

# GENERAL PLAN 2020 ANNUAL PROGRESS REPORT

#### INTRODUCTION

The Town Council adopted the Town of Los Gatos 2020 General Plan on September 20, 2010 after an extensive two-year community process to update and build upon the strong foundational framework established by the Town's 2000 General Plan.

On May 5, 2015, the Town adopted its 2015-2023 Housing Element which is a required subelement of the General Plan. The State Housing and Community Development Department certified the Housing Element on May 20, 2015.

Government Code Section 65400 mandates that cities and counties submit an annual report on the status of their General Plan and any progress in its implementation to their legislative bodies. Annual Progress Reports (APRs) must be presented to the local legislative body for its review and acceptance, usually as a consent or discussion item on a regular meeting agenda.

#### **2019 SIGNIFICANT PROJECTS**

The following significant Planning efforts made progress or were completed in 2020:

#### General Plan Update

The Town Council approved a Preferred Land Use Alternative framework for the General Plan update and the General Plan Advisory Committee continued their work on the update. Work on the update is anticipated to be completed by the end of 2021.

#### • Town Code Amendments (Streamlining)

Amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding land use and economic vitality streamlining related to formula retail businesses in the downtown C-2 zone, restaurants, minor exterior modifications to commercial buildings, and group classes were adopted by the Town Council.

#### Town Code Amendments (Family Daycare Homes)

Amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding family daycare home regulations were adopted by the Town Council.

#### • Town Code Amendments (ADUs)

Amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding accessory dwelling units were adopted by the Town Council.

#### • Town Code Amendments (Vehicle Sales)

Amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding vehicle sales were adopted by the Town Council.

#### • Town Code Amendments (Outdoor Lighting)

Amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding outdoor lighting and modifications to the Residential Design Guidelines were adopted by the Town Council.

#### • Hillside Development Standards and Guidelines

Modifications to Chapter II. (Constraints Analysis), Chapter III. (Site Planning), and Chapter IX. (Project Review and Approval Process) of the Hillside Development Standards and Guidelines (HDS&G) regarding the visibility analysis were adopted by the Town Council.

#### • BMP Guidelines

Modifications to the Below Market Price Program Guidelines were adopted by the Town Council.

#### **HOUSING ELEMENT ANNUAL PROGRESS**

The Housing Element Annual Progress Report for 2020 is attached as Exhibit A.

#### **PROPERTIES ANNEXED TO THE TOWN IN 2020**

The Town Council approved the following annexations to the Town of Los Gatos from Unincorporated Santa Clara County in 2020:

• El Gato Lane No. 4: 15765 El Gato Lane (approximately 0.49 acres)

Approved March 3, 2020

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Jurisdiction	Los Gatos	
Reporting Year	2020	(Jan. 1 - Dec. 31)

#### ANNUAL ELEMENT PROGRESS REPORT

Note: "+" indicates an optional field

Housing Element Implementation

Cells in grey contain auto-calculation formulas

									Table A										
		•	•	•				Housing Dev	elopment Applicat	tions Submitted		•	•			•			
	Project Identifier Unit Types									ı	Proposed Units - Affordability by Househo	old Incomes				Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
		1			2	3	4				5				6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name⁺		Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total PROPOSED Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project	Was <u>APPLICATION</u> <u>SUBMITTED</u> Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below								(	0	0		0 (	25	1	25	25	0	0	
	410-15-053	308 Andrews St			ADU	F	1/6/2020						1		1	1		No	
	532-35-048	53 Fillmer Ave			ADU	F	1/13/2020						1		1	1		No	
	527-01-009	16057 Shannon			ADU	F	1/30/2020						1			(		No	
	406-27-006	409 Dardanelli Lane			ADU	<u>F</u>	2/10/2020						1		1	1		No	
	529-29-034	20 Dittos 121 Glen Ridge			ADU		2 12/1/2020 12/2/2020					_	1		1	1		No No	
	510-19-006	121 Gien Ridge 34 Peralta			ADU ADU	<u> </u>	R 12/2/2020 S 5/12/2020					_	1		1	1		No No	
	532-08-009	16614 Marchmont Drive	+	-	ADU		R 6/4/2020			-			1		1			No.	
	537-23-031	118 Happy Acres Road			ADU		6/18/2020						1		1	1		No.	
	529-20-014	17095 Pine Avenue	İ	İ	ADU	F	R 4/30/2020		İ	1			1 1		1	1		No	
	529-20-011	17047 Pine Avenue	1	1	ADU	F	5/15/2020		1				1		1	1		No	
	523-04-026	836 Lilac Way			ADU	F	6/29/2020						1		1	1		No	
	529-22-062	215 A Caldwell Avenue			ADU	F	7/6/2020						1		1	1		No	
	527-09-034	15343 Santella Ct			SFD		3/5/2020							1	1	1		No	
	529-22-047	104 A Bella Vista Court	-	<b>.</b>	ADU	<u>F</u>	5/28/2020		<b>!</b>	+		+	1	-	1	1	ļ	No	
	510-42-040	314 Pennsylvania Avenue 592 More Ave	-	<b>.</b>	ADU ADU	<u>F</u>	8/28/2020 8 9/23/2020		<b>!</b>	+		+	1 1			1	ļ	No No	
	407-10-002 510-43-025	592 More Ave 57 Fairview Plaza	-	<del> </del>	ADU ADU	<u> </u>	R 9/23/2020 R 11/24/2020		<b> </b>	+		+	1 1	-	1	1		No No	
	537-33-009	20102 Foster Road			ADU		11/24/2020		1	1			1		1			No.	<del>                                     </del>
	527-03-010	15775 Gum Tree	1	1	ADU		6/15/2020		1	1		1	1 1		1	1		No.	<b>—</b>
	567-18-003	16410 Harwood Rd	İ	İ	ADU	F	10/23/2020		İ	1			1 1		1	1		No	i
	424-23-081	15073 Garden Hill Drive			ADU	F	12/8/2020						1 1		1	1		No	1
	410-13-040	561 San Benito			ADU	F	12/21/2020						1		1	1		No	
	409-15-028	14300 Lora Drive			SFD		6/26/2000							1	1	1		No	

