging of seven parcels into a single parcel. Analysis of the parcels has shown that there is potential for shared access given the parcels location with frontage along Los Gatos Boulevard, the previous development pattern of the North Forty Phase I, and that all parcels are under common ownership; D-2: 2 parcels (1.17 acres and 0.11 acre) under common ownership, including the merging of two parcels into a single parcel. Analysis of the parcels has shown that there is potential for shared access given the parcels location along Burton Road, the smaller parcel (0.11 acre) is located at a dead-end road and would be dependent on a lot merger to provide for sufficient development area, and that all parcels are under common ownership. While the Town did not receive a property owner interest form, the site is located within Phase II of the North Forty Specific Plan Area where recent significant housing development is underway and such development often involves the merging of parcels;
- D-5: 2 parcels (0.56 acre and 0.26 acre) under common ownership. Analysis of the parcels has shown that there is potential for shared access given the parcels location along Burton Road, partial frontage along Los Gatos Boulevard, and that all parcels are under common ownership; While the Town did not receive a property owner interest form, the site is located within Phase II of the North Forty Specific Plan Area where recent significant housing development is underway and such development often involves the merging of parcels;

No other small parcels are used to meet the Town’s lower income RHNA.

The Town’s efforts to facilitate lot consolidation will be completed through Implementation Program K and will include the following actions:

- Opportunity sites outreach: The Town will conduct outreach to property owners in these areas to identify meaningful incentives to facilitate lot consolidation, lot assemblage and redevelopment in mixed-use and commercial areas.
- Development Incentives: The Town will consider the development of a Lot Consolidation Ordinance to include specific incentives such as: flexible development standards such as reduced setbacks, increased lot coverage, increased heights, reduced parking, and reduced fees.
- Technical assistance: The Town will work with property owners that are receptive to lot consolidation/lot assemblage to assist them in facilitating the parcel merge process in a streamlined and timely manner.

Residential Uses

Of the 47 parcels selected, there are nine parcels that are designated to only allow residential uses:

- Site E-1: 14800 Oka Road, APN 424-08-029, APN 424-08-059, APN 424-08-060, APN 424-08-058, APN 424-08-017, APN 424-08-021, APN 424-08-074, and the Caltrans right-of-way adjacent to 14865 Oka Road.

The remaining sites are designated to allow for commercial and mixed-use opportunities. Given the interest that the Town has received as part of the sixth cycle Housing Element Update, there is a strong likelihood of development on these other sites will include an integration of residential units. This is demonstrated by the recently developed and underway projects in the Town and residential and mixed-use projects underway in neighboring jurisdictions.

Commercial Sites

There are 38 sites in commercially zoned areas, including the sites within the North Forty Specific Plan and 16 reuse sites identified in prior housing elements. Under Implementation Program BH, reuse sites can be developed under ministerial review if they are developed with 20 percent or more of the units set aside for lower-income households.

Many of these sites are developed with older, underutilized commercial and office uses, which have low floor area ratios (FAR). Many of these uses are on parcels that can be redeveloped with residential uses in a mixed-use format that would retain commercial or office use.

Examples of developer interest for construction of housing units on commercial sites in the Town include:

- 401-409 Alberto Way
- 50 Los Gatos-Saratoga Road
- 16203 Los Gatos Boulevard
- 101 S. Santa Cruz Avenue
- 15860 Winchester Boulevard

Two of these examples are properties where a planning entitlement for 100 percent commercial were approved within the last eight years, but with the changing State and local regulations the property owners have abandoned those approvals and are now instead proposing new development projects that are entirely or predominantly made up of residential units. As a result, the likelihood that the other commercial sites would redevelop without some residential component is clearly low.

Potential Findings (Non-Vacant Sites)

The Town can make the following findings to determine that the existing use on sites with underutilized commercial is likely to be discontinued:

- The property owners are interested in developing at least a portion of the site with housing;
- The value of these parcels to the property owner is mostly in the land, and residential uses will increase the value without substantially affecting improvement value;
- The buildings that will be demolished for new commercial and/or mixed-use will all be over 40 years old at time of 2023-2031 Housing Element adoption;
- The land use designations for these sites as part of Implementation Program AQ of the HEOZ will allow for higher densities to incentivize the redevelopment of the sites; and/or
- Adding a potential new use increases the value of the property.

Overview of Selected Sites

This section provides information on the current list of potential sites that show how the Town will accommodate the State's required minimum of 1,993 housing units. Please note that the site numbers listed here are added only as a way to reference the site and label it on a map. The site number is not an indication of preference or

Appendix D. Sites Inventory Analysis

priority. Figure D-1 shows an overview of the potential sites inventory map developed for Los Gatos' 6th cycle Housing Element Update. The following sites make up the Site Inventory, which is available as Appendix H.

Sites Details

This section provides information on each of the sites selected for inclusion in the Sites Inventory of vacant and available sites.

Figure D-1 Overall Area Parcel Locations

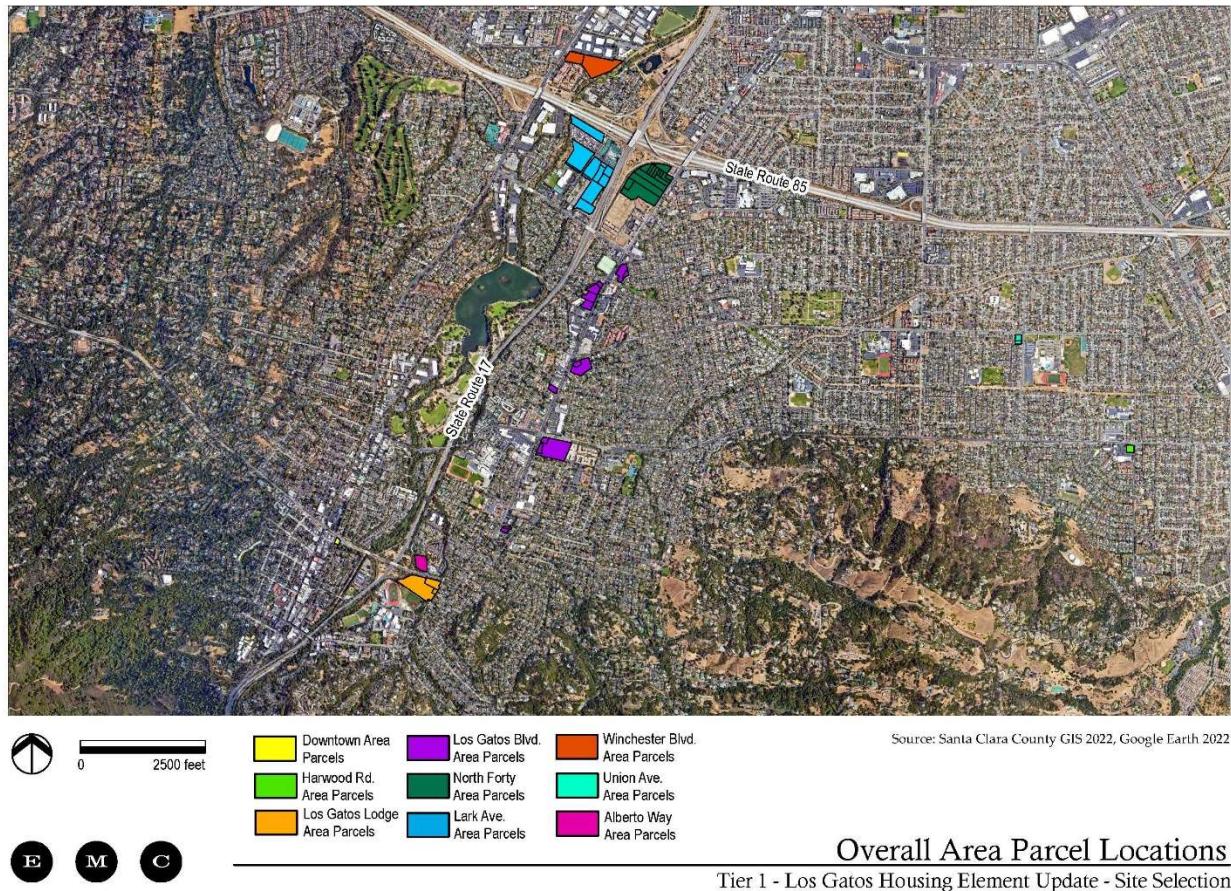
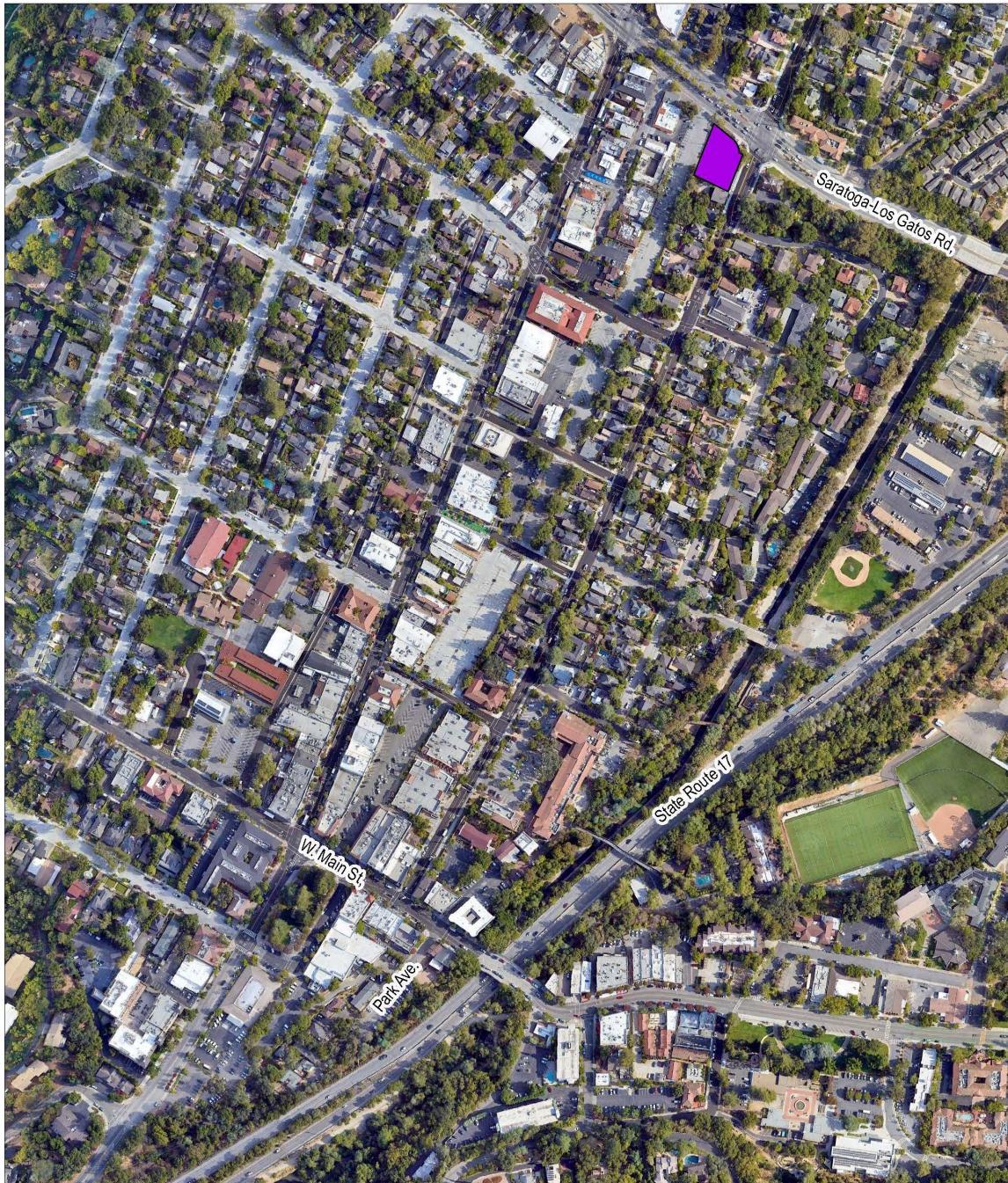


Figure D-2 Downtown Area



0 400 feet



Downtown Area
Parcel Locations

Source: Santa Clara County GIS 2022, Google Earth 2022



Downtown Area
Tier 1 - Los Gatos Housing Element Update - Site Selection

Appendix D. Sites Inventory Analysis

Figure D-3 Downtown Area Asset Map



Site A-3

University Avenue

Address: 165 Los Gatos-Saratoga Road

APN: 529-04-083

Number of Housing Units: 7

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

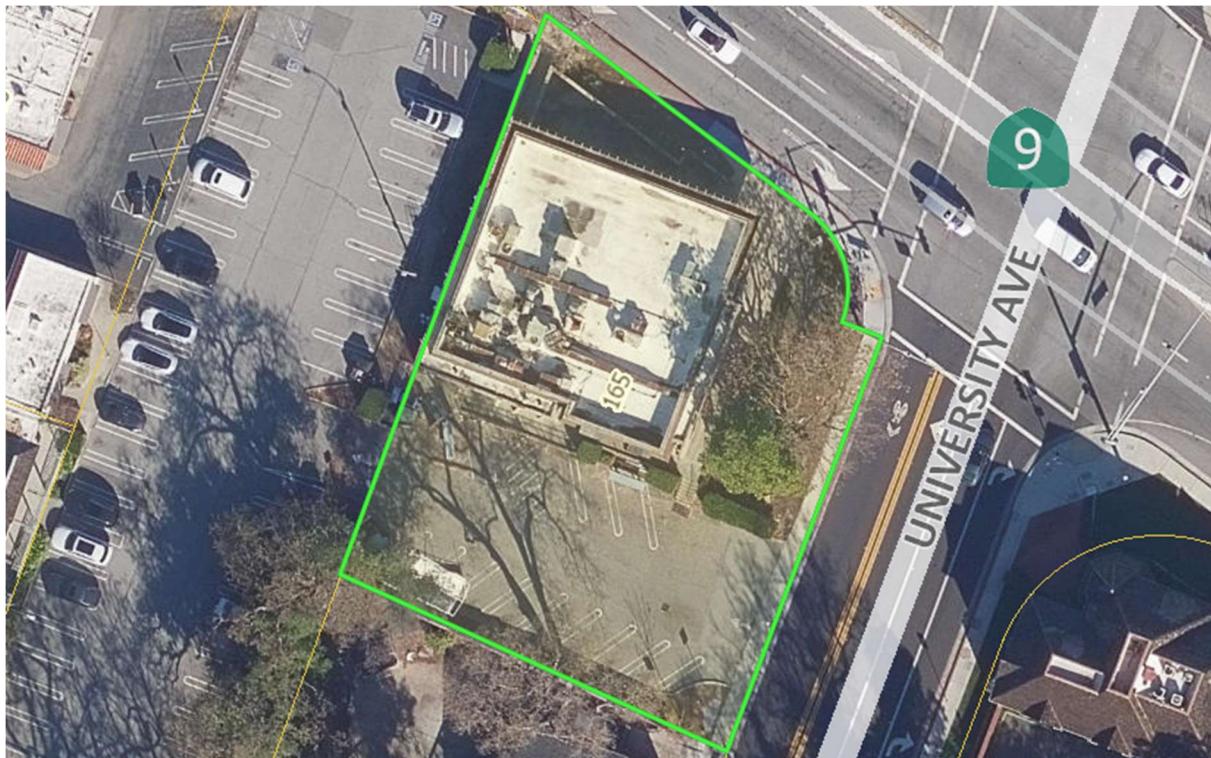
Description: The University Avenue Site (A-3) is located in the Downtown Area at the corner of Los Gatos-Saratoga Road and University Avenue on an occupied commercial site. Proximity to Downtown Los Gatos ensures that this site would provide pedestrian access to urban services. This site is designated as Central Business District and zoned C-2, which would allow seven housing units developed at a minimum density of 20 du/ac.

