

Summary of the Preferred Land Use Alternative Framework

On Tuesday, April 7, 2020, the Town Council met to consider the recommendation from the Planning Commission and General Plan Update Advisory Committee (GPAC) of a Draft Land Use Alternative Framework for the 2040 Los Gatos General Plan. Review by the Planning Commission and GPAC included community feedback from Community Workshop #2, which was held on January 16, 2020, as well as additional feedback collected through online engagement.

Town Council Discussion of the Land Use Alternative Framework

At the April 7, 2020 meeting, the Town Council approved the Preferred Land Use Alternative Framework that will be used to develop the 2040 General Plan. The Town Council deliberated on the options presented for consideration and asked questions about the details associated with the Framework, including but not limited to building heights, density, the role of accessory dwelling units (ADUs), and specific development parameters within and adjacent to Opportunity Areas.

Following discussion, the Town Council agreed with the recommendation of the Planning Commission and GPAC and approved Alternative C (including the downtown area as an eighth Opportunity Area). Alternative C provides for a more diverse housing stock to meet the needs of a diversifying community, while exceeding the 2,000 net new housing unit goal. Alternative C also allows for the ability of development within specific areas in Town to have a maximum height of 50 feet or four stories but does not mandate development to reach that maximum. This increase in allowable height would potentially encourage the development of smaller multi-family units, which are expected to be needed to meet the Town's identified Regional Housing Needs Allocation consistent with State law every eight years.

As part of its adoption of the 2040 Preferred Land Use Alternative Framework, the Town Council requested specific policies in the Land Use Element to refine where the maximum height is most appropriate and where it is not, expand on placemaking and enhancing community spaces, consider impacts of development adjacent to existing neighborhoods, and create vibrant, walkable areas throughout Town.

2040 Preferred Land Use Alternative Framework

The following documents the 2040 Preferred Land Use Alternative Framework approved by Town Council on April 7, 2020. Table 1 presents the development parameters (density and FAR) to be assumed both inside and outside of Opportunity Areas. For the assumptions, densities for residential uses were expressed as dwelling units per acre (du/ac) and non-residential uses have an intensity level that is expressed as a floor area ratio (FAR). A FAR is the ratio of allowable building space per land area of a development site (see Table 1: 2040 Preferred Land Use Alternative Framework Development

Assumptions). These assumptions fluctuate and increase depending on if a parcel is located within one of the eight designated Opportunity Areas (OA).

Table 1: 2040 Preferred Land Use Alternative Framework Development Assumptions

Land Use Designation	2040 Preferred Land Use Alternative Framework									
	Existing Density Range (DU/AC)	Redevelopment		Density Range (DU/AC)		Typical Density (DU/AC)		FAR	Dwelling Units	
		Outside OA	Inside OA	Outside OA	Inside OA	Outside OA	Inside OA		Outside OA	Inside OA
LDR	0 to 5	5%	10%	5 to 12	8 to 16	10	14	0.5	164	180
MDR	5 to 12	10%	10%	12 to 20	14 to 24	16	20	0.75	315	166
HDR	12 to 20	15%	15%	20 to 30	30 to 40	26	36	1.25	98	236
NC	0 to 20	10%	15%	0 to 20	20 to 30	18	26	0.75	7	192
MU	0 to 20	10%	20%	0 to 20	30 to 40	18	26	1	21	449
CBD	0 to 20	N/A	15%	N/A	20 to 30	N/A	26	0.75	0	136

Table 2 presents a breakdown of the population, housing, and employment that could result with the selected Alternative. Population is based on the standard number of persons per unit (2.4) found in Los Gatos. The housing section of the table provides the number of housing units calculated to be developed under the selected Alternative for each land use designation and whether the land is inside or outside of an Opportunity Area. The bottom of the table provides an employment number. This number is assumed to be understated, as the alternatives process focused on housing production, and will be updated as the 2040 General Plan is developed.

Table 2: 2040 Preferred Land Use Alternative Framework Projections

	2040 Preferred Land Use Alternative Framework
Population	
Total Net New Population	5,914
Total Population	7,054
Total Projected 2040 Population	38,049
Housing	
Net New Dwellings	1,964
Potential Net New Accessory Dwelling Units	500
Total Net New Dwelling Units	2,464
Pending/Approved Dwelling Units	475
Total Future Dwelling Units	2,939
Dwelling Units Per Land Use Designation	
Low Density Residential (LDR) - in OA	180
Low Density Residential (LDR) - outside OA	164
Low Density Residential (LDR) - Total Dwelling Units	344
Medium Density Residential (MDR) - in OA	166
Medium Density Residential (MDR) - outside OA	315
Medium Density Residential (MDR) - Total Dwelling Units	481
High Density Residential (HDR) - in OA	236
High Density Residential (HDR) - outside OA	98
High Density Residential (HDR) - Total Dwelling Units	334
Neighborhood Commercial (NC) - in OA	192
Neighborhood Commercial (NC) - outside OA	7
Neighborhood Commercial (NC) - Total Dwelling Units	199
Mixed Use Commercial (MUC) - in OA	21
Mixed Use Commercial (MUC) - outside OA	449
Mixed Use Commercial (MUC) - Total Dwelling Units	470
Central Business District (CBD) - Total Dwelling Units	136
Employment	
Employment	1,280

Figure 1: 2040 Preferred Land Use Alternative Framework and General Land Use Designations