(CCR Title 25 §6202)

Jurisdiction Los Gatos

### ANNUAL ELEMENT PROGRESS REPORT

Note: "+" indicates an optional field

Housing Element Implementation (CCR Title 25 §6202)

						Table A2	2																										
					ual Building Activity Report Summa																						Housing with Final	ncial Assistance	Housing without	Term of Affordability			
		Project Identit	ifier	Unit Type		Affordability		old Incomes - Completed	Entitlement				Affordability by Hou	usehold Incomes - Buildin	g Permits					Affordability by Household In	comes - Certificates				Streamlining	Infill	Housing with Final and/or Deed R	testrictions Fi	Housing without inancial Assistance or Deed Restrictions	or Deed Restriction	Demolished	d/Destroyed Units	Notes
		1		2	3		4			5	6			7			9			10			11	12	13 14	15	16	17	18	19		20	21
																							Continues of	# of Units	Was Project			Fr	or units affordable without				
Prior APN*	Current APN	Street Address	s Project Name*	Local Jurisdiction Tracking ID*  Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure Very Low- Income Deed Restricted Restricte	Low-Incom Deed	me Low-Inco	ome Moderate- Mi led Income Deed Inc ted Restricted Deed	oderate- Ab come Non Mod	derate- come Entitleme Date Appro	# of Units issue	Very Low- Income Deed	Very Low- come Non Deed	Low-Income Moderate- Non Deed Income Deed Restricted Restricted	Moderate- Above Income Non Moderate- Deed Restricted Income	Building Permits Date based	# of Units Issued	Very Low- income Deed	Very Low- come Non	ow-Income Deed Non Deed Restricted Restricted Restricted Restricted Restricted	- Moderate- ed Income Non N	Above Oce oderate- for	cupancy or other	issued Certificates of	How many of the units were Extremely Low Income?" Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y.N	Infill Units? Y/N°	Assistance Programs for Each Development (see instructions)	Deed Restriction re Type lo	For units affordable without inancial assistance or deed estrictions, explain how the callty determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years)	Number of Der Demolished/Des D	molished or Destroyed Units Units Demolished/De stroyed Units Owner or Renter*	Notes*
				1 racking ID 4,5+,ADU,MH)	OnOwner Restricted Restricte	Restricted	ed Restricte	ted Restricted Deed	Restricted Inc	come	Lindenkiik	Restricted	Restricted Restricted	Restricted Restricted	Deed Restricted Income	Date databas	building Fermina	Restricted	Restricted	Restricted Restricted Restricted	d Deed Restricted	ncome (s	Date Issued	other forms of readiness	Income?" Streamlining)	TAN	(see instructions)	(see instructions)	were affordable (see instructions)	enter 1000)*	troyed Units*	Units" Renter"	
Summary Row.	532-35-060	16982 Kennedy R	Rd	SFD	0	0	0	0 2	27	1 4/12/201		31 49	0 1	0	1 27 7	6/14/2018	154	0	0	0 0	0 16	0	9/18/2020	16	0 N						0		
	527-09-019	20102 Freser Rd 15358 Santella O	u Or	SFD SFD ADU	0					1 8/3/3/01 1 11/8/201 3/13/201		1			1	1/10/2019	1						64/2020	0	N N				Survey for 2015-2023 Housing				
	527-55-039	129 Alta Tierra Ci 114 A Colorado	Ct	ADU	R				1	3/13/201		1			1	105/2018	1						8/6/2020	٥	N N			Si Si	Element Lunear for 2015-2023 Housing				