Amenities: The closest public school is Los Gatos High School and is approximately 0.8 miles away. The closest public transit line is a Valley Transportation Authority bus stop located at Saratoga-Los Gatos Road and University Avenue and is approximately 360 feet away.

Property Owner Interest Form Submitted: Yes.

Constraints: Existing commercial building would require demolition.

Figure D-6 University Avenue (Site A-3)



Appendix D. Sites Inventory Analysis

Figure D-7 Los Gatos Lodge Area



0 300 feet



Los Gatos Lodge
Parcel Locations

Source: Santa Clara County GIS2022, Google Earth 2022



Los Gatos Lodge Area
Tier 1 - Los Gatos Housing Element Update - Site Selection

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Figure D-8 Los Gatos Lodge Area Asset Map



Appendix D. Sites Inventory Analysis

Site B-1

Los Gatos Lodge

Address: 50 Los Gatos-Saratoga Road

APN: 529-04-083

Number of Net Housing Units: 262

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

Description: The Los Gatos Lodge Site (B-1) is located in the Los Gatos Lodge Area immediately adjacent to the interchange of Highway 9 and Highway 17, east of Downtown Los Gatos. The site is the current location of the Los Gatos Lodge, with the Los Gatos High School sports fields to the south, lower-density residential uses across Bella Vista Avenue to the east, and Best Western Inn across Highway 9 on the north. This site is designated as Mixed-Use Commercial and zoned CH:PD, which would allow 264 housing units developed at a minimum density of 30 du/ac.

Amenities: The closest public school is Los Gatos High School and is approximately 0.1 miles away. The closest public transit line is a Valley Transportation Authority bus stop located at Los Gatos Boulevard and Stacia Street and is approximately 0.4 miles away.

Property Owner Interest Form Submitted: Yes.

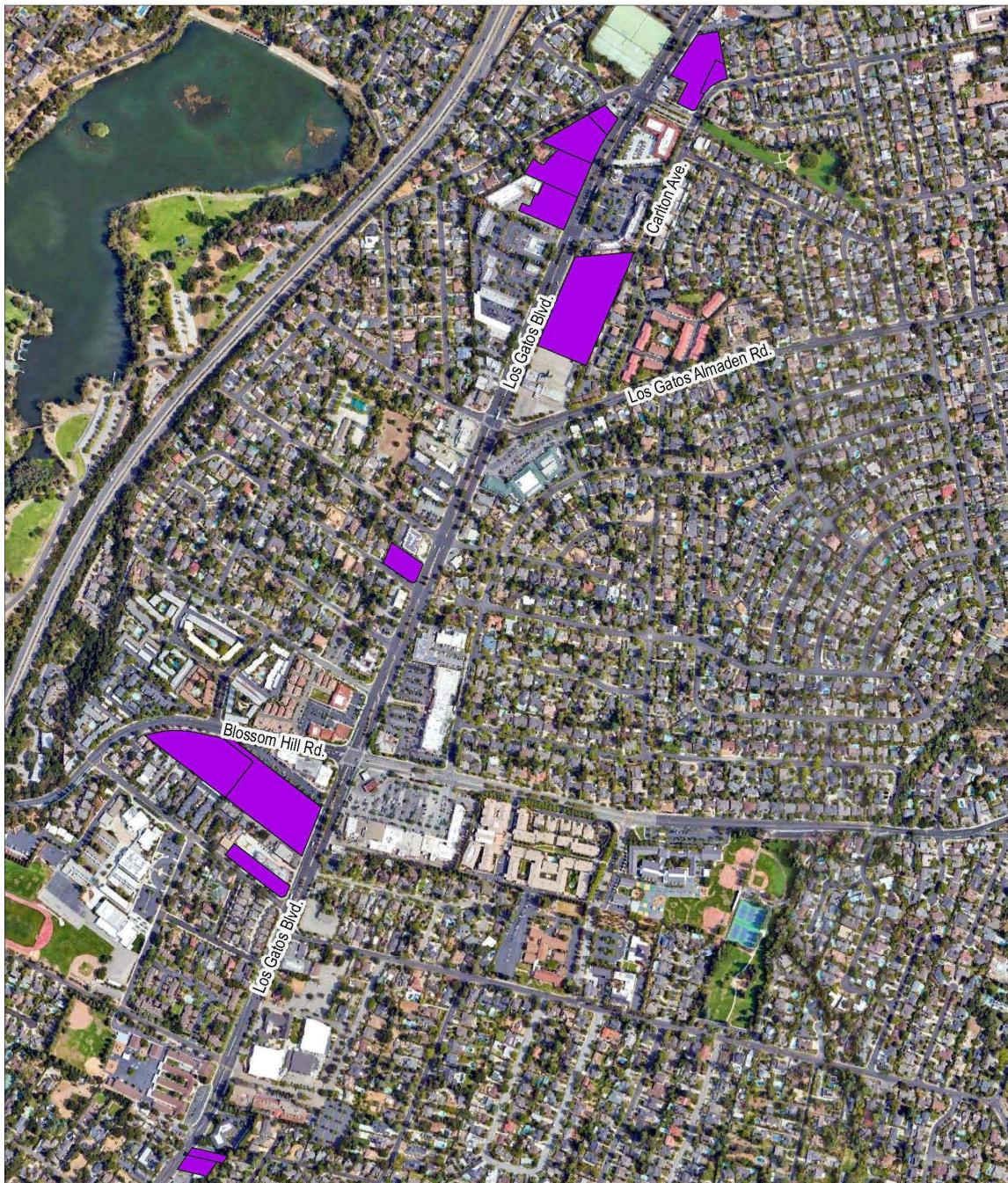
Constraints: Existing commercial buildings would require demolition and removal or modification of the existing Planned Development Overlay to accommodate residential.

Figure D-9 Los Gatos Lodge (Site B-1)



HCD Draft Revised 2023-2031 Housing Element

Figure D-10 Los Gatos Boulevard Area



Los Gatos Blvd Area
Parcel Locations

Source: Santa Clara County GIS 2022, Google Earth 2022



0 800 feet

E

M

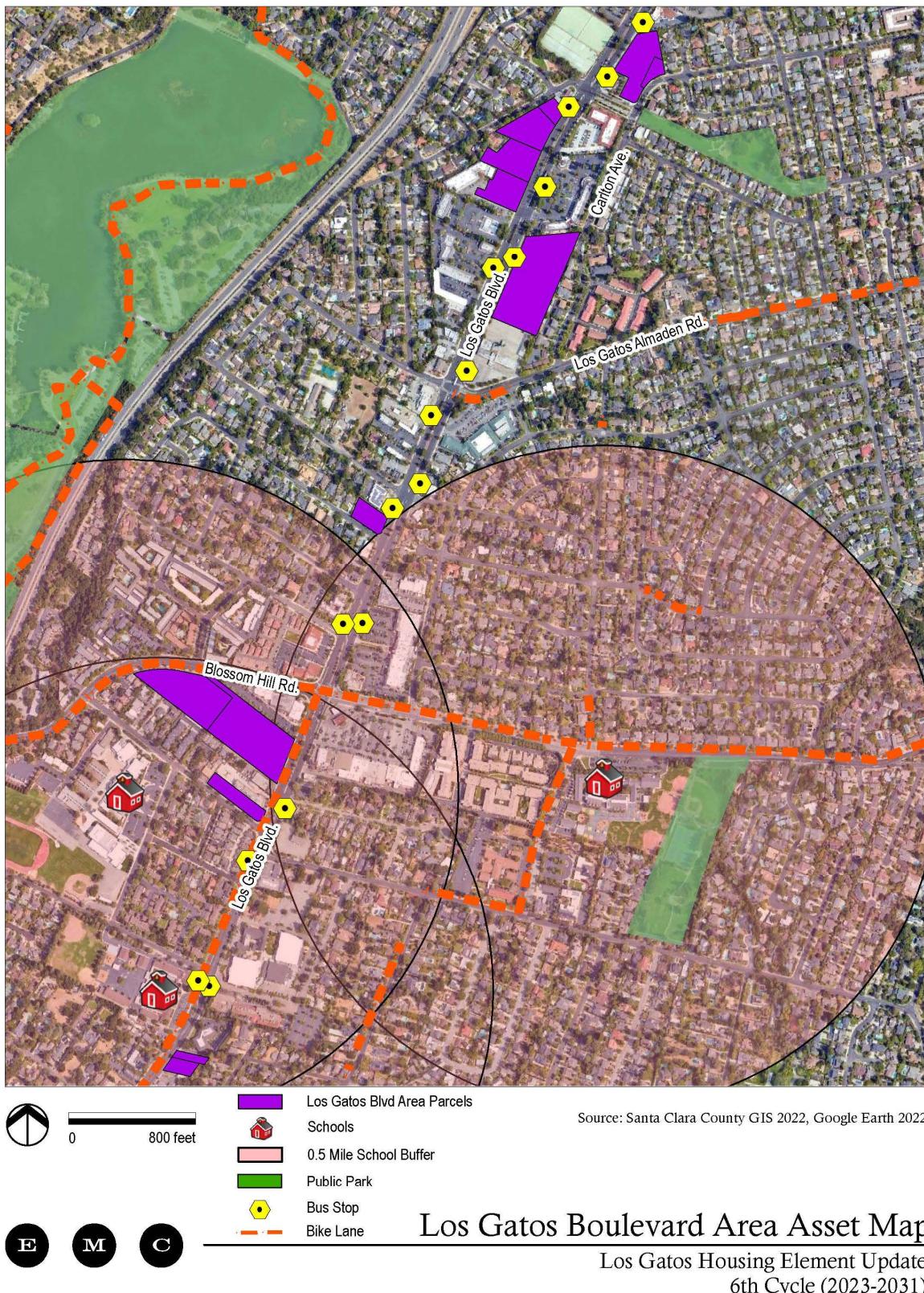
C

Los Gatos Boulevard Area

Tier 1 - Los Gatos Housing Element Update - Site Selection

Appendix D. Sites Inventory Analysis

Figure D-11 Los Gatos Boulevard Area Asset Map



Site C-1

Ace Hardware

Address: 15300 Los Gatos Boulevard

APN: 529-04-083

Number of Housing Units: 48

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

Description: The Ace Hardware Site (C-1) is located in the Los Gatos Boulevard Area on the east side of Los Gatos Boulevard and north of Gateway Drive. The site is the current location of Ace Hardware, with commercial uses to the north, south, and west, and lower-density residential uses to the east. The site is designated as Mixed-Use Commercial and zoned C-1, which would accommodate 48 housing units developed at a minimum density of 30 du/ac.

Amenities: The closest public school is Raymond J. Fisher Middle School and is approximately 1.7 miles away. The closest public transit line is a Valley Transportation Authority bus stop located at Los Gatos Boulevard and Lark Avenue and is approximately 443 feet away.

Property Owner Interest Form Submitted: Yes.

Constraints: Existing commercial building would require demolition.

Figure D-12 Ace Hardware (Site C-1)



Appendix D. Sites Inventory Analysis

Site C-2

Los Gatos Boulevard

Address: 15349, 15367, and 15405 Los Gatos Boulevard

APN: 424-19-049, 424-19-048, 424-19-069

Number of Housing Units: 86

“By Right” + 20% Affordable: Required – Not used in previous cycle.

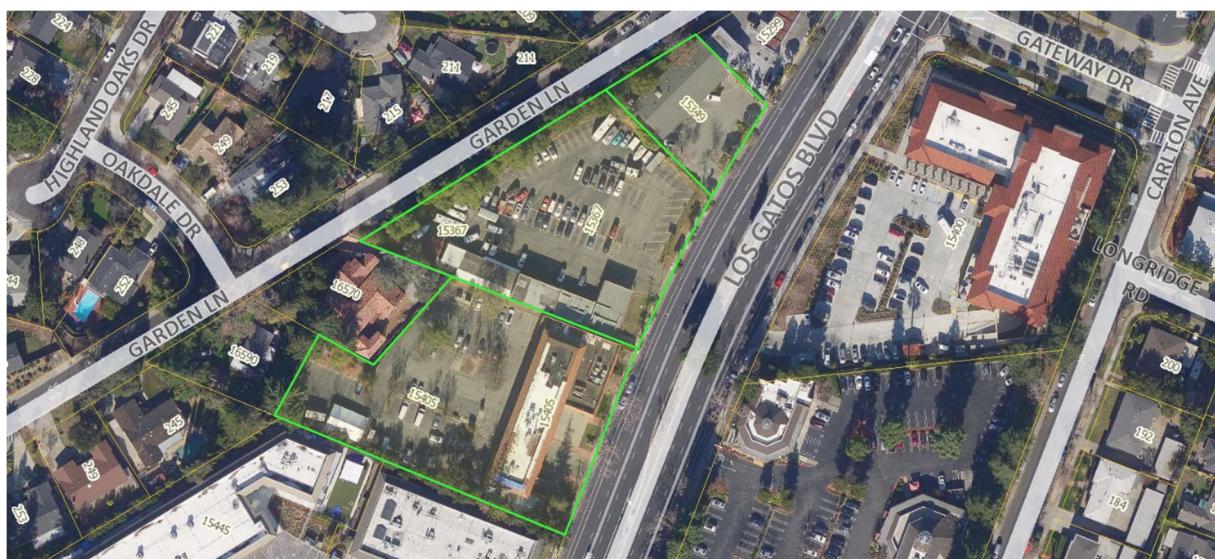
Description: The Los Gatos Boulevard Site (C-2) is located in the Los Gatos Boulevard Area on the west side of Los Gatos Boulevard, and south of Garden Lane. The site is the current location of multiple commercial uses, with commercial uses to the north, south, and east, and lower-density residential uses to the west. The site is designated as Mixed-Use Commercial and zoned CH, which would accommodate 86 housing units developed at a minimum density of 30 du/ac.

Amenities: The closest public school is Raymond J. Fisher Middle School and is approximately 1.1 miles away. The closest public transit line is a Valley Transportation Authority bus stop located at Los Gatos Boulevard and Garden Lane and is approximately 80 feet away.

Property Owner Interest Form Submitted: Yes.

Constraints: Existing commercial building would require demolition.

Figure D-13 Los Gatos Boulevard (Site C-2)



Site C-3

Los Gatos Boulevard

Address: 15425 Los Gatos Boulevard

APN: 424-19-067

Number of Housing Units: 33

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

Description: The Los Gatos Boulevard Site (C-3) is located in the Los Gatos Boulevard Area on the west side of Los Gatos Boulevard and east of Garden Lane. The site is the current location of office and commercial uses, with commercial uses located on all sides. The site is designated as Mixed-Use Commercial and zoned CH, which would accommodate 33 housing units developed at a minimum density of 30 du/ac.

Amenities: The closest public school is Raymond J. Fisher Middle School and is approximately one mile away. The closest public transit line is a Valley Transportation Authority bus stop located at Los Gatos Boulevard and Village Square and is approximately 395 feet away.

Property Owner Interest Form Submitted: Yes.

Constraints: Existing commercial building would require demolition.

Figure D-14 Los Gatos Boulevard (Site C-3)



Appendix D. Sites Inventory Analysis

Site C-4

Affordable Treasures

Address: 15795 Los Gatos Boulevard

APN: 529-15-059

Number of Housing Units: 19

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

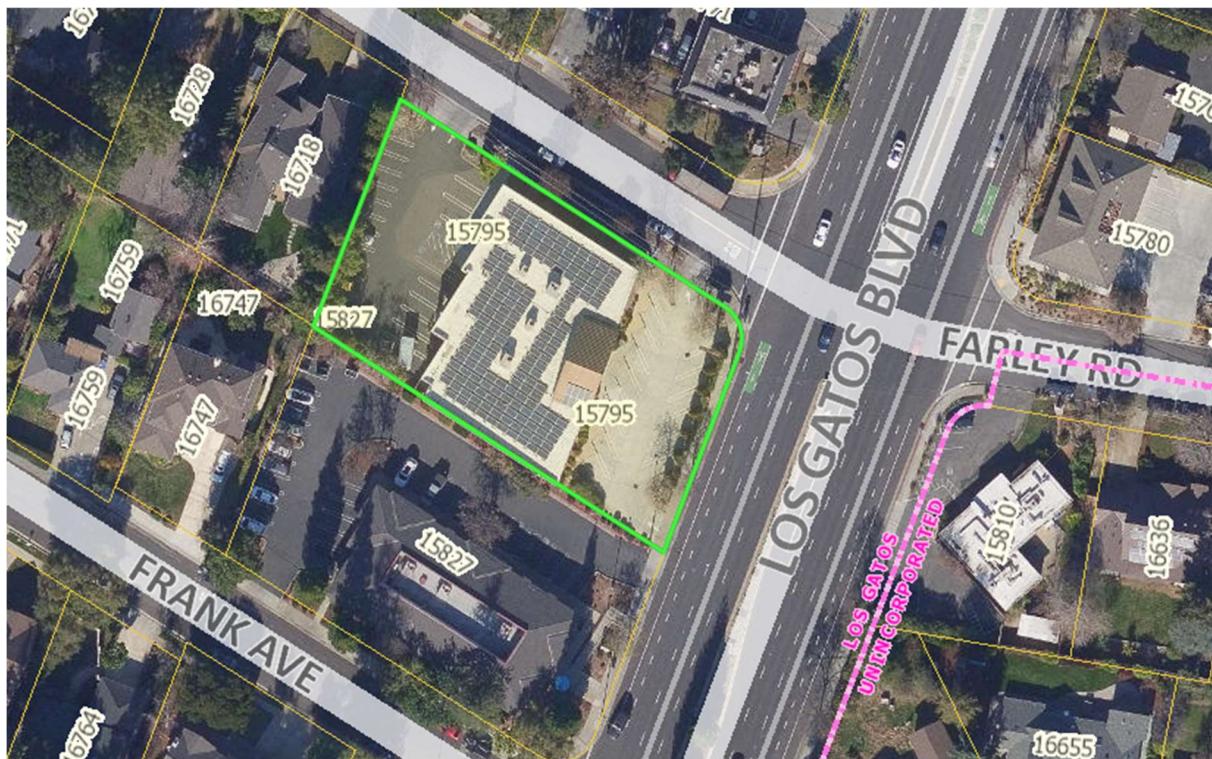
Description: The Affordable Treasures Site (C-4) is located in the Los Gatos Boulevard Area at the northwest corner of Los Gatos Boulevard and Farley Lane. The site is the current location of Affordable Treasures Party Store with commercial uses located to the north, south, and east and lower-density residential uses located to the west. The site is designated as Mixed-Use Commercial and zoned CH, which would accommodate 19 housing units developed at a minimum density of 30 du/ac.

Amenities: The closest public school is Raymond J. Fisher Middle School and is approximately 0.6 miles away. The closest public transit line is a Valley Transportation Authority bus stop located at Los Gatos Boulevard and Farley Road and is approximately 167 feet away.

Property Owner Interest Form Submitted: Yes.

Constraints: Existing commercial building would require demolition.

Figure D-15 Affordable Treasures (Site C-4)



Site C-5 Los Gatos Boulevard

Address: 16203 Los Gatos Boulevard

APN: 529-16-069

Number of Housing Units: 24

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

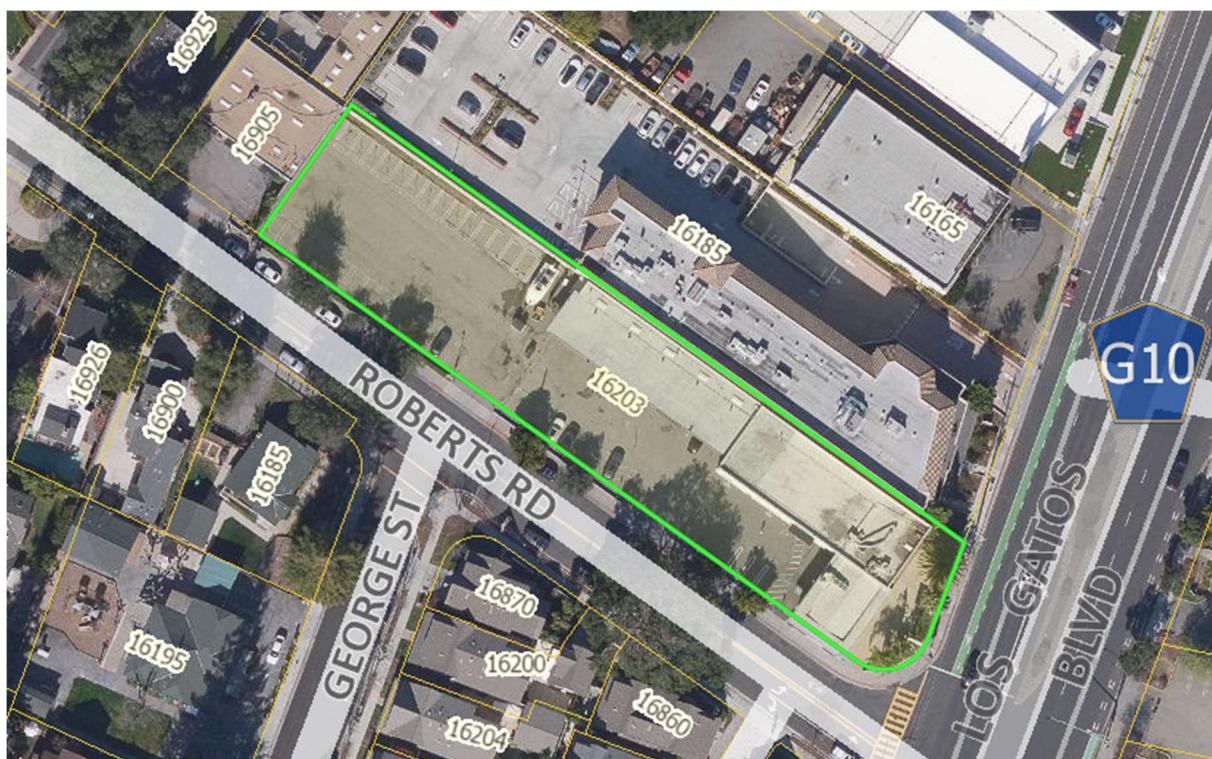
Description: The Los Gatos Boulevard Site (C-5) is located in the Los Gatos Boulevard Area at the northwest corner of Los Gatos Boulevard and Roberts Road. The site is the current location of NC Boardshop skateboard shop and Autobahn Los Gatos, with commercial uses located to the north, east, and west and medium-density residential uses located to the south. The site is designated as Mixed-Use Commercial and zoned CH, which would accommodate 24 housing units developed at a minimum density of 30 du/ac.

Amenities: The closest public school is Raymond J. Fisher Middle School and is approximately 0.2 miles away. The closest public transit line is a Valley Transportation Authority bus stop located at Los Gatos Boulevard and Roberts Road and is approximately 400 feet away.

Property Owner Interest Form Submitted: No; however, a Conceptual Development Advisory Committee application for a mixed-use development was submitted on November 17, 2020 pending an anticipated density increase as part of the General Plan and Housing Element Updates.

Constraints: Existing commercial buildings would require demolition.

Figure D-16 Los Gatos Boulevard (Site C-5)



Appendix D. Sites Inventory Analysis

Site C-6

Los Gatos Boulevard

Address: 16492 Los Gatos Boulevard and Assessor Parcel Number 532-07-085

APN: 532-07-085, 532-07-086

Number of Housing Units: 6

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

Description: The Los Gatos Boulevard Site (C-6) is located in the Los Gatos Boulevard Area on the east side of Los Gatos Boulevard, north of Spencer Avenue. The site is the current location of LG Wines and Liquors and Happy Cleaners, with commercial uses located to the north, south, and west and low-density residential uses located to the east. The site is designated as Low Density Residential but zoned C-1, which would accommodate 6 housing units developed at a minimum density of 10 du/ac.

Amenities: The closest public school is Louise Van Meter Elementary School and is approximately 0.3 miles away. The closest public transit line is a Valley Transportation Authority bus stop located at Los Gatos Boulevard and Nino Avenue and is approximately 0.1 miles away.

Property Owner Interest Form Submitted: Yes, and the owner has submitted written interest in changing the land use designation to Neighborhood Commercial.

Constraints: Existing commercial building would require demolition.

Figure D-17 Los Gatos Boulevard (Site C-6)



Site C-7 Los Gatos Boulevard

Address: 16151 Los Gatos Boulevard

APN: 529-16-040

Number of Housing Units: 106

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

Description: The Los Gatos Boulevard Site (C-7) is located in the Los Gatos Boulevard Area on the west side of Los Gatos Boulevard, south of Blossom Hill Road. The site currently serves as a car dealership with multiple on-site structures and commercial uses located to the north, south, and east. Low-density residential uses are located to the east and further south. The site is designated as Mixed-Use Commercial, but zoned CH, which would accommodate 106 housing units developed at a minimum density of 30 du/ac.

Amenities: The closest public school is Raymond J. Fisher Middle School and is approximately half a mile away. The closest public transit line is a Valley Transportation Authority bus stop located at Los Gatos Boulevard and Magneson Loop and is approximately 0.2 miles away.

Property Owner Interest Form Submitted: Yes.

Constraints: Existing commercial buildings would require demolition.

Figure D-18 Los Gatos Boulevard (Site C-7)



Appendix D. Sites Inventory Analysis

Site C-8 **Blossom Hill Road**

Address: 620 Blossom Hill Road

APN: 529-16-041

Number of Housing Units: 79

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

Description: The Blossom Hill Road Site (C-8) is located in the Los Gatos Boulevard Area on the south side of Blossom Hill Road, west of the Blossom Hill Road and Los Gatos Boulevard intersection. The site currently serves as a car dealership with multiple on-site structures and commercial uses located to the north and east. Residential uses are located to the north, south, and west. The site is designated as Mixed-Use Commercial, but zoned CH, which would accommodate 79 housing units developed at a minimum density of 30 du/ac.

Amenities: The closest public school is Raymond J. Fisher Middle School and is approximately 0.4 miles away. The closest public transit line is a Valley Transportation Authority bus stop located at Los Gatos Boulevard and Blossom Hill Road and is approximately half a mile away.

Property Owner Interest Form Submitted: Yes.

Constraints: Existing commercial buildings would require demolition.

Figure D-19 Los Gatos Boulevard (Site C-8)



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Site C-9 Los Gatos Boulevard

Address: 15480 Los Gatos Boulevard and 15500 Los Gatos Boulevard

APN: 424-14-034, 424-14-035

Number of Housing Units: 134

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

Description: The Los Gatos Boulevard Site (C-9) is located in the Los Gatos Boulevard Area on the east side of Los Gatos Boulevard, north of Los Gatos Almaden Road. The site currently serves as a car dealership with multiple on-site structures and commercial uses located to the north, south, and west. Residential uses are located to the east and further south. The site is designated as Mixed-Use Commercial, but zoned CH, which would accommodate 134 housing units developed at a minimum density of 30 du/ac.

Amenities: The closest public school is Raymond J. Fisher Middle School and is approximately one mile away. The closest public transit line is a Valley Transportation Authority bus stop located at Los Gatos and Garden opp Moore and is approximately 0.2 miles away.

Property Owner Interest Form Submitted: Yes.

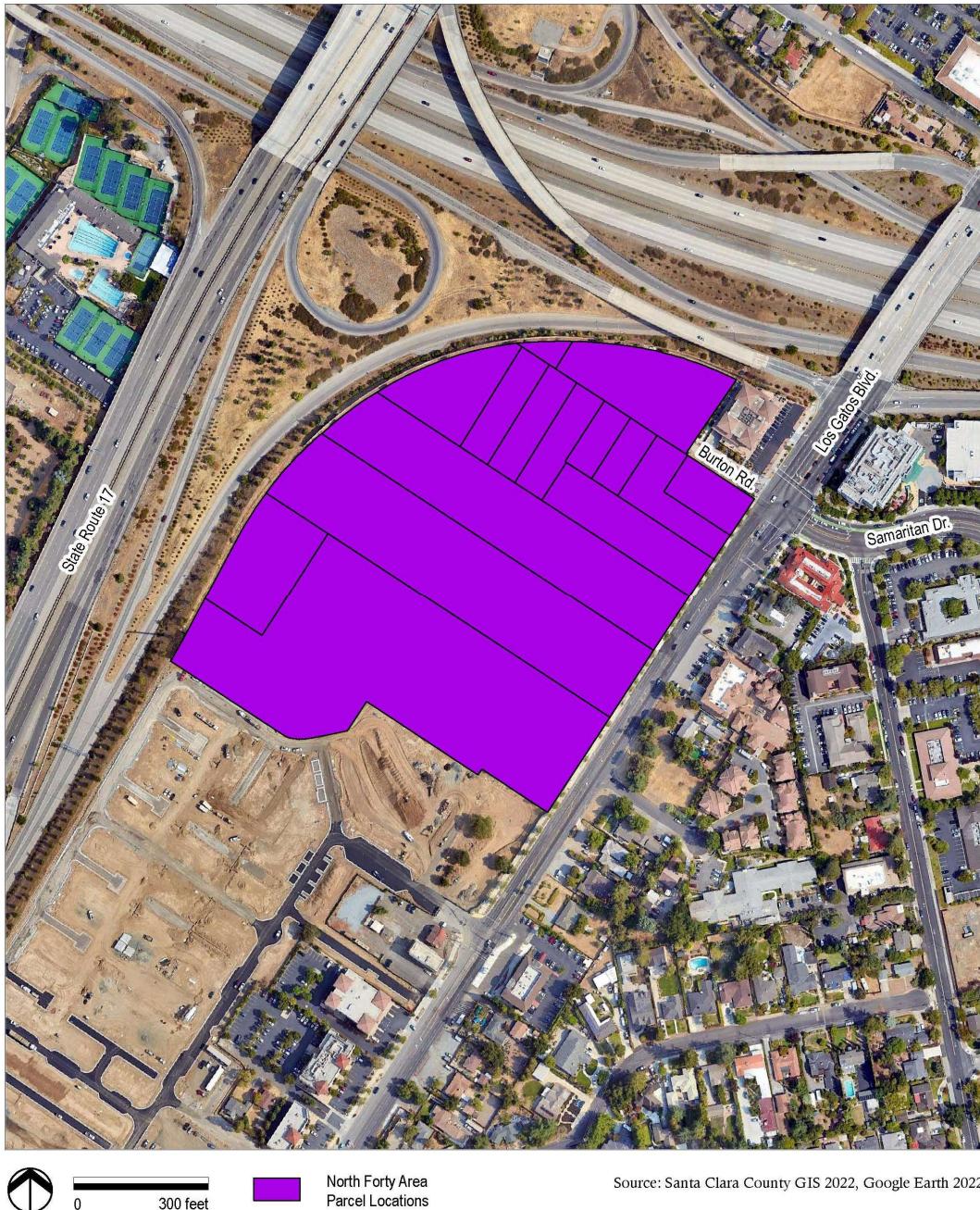
Constraints: Existing commercial buildings would require demolition.

Figure D-20 Los Gatos Boulevard (Site C-9)



Appendix D. Sites Inventory Analysis

Figure D-21 North Forty Area



E **M** **C**

North Forty Area
Tier 1 - Los Gatos Housing Element Update - Site Selection

Figure D-22 North Forty Area Asset Map



Appendix D. Sites Inventory Analysis

Site D-1 North Forty Phase II

Address: 14859 Los Gatos Boulevard, et. al.

APN: 424-07-094, 424-07-095, 424-07-053, 424-07-009, 424-07-081, 424-07-115, 424-07-116

Number of Net Housing Units: 452

“By Right” + 20% Affordable: Required – Used in previous cycle.

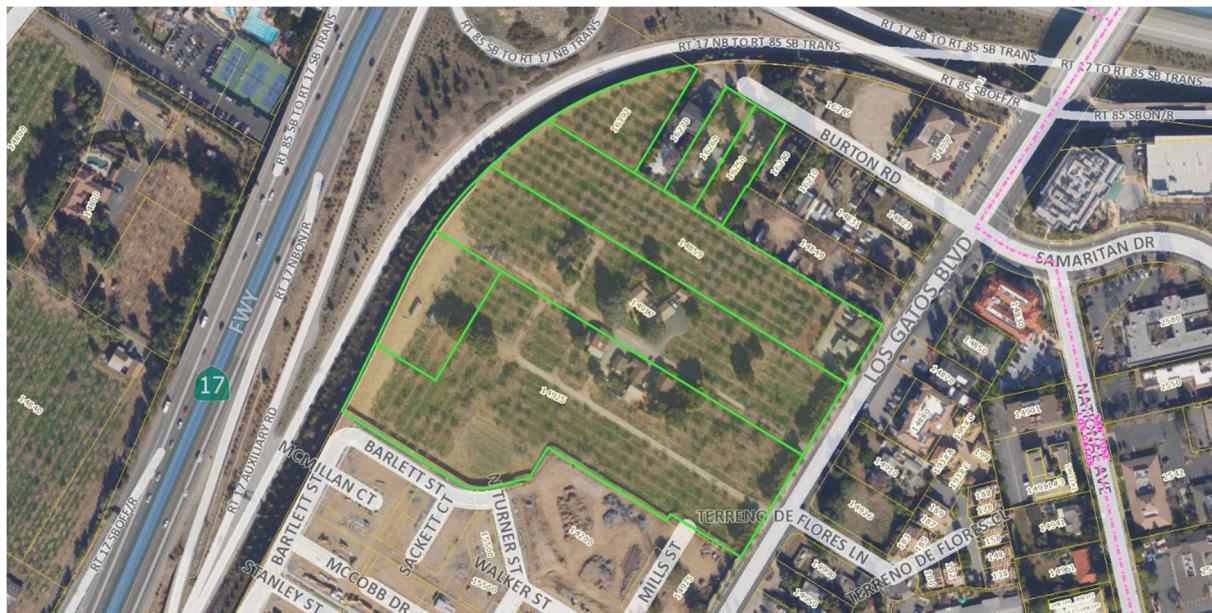
Description: The North Forty Phase II Site (D-1) is located in the North Forty Area on the west side of Los Gatos Boulevard, south of Burton Road. The site contains existing single-family residences and agriculture uses. Commercial uses are located to the south and west and arterial highways located to the north and east. The site is designated and zoned as North Forty Specific Plan, which would accommodate 461 units at a minimum density of 30 du/ac.

Amenities: The closest public school is Farnham Elementary School and is approximately 0.8 miles away. The closest public transit line is a Valley Transportation Authority bus stop located at Los Gatos Boulevard and Burton Road and is approximately 115 feet away.

Property Owner Interest Form Submitted: No; however, the property owner has been involved in attending Housing Element Advisory Board (HEAB) meetings and submitted written public comments regarding intent and interest in residential development on the site.

Constraints: Existing buildings would require demolition.

Figure D-23 North Forty Phase II (Site D-1)



Site D-2

North Forty Phase II

Address: 16245 Burton Road

APN: 424-06-115, 424-06-116

Number of Net Housing Units: 37

“By Right” + 20% Affordable: Required – Used in previous cycle.

Description: The North Forty Phase II Site (D-2) is located in the North Forty Area at the terminus of Burton Road, on the west side of Los Gatos Boulevard. The site is underutilized with a single-family residence. Commercial uses are located to the east and arterial highways located to the north and west. The site is designated and zoned as North Forty Specific Plan, which would accommodate 38 housing units developed at a minimum density of 30 du/ac.

Amenities: The closest public school is Farnham Elementary School and is approximately 0.8 miles away. The closest public transit line is a Valley Transportation Authority bus stop located at Los Gatos Boulevard and Burton Road and is approximately 0.1 miles away.

Property Owner Interest Form Submitted: No; however, the parcel is located within Phase II of the North 40 Specific Plan Area where recent significant housing development is underway.

Constraints: Existing residential building would require demolition.

Figure D-24 North Forty Phase II (Site D-2)



Appendix D. Sites Inventory Analysis

Site D-3

North Forty (Phase II)

Address: 16240 Burton Road

APN: 424-07-010

Number of Net Housing Units: Seven

“By Right” + 20% Affordable: Required – Used in previous cycle.

Description: The North Forty Phase II Site (D-3) is located in the North Forty Area along Burton Road and adjacent to the Highway 17/Highway 85 interchange. The site contains a single-family residence. Other North Forty Specific Plan properties surround the site. The site is designated and zoned as North Forty Specific Plan, which would accommodate eight housing units developed at a minimum density of 30 du/ac.

Amenities: The closest public school is Farnham Elementary School and is approximately 0.8 miles away. The closest public transit line is a Valley Transportation Authority bus stop located at Los Gatos Boulevard and Burton Road and is approximately 0.1 miles away.

Property Owner Interest Form Submitted: No; however, the parcel is located within Phase II of the North 40 Specific Plan Area where recent significant housing development is underway.

Constraints: Existing residential building would require demolition.

Figure D-25 North Forty Phase II (Site D-3)



Site D-4

North Forty Phase II

Address: 16270 Burton Road

APN: 424-07-052

Number of Net Housing Units: 12

“By Right” + 20% Affordable: Required – Used in previous cycle.

Description: The North Forty Phase II Site (D-4) is located in the North Forty Area at the end of Burton Road and immediately adjacent to the Highway 17/Highway 85 interchange. The site contains a single-family residence. Other North Forty Specific Plan properties surround the site. The site is designated and zoned as North Forty Specific Plan, which would accommodate 13 housing units developed at a minimum density of 30 du/ac.

Amenities: The closest public school is Farnham Elementary School and is approximately 0.8 miles away. The closest public transit line is a Valley Transportation Authority bus stop located at Los Gatos Boulevard and Burton Road and is approximately 0.2 miles away.

Property Owner Interest Form Submitted: No; however, the parcel is located within Phase II of the North 40 Specific Plan Area where recent significant housing development is underway.

Constraints: Existing residential building would require demolition.

Figure D-26 **North Forty Phase II (Site D-4)**



Appendix D. Sites Inventory Analysis

Site D-5

North Forty Phase II

Address: 16210 Burton Road and 14831 Los Gatos Boulevard

APN: 424-07-054, 424-07-063

Number of Net Housing Units: 23

“By Right” + 20% Affordable: Required – Used in previous cycle.

Description: The North Forty Phase II Site (D-5) is located in the North Forty Area along Burton Road and on the west side of Los Gatos Boulevard. The site contains single-family residences. Other North Forty Specific Plan properties surround the site. The site is designated and zoned as North Forty Specific Plan, which would accommodate 25 housing units developed at a minimum density of 30 du/ac.

Amenities: The closest public school is Farnham Elementary School and is approximately 0.8 miles away. The closest public transit line is a Valley Transportation Authority bus stop located at Los Gatos Boulevard and Burton Road and is approximately 0.1 miles away.

Property Owner Interest Form Submitted: No; however, the parcel is located within Phase II of the North 40 Specific Plan Area where recent significant housing development is underway.

Constraints: Existing residential building would require demolition.

Figure D-27 North Forty Phase II (Site D-5)



Site D-6

North Forty Phase II

Address: 14849 Los Gatos Boulevard

APN: 424-07-064

Number of Net Housing Units: 27

“By Right” + 20% Affordable: Required – Used in previous cycle.

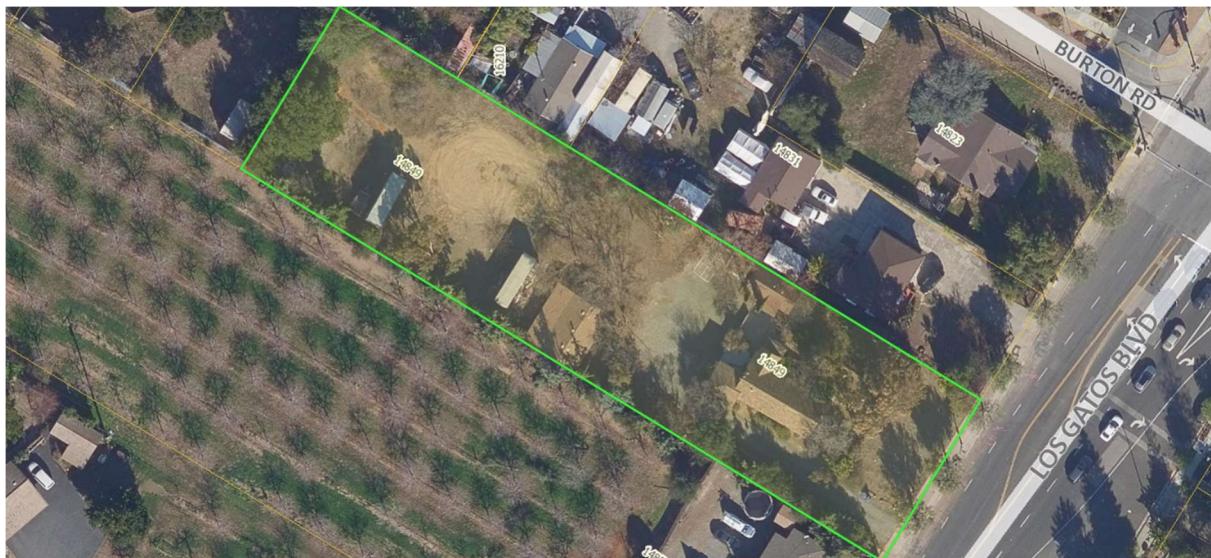
Description: The North Forty Phase II Site (D-6) is located in the North Forty Area on the west side of Los Gatos Boulevard, south of Burton Road. The site contains a single-family residence. Other North Forty Specific Plan properties surround the site on the north, south, and west. East of the site, across Los Gatos Boulevard there are commercial uses. The site is designated and zoned as North Forty Specific Plan, which would accommodate 28 housing units developed at a minimum density of 30 du/ac.

Amenities: The closest public school is Farnham Elementary School and is approximately 0.8 miles away. The closest public transit line is a Valley Transportation Authority bus stop located at Los Gatos Boulevard and Burton Road and is approximately 65 feet away.

Property Owner Interest Form Submitted: No; however, the parcel is located within Phase II of the North 40 Specific Plan Area where recent significant housing development is underway.

Constraints: Existing residential building would require demolition.

Figure D-28 North Forty Phase II (Site D-6)



Appendix D. Sites Inventory Analysis

Site D-7

North Forty Phase II

Address: 14823 Los Gatos Boulevard

APN: 424-07-065

Number of Net Housing Units: 10

“By Right” + 20% Affordable: Required – Used in previous cycle.

Description: The North Forty Phase II Site (D-7) is located in the North Forty Area at the southwest corner of Burton Road and Los Gatos Boulevard. The site contains a single-family residence. Other North Forty Specific Plan properties surround the site on the south and west. North of the site, across Burton Road, and east of the site, across Los Gatos Boulevard, there are commercial uses. The site is designated and zoned as North Forty Specific Plan, which would accommodate 11 housing units developed at a minimum density of 30 du/ac.

Amenities: The closest public school is Farnham Elementary School and is approximately 0.7 miles away. The closest public transit line is a Valley Transportation Authority bus stop located at Los Gatos Boulevard and Burton Road and is approximately 120 feet away.

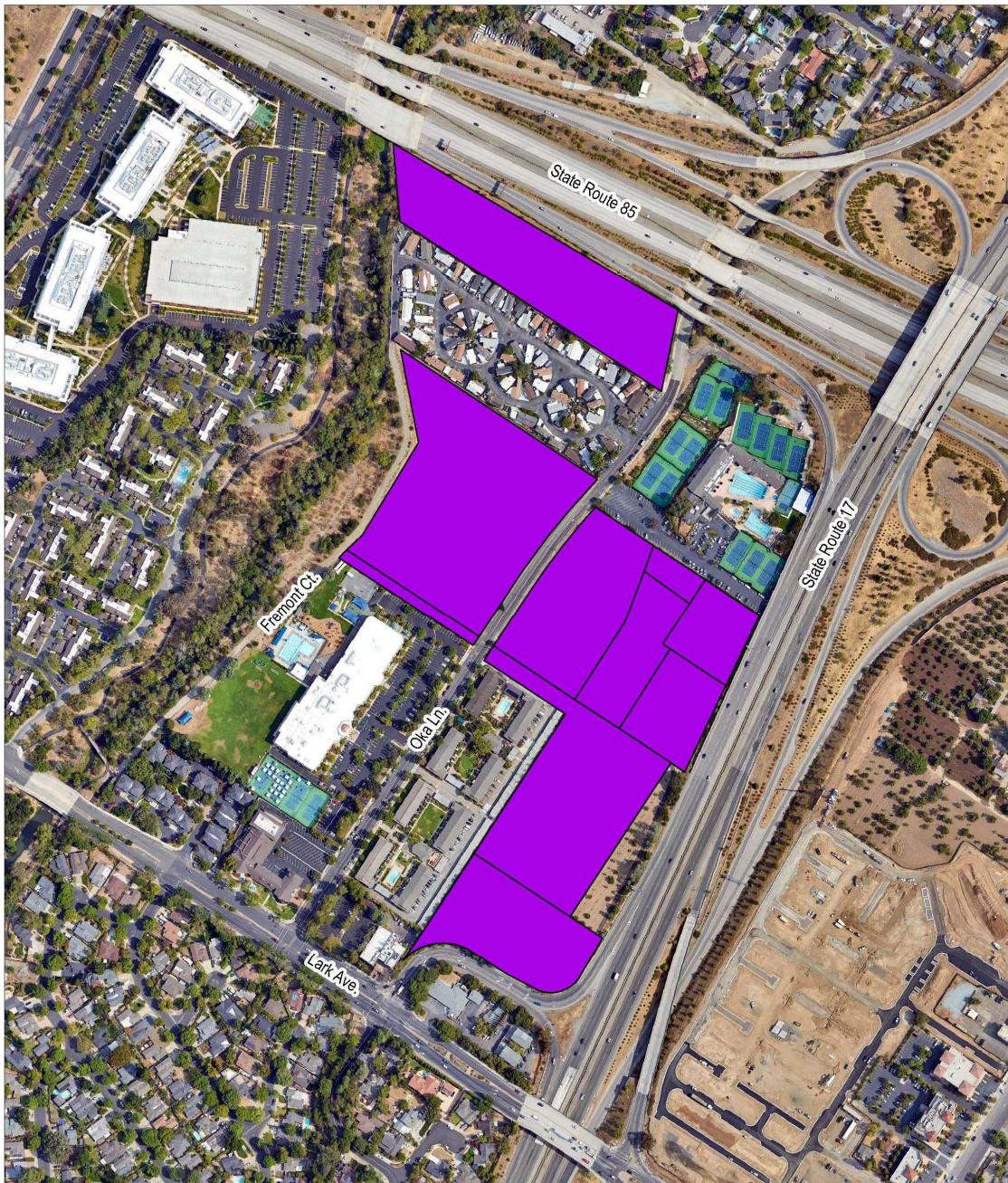
Property Owner Interest Form Submitted: No; however, the parcel is located within Phase II of the North 40 Specific Plan Area where recent significant housing development is underway.

Constraints: Existing residential building would require demolition.

Figure D-29 North Forty Phase II (Site D-7)



Figure D-30 Lark Avenue Area



0 400 feet



Lark Avenue Area
Parcel Locations

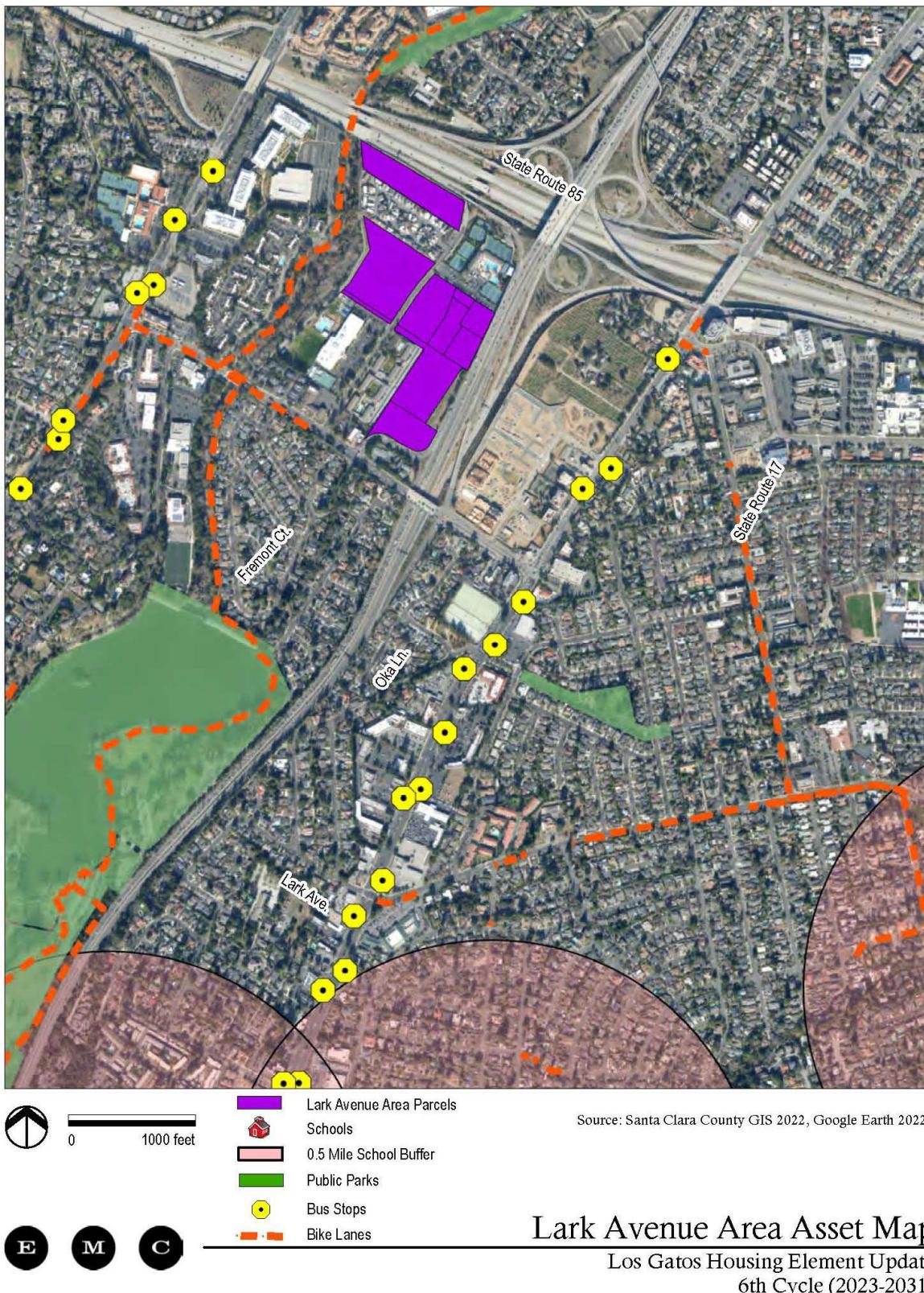
Source: Santa Clara County GIS 2022, Google Earth 2022



Lark Avenue Area
Tier 1 - Los Gatos Housing Element Update - Site Selection

Appendix D. Sites Inventory Analysis

Figure D-31 Lark Avenue Area Asset Map



Site E-1

Oka Road

Address: Oka Road

APN: 424-08-057, 424-08-029, 424-08-059, 424-08-060, 424-08-058, 424-08-017, 424-08-021

Number of Net Housing Units: 121

“By Right” + 20% Affordable: Required – Used in previous cycle.

Description: The Oka Road Site (E-1) is located in the Lark Avenue Area on the east side of Oka Road, north of Lark Avenue. The site contains residential and agricultural uses. Major arterial highways are located north and east of the site, with the Los Gatos Swim and Racquet Club immediately north. Agricultural and commercial uses are located across Oka Road. The site is designated as Low-Density Residential and Medium-Density Residential. Parcels within the site are zoned R-1-8 and R-M:5-12, which would allow 124 housing units developed at a typical density of four du/ac for parcels designated as Low-Density Residential and at a typical minimum of 14 du/ac for parcels designated as Medium-Density Residential.

Amenities: The closest public school is Raymond J. Fisher Middle School and is approximately 1.9 miles away. The closest public transit line is a Valley Transportation Authority bus stop located at Los Gatos Boulevard and Lark Avenue and is approximately 0.7 miles away.

Property Owner Interest Form Submitted: No; however the property owner has submitted a public comment to the HEAB regarding future development of the site.

Constraints: Existing buildings would require demolition.

Figure D-32 Lark Avenue (Site E-1)



Appendix D. Sites Inventory Analysis

Site E-2

Oka Lane

Address: Oka Lane

APN: 424-08-074

Number of Housing Units: 26

“By Right” + 20% Affordable: Required – Used in previous cycle.

Description: The Oka Lane Site (E-2) is located in the Lark Avenue Area on the west side of Oka Road, north of Lark Avenue. The site contains agricultural uses. Major arterial highways are located north and east of the site, with the Bonnie View mobile home park to the north.

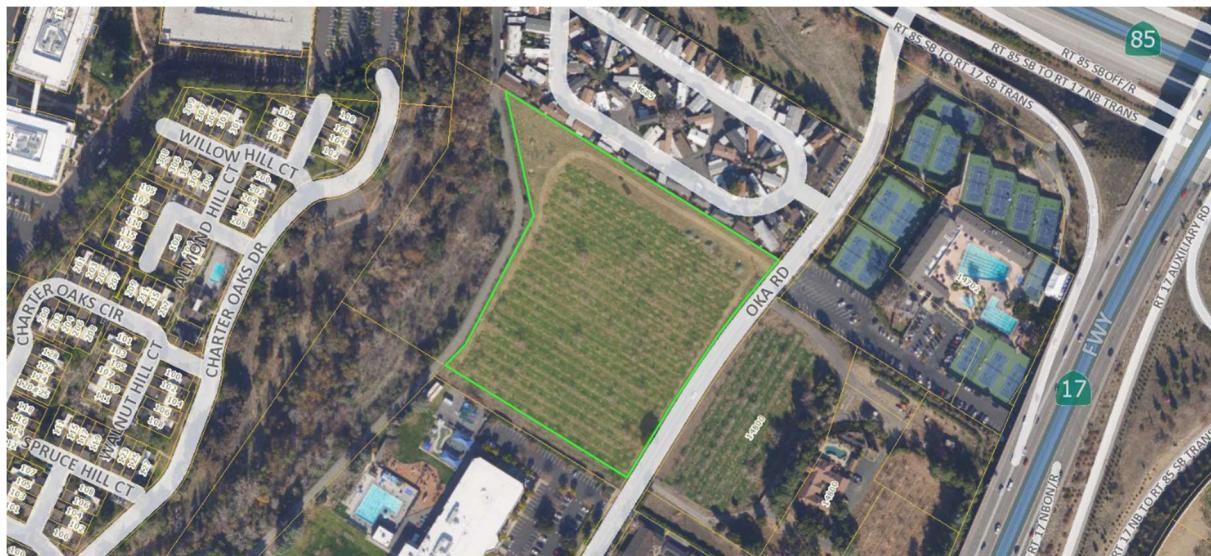
Agricultural and commercial uses are located across Oka Road. The site is designated as Low-Density Residential. The site is zoned R-1:8, which would allow 26 housing units developed at a typical density of 4 du/ac.

Amenities: The closest public school is Raymond J. Fisher Middle School and is approximately 1.8 miles away. The closest public transit line is a Valley Transportation Authority bus stop located at Winchester Boulevard and Lark Avenue and is approximately 0.8 miles away.

Property Owner Interest Form Submitted: No; however the property owner has submitted a public comment to the HEAB regarding future development of the site.

Constraints: Proximity to adjacent highways.

Figure D-33 Oka Lane (Site E-2)



Site E-3 Caltrans Right of Way

Address: Caltrans Right of Way

APN: N/A

Number of Housing Units: 69

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

Description: The Caltrans Right of Way Site (E-3) is located in the Lark Avenue Area south and west of the Highway 17/Highway 85 interchange. The site is currently vacant. Major arterial highways are located north and east of the site. Commercial uses are located west of the site across Oka Road, and the Bonnie View mobile home park is located immediately south of the site. The site is designated as Medium-Density Residential and zoned as R-M, which would accommodate 69 housing units developed at a minimum density of 14 du/ac.

Amenities: The closest public school is Raymond J. Fisher Middle School and is approximately 2.1 miles away. The closest public transit line is a Valley Transportation Authority bus stop located at Los Gatos Boulevard and Lark Avenue and is approximately 0.8 miles away.

Property Owner Interest Form Submitted: No, the Town has yet to reach out to Caltrans regarding future development of the site.

Constraints: Consultation with Caltrans for future development.

Figure D-34 Caltrans Right of Way (Site E-3)



Appendix D. Sites Inventory Analysis

Figure D-35 Winchester Boulevard Area



0 250 feet



Winchester Boulevard Area
 Parcel Locations

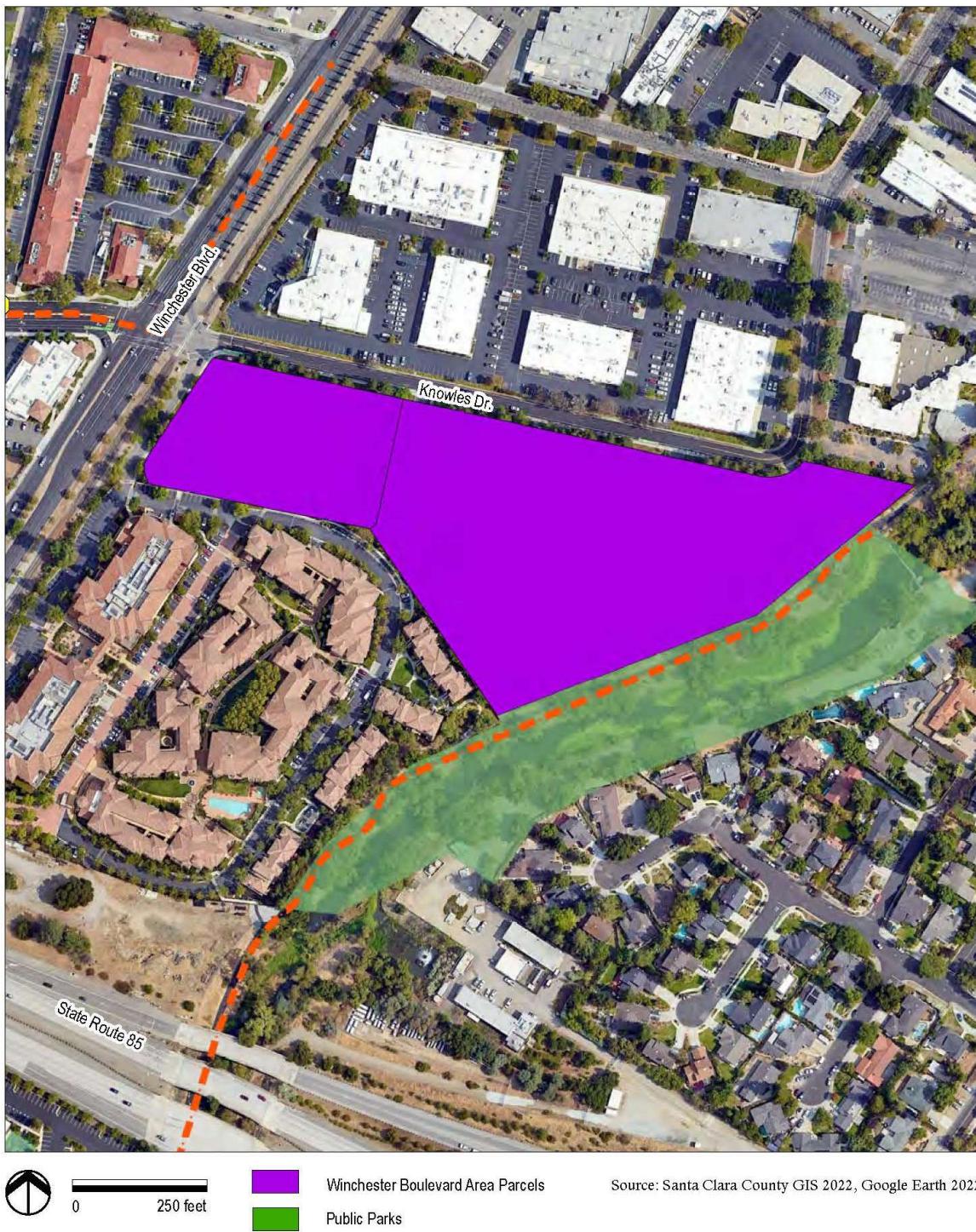
Source: Santa Clara County GIS 2022, Google Earth 2022



Winchester Boulevard Area
 Tier 1 - Los Gatos Housing Element Update - Site Selection

HCD Draft Revised 2023-2031 Housing Element

Figure D-36 Winchester Boulevard Area Asset Map



E M C

Winchester Boulevard Area Asset Map

Los Gatos Housing Element Update
6th Cycle (2023-2031)

Appendix D. Sites Inventory Analysis

Site F-1

Knowles Drive

Address: 110 Knowles Drive

APN: 424-32-077

Number of Housing Units: 220

“By Right” + 20% Affordable: Required – Used in previous cycle.

Description: The Knowles Drive Site (F-1) is located in the Winchester Boulevard Area north and west of the Highway 17/Highway 85 interchange. The site contains industrial uses. Los Gatos Creek is immediately south and east of the site, with low-density residential uses located beyond. High-density residential uses are located south and west of the site. Commercial/industrial uses are located north of the site across Knowles Drive. The site is designated as High-Density Residential and zoned CM:AHOZ, which would accommodate 220 housing units developed at a minimum density of 30 du/ac.

Amenities: The closest public school is Daves Elementary School and is approximately 2.3 miles away. The closest public transit line is a Valley Transportation Authority bus stop located at Knowles Drive and Capri Drive and is approximately 0.3 miles away.

Property Owner Interest Form Submitted: No; however the site is located within the Affordable Housing Overlay Zone.

Constraints: Existing buildings would require demolition and adjacency to the Los Gatos Creek Trail.

Figure D-37 **Knowles Drive (Site F-1)**



Site F-2 Winchester Boulevard

Address: 206 Knowles Drive

APN: 424-32-076

Number of Housing Units: 72

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

Description: The Winchester Boulevard Site (F-2) is located in the Winchester Boulevard Area at the northeast intersection of A Street and Knowles Drive. The site contains office uses. Multi-family residential is located to the south and office uses are located to the north, south, and west of the site. The site is designated as High-Density Residential and zoned CM, which would accommodate 72 housing units developed at a minimum density of 30 du/ac.

Amenities: The closest public school is Daves Elementary School and is approximately 2.1 miles away. The closest public transit line is a Valley Transportation Authority bus stop located at Knowles Drive and Capri Drive and is approximately 0.1 miles away.

Property Owner Interest Form Submitted: No; however, the site is located immediately adjacent to 110 Knowles Drive (Site F-1), which has an Affordable Housing Overlay Zone.

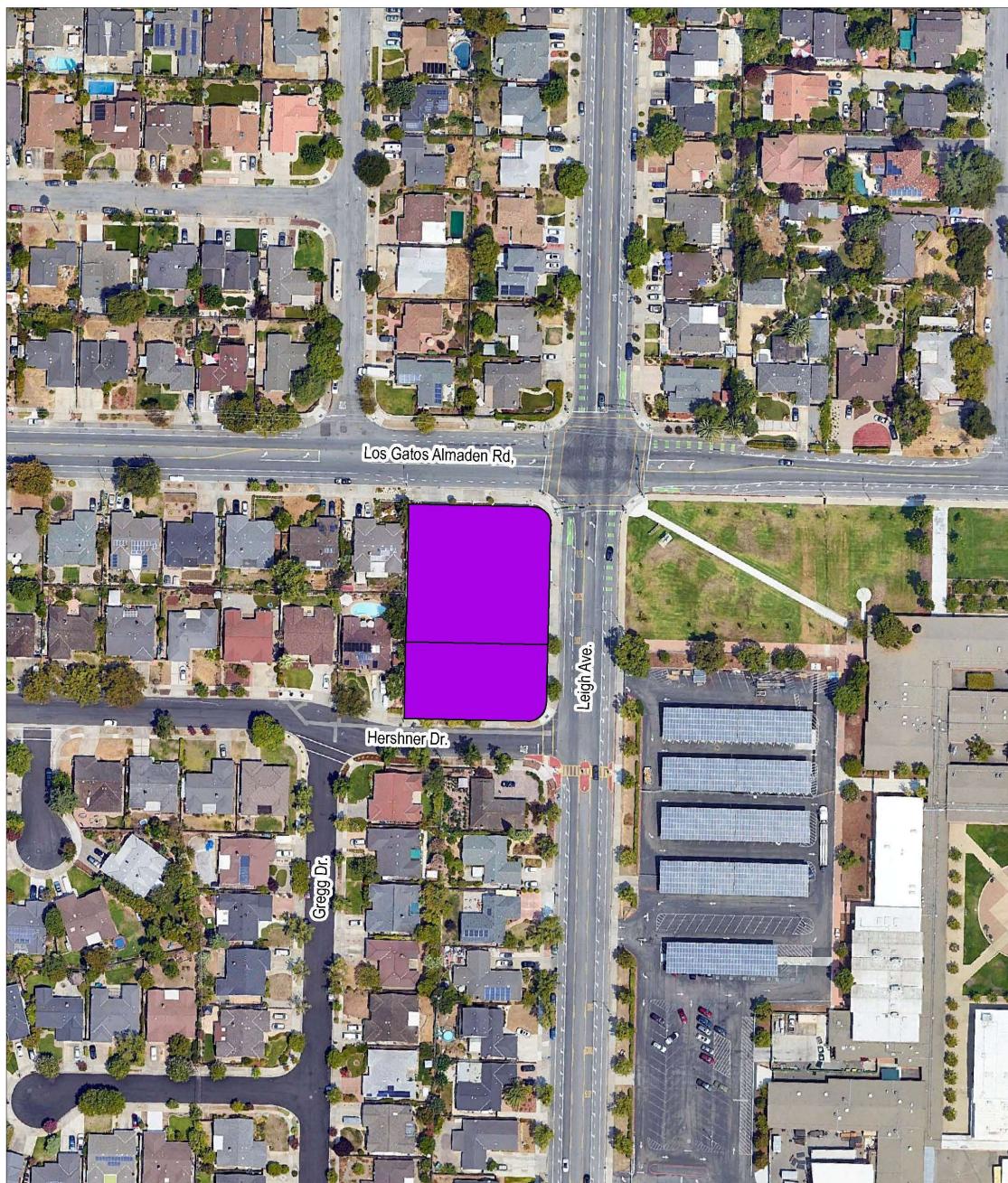
Constraints: Existing buildings would require demolition and adjacency to the Los Gatos Creek Trail.

Figure D-38 Winchester Boulevard (Site F-2)



Appendix D. Sites Inventory Analysis

Figure D-39 Union Avenue Area



Union Avenue Area
Parcel Locations

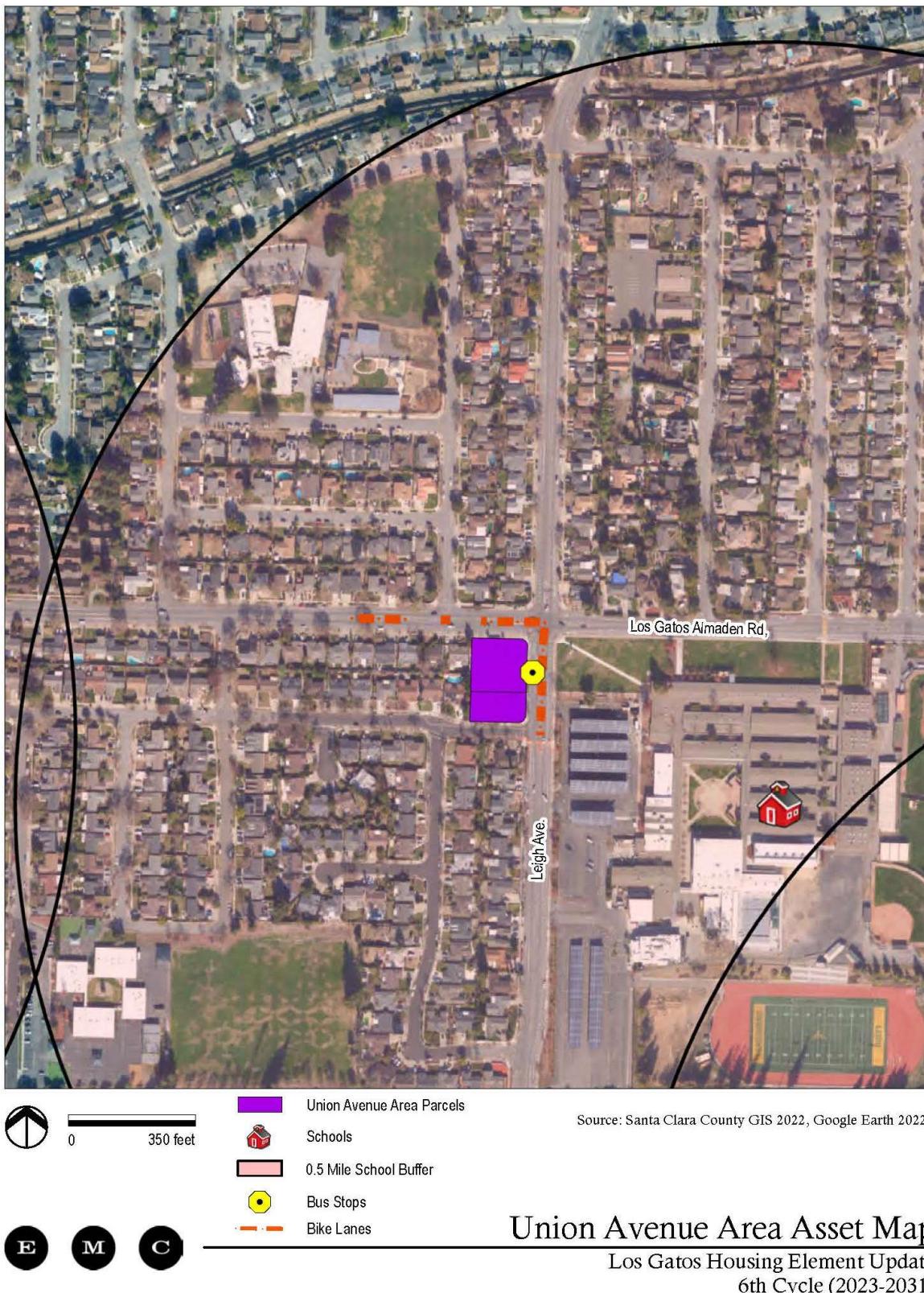
Source: Santa Clara County GIS 2022, Google Earth 2022



E **M** **C**

Union Avenue Area
Tier 1 - Los Gatos Housing Element Update - Site Selection

Figure D-40 Union Avenue Area Asset Map



Appendix D. Sites Inventory Analysis

Site G-1

Los Gatos-Almaden Road

Address: 440 Los Gatos Almaden Road

APN: 527-49-048, 527-49-049

Number of Housing Units: 8

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

Description: The Los Gatos-Almaden Road Site (G-1) is located in the Union Avenue Area at the northwest corner of Leigh Avenue and Los Gatos-Almaden Road. The site contains a gas station and commercial building. Low-density residential are located north, south, and west of the site. Leigh High School is located east of the site across Leigh Avenue. The site is designated as Neighborhood Commercial and zoned C-1, which would accommodate 8 housing units developed at a minimum density of 10du/ac.

Amenities: The closest public school is Leigh High School and is approximately 0.2 miles away. The closest public transit line is a Valley Transportation Authority bus stop located at Los Gatos-Almaden Road and Leigh Avenue and is approximately 240 feet away.

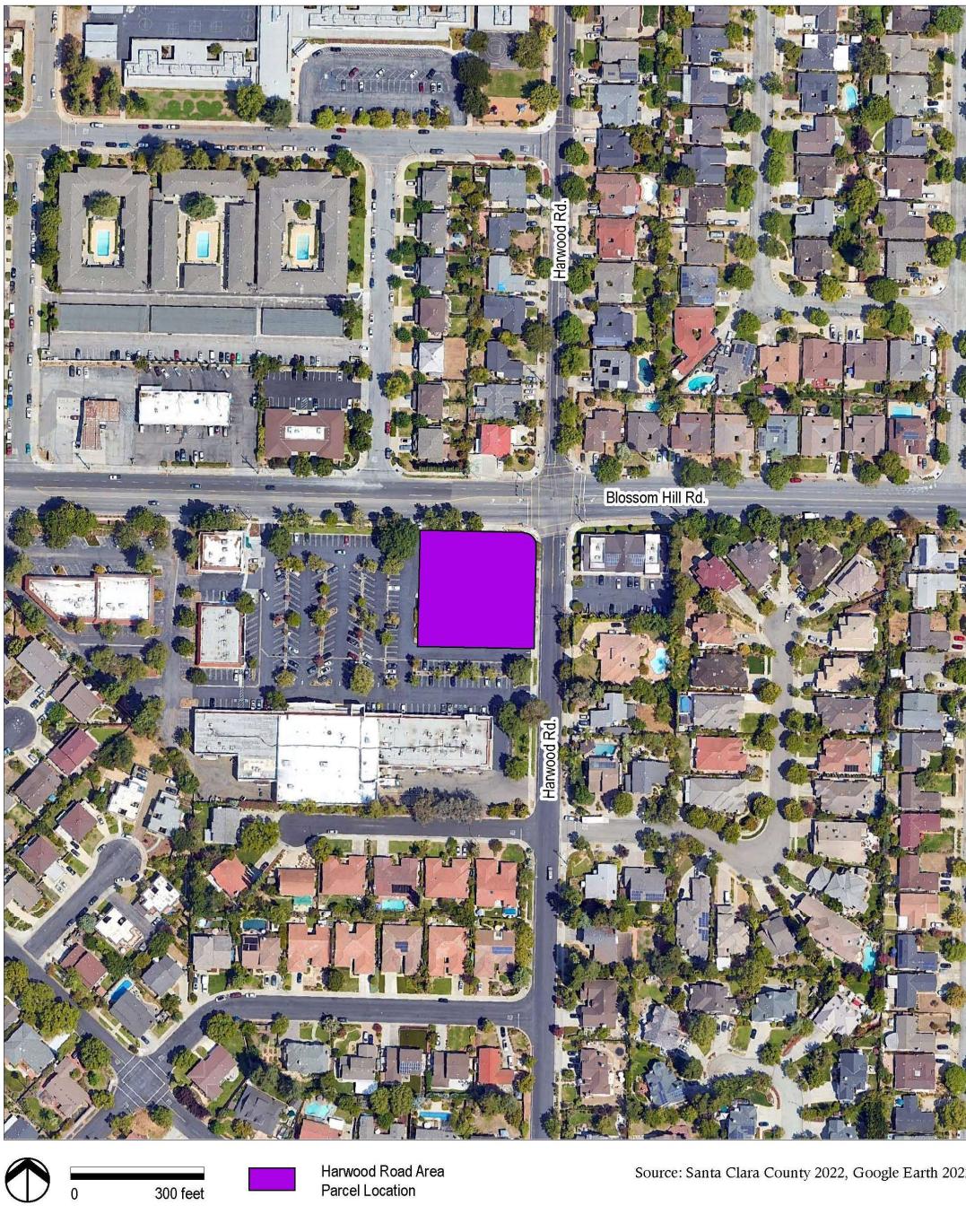
Property Owner Interest Form Submitted: Yes

Constraints: Existing gas station and commercial building would require demolition.

Figure D-41 Los Gatos-Almaden Road (Site G-1)



Figure D-42 Harwood Road Area



0 300 feet



Harwood Road Area
Parcel Location

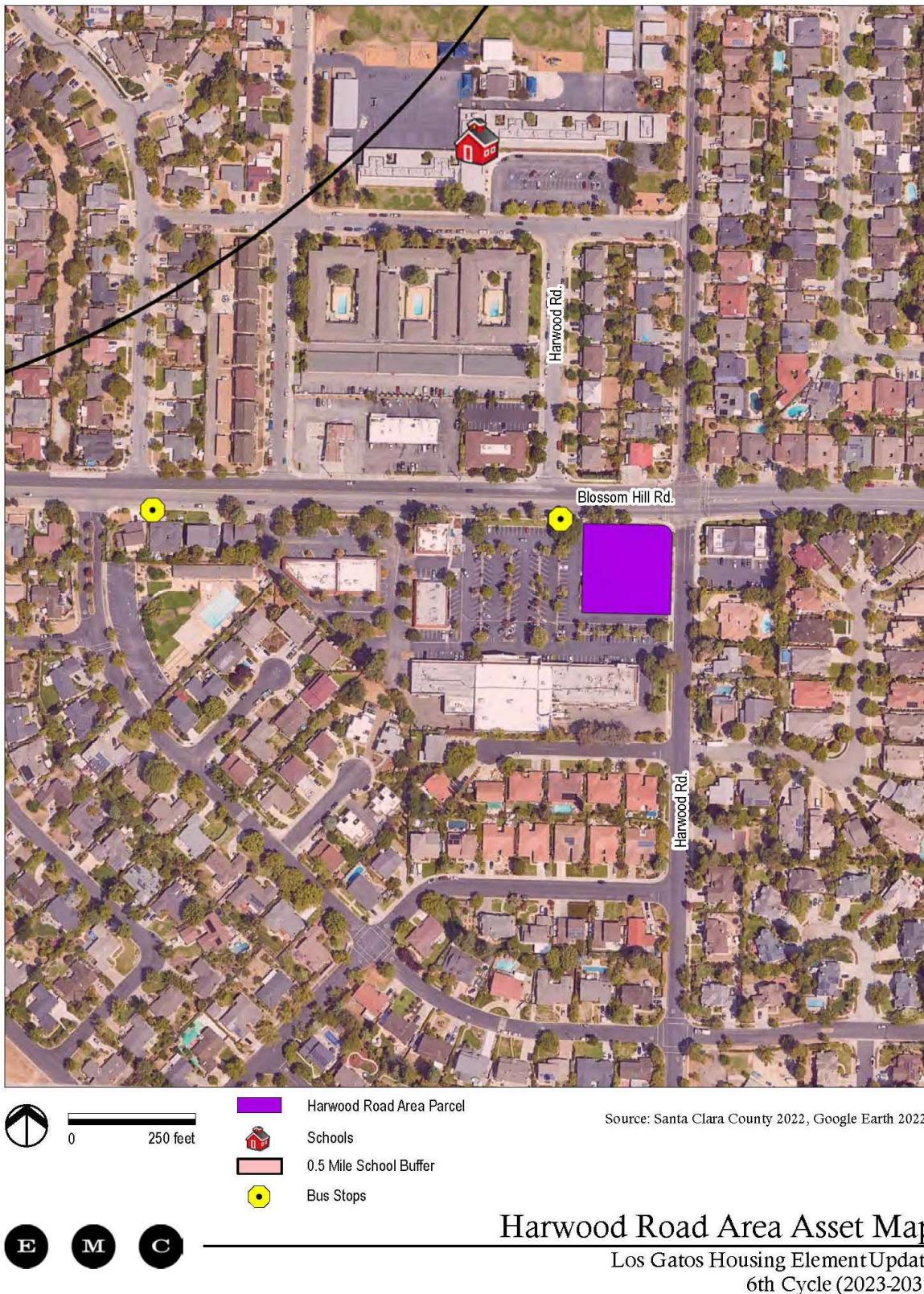
Source: Santa Clara County 2022, Google Earth 2022



Harwood Road Area
Tier 1 - Los Gatos Housing Element Update - Site Selection

Appendix D. Sites Inventory Analysis

Figure D-43 Harwood Area Asset Map



Site H-1 Valero

Address: 14000 Blossom Hill Road

APN: 527-32-028

Number of Housing Units: 7

“By Right” + 20% Affordable: Not Required – Not used in previous cycle

Property Owner Interest Form Submitted:

Description: The Valero Site (H-1) is located in the Harwood Road Area at the southwest corner of Blossom Hill Road and Harwood Road. The site contains a gas station. Low-density residential are located north, south, and east of the site. Commercial uses are located immediately west of the site. The site is designated as Neighborhood Commercial and zoned C-1, which would accommodate 7 housing units developed at a minimum density of 10 du/ac.

Amenities: The closest public school is Noddin Elementary School and is approximately 0.2 miles away. The closest public transit line is a Valley Transportation Authority bus stop located at Blossom Hill Road and Harwood Road and is approximately 220 feet away.

Property Owner Interest Form Submitted: Yes.

Constraints: Existing gas station and commercial building would require demolition.

Figure D-44 Valero (Site H-1)



Appendix D. Sites Inventory Analysis

Figure D-45 Alberto Way Area



0 300 feet

Alberto Way Area
Parcel Locations

E **M** **C**

Alberto Way Area
Tier 1 - Los Gatos Housing Element Update - Site Selection

Figure D-46 Alberto Way Area Asset Map



0 300 feet

- Alberto Way Area Parcel
- Schools
- 0.5 Mile School Buffer
- Bus Stops
- Bike Lanes

Source: Santa Clara County GIS2022, Google Earth 2022



Alberto Way Area Asset Map

Los Gatos Housing Element Update

6th Cycle (2023-2031)

Appendix D. Sites Inventory Analysis

Site I-1

Alberto Way

Address: 401-409 Alberto Way

APN: 529-23-018

Number of Housing Units: 60

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

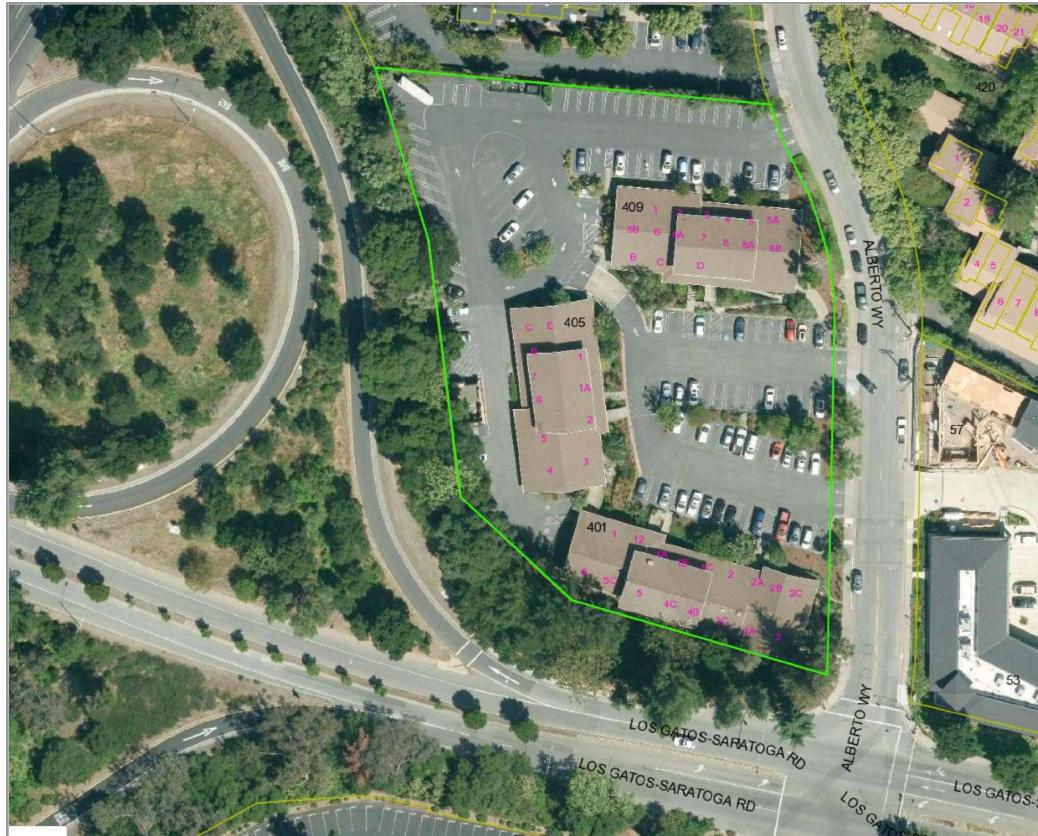
Description: The Alberto Way Site (I-1) is located in the Alberto Way Area, located at the intersection of Alberto Way and Los Gatos-Saratoga Road. The site is currently vacant, where previous structures on site have already been cleared for development. Multi-family residential are located north and east of the site. Commercial uses are located immediately south and east of the site with Highway 17 to the west. The site is designated as Mixed Use Commercial and zoned CH, which would accommodate 60 housing units developed at a density of 27 du/ac based on a development application submitted by the property owner to the Town on December 6, 2022.

Amenities: The closest public school is Los Gatos High School and is approximately 0.8 miles away. The closest public transit line is a Valley Transportation Authority bus stop located at Los Gatos Boulevard and Caldwell Avenue and is approximately 0.4 miles away.

Property Owner Interest Form Submitted: Yes.

Constraints: Proximity to adjacent Highway 17 onramp.

Figure D-47 Alberto Way (Site I-1)



Accessory Dwelling Unit (ADUs and Junior ADUs) Projections

Address: Various Locations

Number of Housing Units: 200

“By Right” + 20% Affordable: Not required, instead a formula exists for projecting the next eight-year cycle, along with assumptions of 30 percent very-low income units, 30 percent low income units, 30 percent moderate income units, and 10 percent above moderate categories.

Description: In addition to the housing units identified in the Town’s Sites Inventory the production of new accessory dwelling units are utilized in meeting the Town’s RHNA requirements. The Town analyzed the total number of ADU building permits that have been approved in the last three years to identify the average number of ADU units that will be developed over the eight year planning period.

Figure D-48 below includes an analysis of the Town’s issued building permits for ADU’s between the years 2020 to 2022. In 2020, the Town issued building permits for 27 new ADUs. In 2021, the Town issued 36 building permits for new ADUs. In 2022, the Town issued 35 building permits for new ADUs. The last three years of data results in an average of 32 approved ADU building permits per year, however utilizing a conservative estimate the Town is using annual ADU projection of 25 units. This results in a total of 200 dwelling units planned to be constructed over the eight year planning period of the Housing Element. Program Q: Accessory Dwelling Units has been included to monitor the number of ADU applications annually.

Based on ABAG’s pre-approved ADU Affordability Survey, the income/affordability distribution for ADUs is: 30 percent very low income; 30 percent low income; 30 percent moderate income; and 10 percent above moderate income.

Furthermore, during the RHNA projection period prior to the start of the Housing Element planning period (i.e., between June 30, 2022 and January 30, 2023), 23 ADUs and JADUs were either issued building permits, under construction, or finalized. Among these units:

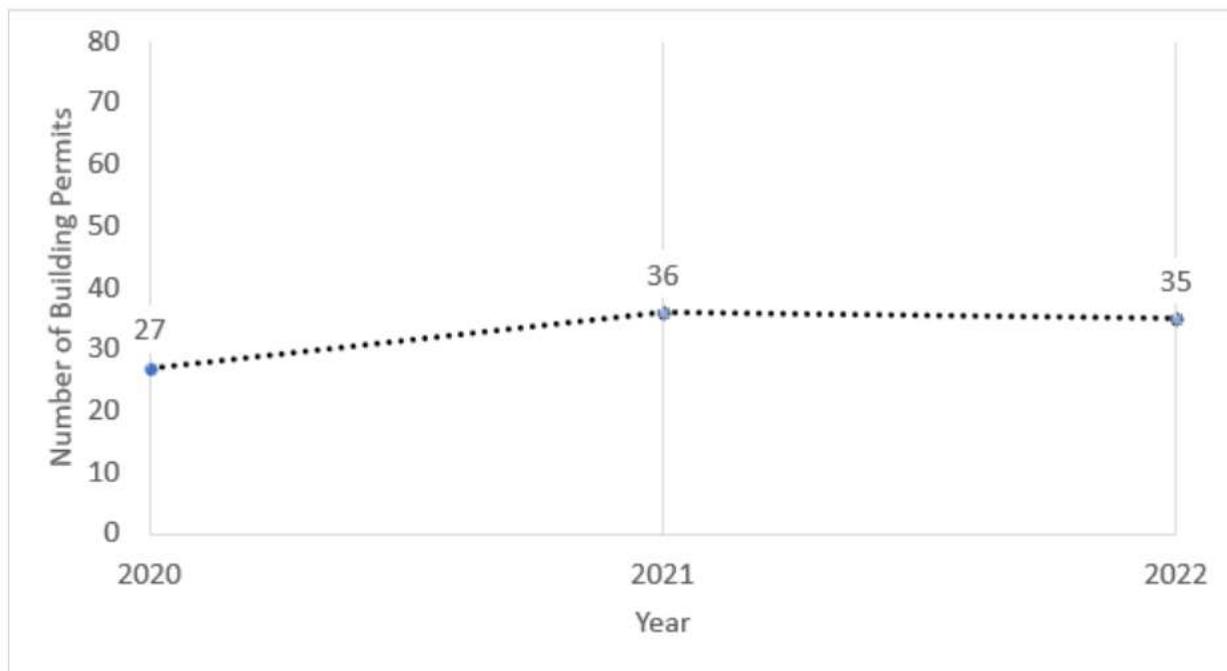
- 3 JADUs less than 400 square feet – average 243 square feet
- 11 JADUs and ADUs between 400 and 800 square feet – average 549 square feet
- 9 ADUs more than 800 square feet in size – average 1,027 square feet

The JADUs less than 400 square feet were assumed to be affordable to low income households given the small size. Other small size units (between 400 and 800 square feet) are assumed to be affordable to moderate income households, similar to small studio and one bedroom units. Units above 800 square feet are affordable to above moderate income households only.

Constraints: None.

Appendix D. Sites Inventory Analysis

Figure D-48 ADU Building Permits Issued 2020-2022



Source: Town of Los Gatos Community Development Department.

HCD Draft Revised 2023-2031 Housing Element

Units Entitled/Permitted/Under Construction/Finalized Since June 30, 2022, to January 31, 2023

Address: See addresses listed below in Table D-7

Number of Housing Units: 2 net new units

“By Right” = 20% Affordable: Not required.

Description: Units that are made available during the RHNA projection period (June 30, 2022, through January 31, 2031) can be credited toward the RHNA. Since June 30, 2022, the Town has entitled, permitted, and finalized a number of housing projects and one project was under construction. These projects added 2 housing units to the Town’s inventory.

Table D-7 Entitled/Permitted/Under Construction/Finalized

Address	APN	Net Units	Very Low-Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	BMP In-Lieu Fee Hillside PD	Project Description	Project Status
14335 La Rinconada Drive	409-14-026	1	0	0	0	1	N	Subdivision of one lot to two lots. Net one single family residential lot.	Planning Entitlements Approved.
14330 La Rinconada Drive 07/19/23	409-14-020	1	0	0	0	1	N	Subdivision of one lot to two lots. Net one single family residential lot.	Planning Entitlements Under Review.
Total Net Units		2	0	0	0	2			

Appendix D. Sites Inventory Analysis

Pipeline Projects

Address: See addresses listed below in Table D-8.

Number of Net Housing Units: 191

“By Right” = 20% Affordable: Not required.

Description: The Town has residential development applications that have either been approved or are currently under review and are expected to be built during the 2023-2031 planning period are referred to as “Pipeline Projects”. Table D-8 shows these approved and planned projects. For each project, the table includes the address, assessor parcel number (APN), number of units by income category, project description, whether or not the project is subject to BMP In-Lieu Fees as part of a Hillside Planned Development (PD), and project status.

Several projects included demolition or renovation of existing residences. The inventory does not count replacement units or renovated units toward RHNA; rather, only the net new capacity is counted towards RHNA. Units are categorized by income level as follows:

- Projects with deed-restricted affordable units are counted towards the very low-, low- or moderate income RHNA, as applicable.
- Projects that include non-deed restricted market-rate rental multifamily units are assumed to meet the above moderate income RHNA.
- Projects that include market-rate attached ownership or single-family units are assumed to meet above moderate income RHNA based on recent home sale prices that are generally only affordable to above market-income households.
- Projects that are residential planned development projects with five (5) to nine (9) units with an underlying zone of Hillside Residential shall pay a Below Market Price In-Lieu fee prior to issuance of the certificate of occupancy. The in-lieu fee shall be equal to the amount of six (6) percent of the building permit valuation for the entire project.

As shown in Table D-8, there are 28 projects in the pipeline that will provide a total of 191 net new units.

Constraints: None.

HCD Draft Revised 2023-2031 Housing Element

Table D-8 Pipeline Projects

Address	APN	Net Units	Very Low-Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	BMP In-Lieu Fee Hillside PD	Project Description	Project Status
246 Almendra Ave.	510-14-019	+1	0	0	0	1	N	One new single-family residence on a vacant lot.	Planning Entitlements Approved, Building Permit Under Review.
16466 Bonnie Ln.	532-02-053	+1	0	0	0	1	N	One new single-family residence on a vacant lot.	Subdivision Approved, Planning Entitlements for Development on Newly Created Lot Has Not Been Submitted.
2021 Foster Rd.	537-33-001	+1	0	0	0	1	Y	One new single-family residence on a vacant lot.	Planning Entitlements Approved, Building Permit Under Review.
16195 George St.	529-18-051	+3	0	0	0	3	N	Demo of an existing residence and construction of four new condos. Net of three units.	Planning Entitlements Approved, Building Permit Under Review.
16100 Greenridge Terrace	527-12-002	+8	0	0	0	8	Y	Subdivision of one vacant lot into eight hillside lots.	Subdivision Entitlements and Site Improvements Approved, Site Improvements Under Construction, Planning Entitlements for Development on Newly Created Lots Have Not Been Submitted.
200 Happy Acres Rd.	537-24-030	+1	0	0	0	1	N	One new single-family residence on a vacant lot.	Planning Entitlements Under Review.
16220 Harwood Rd.	567-18-051	+2	0	0	0	2	N	Subdivision of one lot into three lots, and a net of two new single-family residences.	Subdivision Approved, Planning Entitlements Under Review.
16461 S. Kennedy Rd.	532-17-027	+1	0	0	0	1	N	One new single-family residence on a vacant lot.	Planning Entitlements Approved, Building Permits Under Review.

Appendix D. Sites Inventory Analysis

Address	APN	Net Units	Very Low-Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	BMP In-Lieu Fee Hillside PD	Project Description	Project Status
16484 S. Kennedy Rd.	532-20-012	+1	0	0	0	1	N	One new single-family residence on a vacant lot.	Planning Entitlements Approved, Building Permit Under Review.
300 Laurel Mountain Ln.	567-24-023	+1	0	0	0	1	N	One new single-family residence on a vacant lot.	Planning Entitlements Under Review.
14926 Los Gatos Blvd.	424-10-009	+5	0	1 Deed Restricted	0	4	N	Mixed-use building with five units. Net of five new units.	Planning Entitlements Under Review.
17200 Los Robles Way	532-36-075, -076, and -077.	+2	0	0	0	2	N	Lot line adjustment of three parcels showing development potential of two vacant parcels. Net of two lots.	Lot Line Adjustment Approved, Planning Entitlements for Newly Created Lots Have Not Been Submitted
15415 National Ave.	424-12-006	+1	0	0	0	1	N	Subdivision of one lot into two new lots. Net of one new single-family residence.	Subdivision Approved, Planning Entitlements for Development on Newly Created Lots Have Not Been Submitted.
105 Newell Ave. New addresses: (103, 104, 109, and 110 Sporleder Ct)	409-24-016	+4	0	0	0	4	N	Subdivision of one lot commercial lot into five lots. Net of four new single-family residential lots.	Planning Entitlements Approved, Building Permits Under Review.
120 Oak Meadow Dr.	529-10-131	+1	0	0	0	1	N	Subdivision of one lot into two lots and construction of a new single-family residence.	Planning Entitlements Under Review.
45 Reservoir Rd.	529-33-054	+1	0	0	0	1	N	One new single-family residence on a vacant lot.	Planning Entitlements Under Review.
16940 Roberts Rd.	529-18-053	+2	0	0	0	2	N	Demolition of an existing single-family residence, construction of three new condominium units. Net of two units.	Planning Entitlements Approved, Building Permits Approved.

HCD Draft Revised 2023-2031 Housing Element

Address	APN	Net Units	Very Low-Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	BMP In-Lieu Fee Hillside PD	Project Description	Project Status
465 N. Santa Cruz Ave.	410-16-004	+1	0	0	0	1	N	Mixed-use project with one new dwelling unit in an existing commercial building.	Planning Entitlements Approved, Building Permits Approved and Under Construction.
15343 Santella Ct.	527-09-034	+1	0	0	0	1	Y	One new single-family residence on a vacant lot.	Planning Entitlements Under Review.
15415 Santella Ct.	527-09-022	+1	0	0	0	1	Y	One new single-family residence on a vacant lot.	Planning Entitlements Approved, Building Permit Under Review.
15365 Santella Ct.	527-09-36	+1	0	0	0	1	Y	One new single-family residence on a vacant lot.	Planning Entitlements Approved.
15665 Shady Ln.	527-11-009	+1	0	0	0	1	N	One new single-family residence on a vacant lot.	Planning Entitlements Approved, Building Permit Under Review.
14915 Shannon Rd.	537-27-047	+10	0	0	0	10	Y	Zone Change, General Plan Amendment, and the subdivision of one lot into 10 lots.	Planning Entitlements Under Review.
15215 Shannon Rd. New addresses: (116, 118, 120, 121 and 123 Rock Ridge Rd.)	537-25-036	+4	0	0	0	4	Y	Subdivision of one lot into five hillside lots. Net of four lots.	Subdivision Entitlements Approved Planning Entitlements for Development on Newly Created Lots Have Not Been Submitted.
400 Surmont Dr.	527-20-003	+2	0	0	0	2	N	Subdivision of one lot into three lots with two new hillside homes. Net of two units.	Planning Entitlements Approved.
15860 Winchester Blvd.	529-11-013, -038, -039, and -040	+103	0	0	0	103	N	113 assisted living units with kitchens (net increase of 103 units)	Planning Entitlements Under Review.

Appendix D. Sites Inventory Analysis

Address	APN	Net Units	Very Low-Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	BMP In-Lieu Fee Hillside PD	Project Description	Project Status
144 Wood Rd.	510-47-044	+1	0	0	0	1	N	One new single-family residence on a vacant lot.	Planning Entitlements Approved.
North Forty Phase 1	424-07-100	+30	0	0	0	30	N	Mixed-use development consisting of 320 residential units, including 49 very low-income senior unit and one affordable caretakers' unit. 30 units have not received building permit approval yet.	Planning Entitlements Approved, Building Permits at Various Stages of Review and Approval and Construction.
Total Net Pipeline Units = 191									

Source: Town of Los Gatos Community Development Department.

Appendix D. Sites Inventory Analysis

Inventory of Vacant and Available Sites

This section provides the formal inventory of sites that the Town of Los Gatos will rely on in the 6th Housing Element planning cycle. Per State law and Housing Policy, the Town is required to maintain “no net loss” of the housing capacity represented by this list of parcels and the sites they comprise. To facilitate this, the inventory presented in Appendix H has been designed with excess capacity. This allows some degree of flexibility in decision making for individual development projects as they come forward for approval.

In short, with some limited flexibility, the Town is committed to permitting housing on each of the parcels listed in the table below, and in so doing ensuring that the number of units listed for each parcel in the table “planned capacity” is achieved. Should the Town approve development that is inconsistent with the parcel’s planned capacity, it is then required as part of that approval to:

1. Find, based on quantitative evidence, that the remaining inventory of housing sites is still sufficient to meet the Town’s 6th cycle RHNA; or
2. Identify one or more available sites with the realistic development capacity to replace the housing that would have otherwise been developed had consistency with planned capacity been achieved.

Appendix I provides details and capacity estimates for each of the parcels that comprise the Sites Inventory as identified in the section above.

D. 5 Summary and Conclusions

The sites identified in this report are sufficient to accommodate Los Gatos’ Regional Housing Needs Allocation for the 6th cycle planning period. The RHNA planning period for the ABAG region started on June 30, 2022, therefore housing units that were finalized, permitted, or approved after this date, or were under construction as of June 30, 2022, can be credited toward the current sixth cycle RHNA. RHNA credits for housing units that were finalized, permitted, or approved after this date, or were under construction as of June 30, 2022; ADU projections; and the Pipeline Projects amount to 416 units, with a remaining RHNA of 1,577 units.

The Sites Inventory accommodates a net capacity of approximately 1,955 units, a surplus of approximately 24 percent above the remaining RHNA of 1,577 units, which would equal capacity of approximately 378 additional units. These sites, in addition to Accessory Dwelling Units Projections, and Pipeline Projects have a total, net capacity of 2,371 units. This “cushion” for capacity above the base RHNA number is highly recommended because of the State’s no-net-loss policy, which precludes jurisdictions from approving development that results in an overall housing site deficit. The “cushion” essentially provides a degree of flexibility for policy makers as they make development decisions. Many of the sites identified in this report have existing uses that would need to be demolished before new housing could be constructed.

For communities like Los Gatos that are largely built out and surrounded by other communities and undevelopable hillsides, redevelopment and densification is the only practical solution to providing a fair share of future housing for the San Francisco Bay Area. By its nature, such redevelopment is more costly and more time consuming than building new units on vacant land. To offset these constraints, higher densities are proposed in some areas. These higher densities act as a market incentive to offset the added cost and time required to build new housing on redeveloped sites. Property owner interest will be pivotal for facilitating single-family site opportunities to add housing through construction of ADUs and use of SB 9 processes, which allow for up to four units on a property zoned for a single house.