		14101 A Capri Dr		ADU ADU					1	10/10/201		1			1	25/2020 6/14/2019	1				1		2/3/2020	1	N N			Si	Element Survey for 2015-2023 Housing Element Survey for 2015-2023 Housing Element				
		15965 Shady Ln		SFD SFD						1 3/3/2020		1												0	N N			Si	Survey for 2015-2023 Housing				
		100 Palo Colonada 102 Palo Colonada 20 Diasso		SFD SFD SFD	8							0			1	9/11/2019 9/11/2019	1							0	N N				Flament				=
	520,20,034 407,06,007	20 Dittes	4	8FD 9ED	9			,		2/11/202		0					0							0	N.								
	£22 22 001	15630 Los Gatos Almadan Rd	28	SFD SFD	0					1 4/2/2019		1			1	1/2/2020	1							0	N								
	523-23-098	Almeden Rd 248 Janet 15575 Camino De Camo	Del	ADU ADU	R				1	1 4/24/201		1				8/91/9898	0							0	N N				Survey for 2015-2023 Housing				
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	532-30-054	246 A Vista Del Monte 146 Apricot Ln	,	ADU ADU	R							0			1	5/10/2019 3/29/2019	1							0	N N			Si	Element Survey for 2015-2023 Housing				
	510-15-025	56 Ellenwood		ADU	R				1	3/13/202		1					0							0	N				Element				
		137 Lu Ray Dr		ADU ADU	R				1	1/2/2020		0			1	6/4/2019	1				1		3/5/2020	1	N N			Si e.	Element Greyl for 2015-2023 Housing Element Greyl for 2015-2023 Housing Element Greyl for 2015-2023 Housing Element			-	
		463 Moreeney 500 San Benito	-	ADU		1			1	1/2/2020		1			1	9/3/2020	0							0	N N			Si	Element Survey for 2015-2023 Housing			-	
				ADU	R				1	1/21/202		,					0							0	N			Si	Survey for 2015-2023 Housing Element				
-	424-45-003	53 Fillmer Ave 16107 A Los Gato Almaden 409 Dardanelli	tos	ADU ADU	R				1	2/11/202		0			1	4/24/2019	1							0	N N	-		Si Si	Element Survey for 2015-2023 Housing Element Survey for 2015-2023 Housing			$\longrightarrow$	+
-		409 Dardanelli 105 A Passeo Laur		ADU	R					2/11/202		1			1	12/9/2019	1							0	N N			Si	Element Univey for 2015-2023 Housing Fishment Survey for 2015-2023 Housing Planned Univey for 2015-2023 Housing Element Survey for 2015-2023 Housing Element Univey for 2015-2023 Housing Element Univey for 2015-2023 Housing Element Univey for 2015-2023 Housing Element Univey for 2015-2023 Housing			$\longrightarrow$	
		20 Dittos		ADU	R				2	12/10/200		2					0							0	N			Si	Survey for 2015-2023 Housing Element Survey for 2015-2023 Housing				
		14101 A Capri Dr 16233 Short Rd		ADU ADU	R							0		<del>                                     </del>	1	6/14/2019 5/9/2019	1				1		2/3/2020	1	N N			Si	Survey for 2015-2023 Housing			$\longrightarrow$	
		121 Glen Ridge		ADU	R				1	12/22/200		1				342013								0	N N			Si	Flament Survey for 2015-2023 Housing				
	510-42-033	34 Perate 127 A Worcester		ADU	R				1	6/9/2020		1			1	8/31/2020	1				1		9/25/2020	1	N			Si	Flament Survey for 2015-2023 Housing Flament Survey for 2015-2023 Housing				
		232 Calle		ADU	R					1 932019					1	5/9/2019	1							0	N N			51	Flament				<del></del>
	529-18-053	Marrusrita 16940 Roberts Ro 15088 Los Gatos Blud	Rd 20	SFD SFD ADU	0					2 12/11/201	2	2				4/22/2019	0						1/29/2020		N			Si	Survey for 2015-2023 Housing				
	424-35-16 532-08-009	Blvd 16614 Marchmon	ent	ADU	R					6/25/202					1	4/22/2019	0				1		1/29/2020	0	N N			Si	Element Juryey for 2015-2023 Housing			-	
		124 Stacia		ADU	R				1	1/17/201		1			1	8/28/2020	1							0	N			Si	Element Survey for 2015-2023 Housing Element				
		76 A Alpine Ave 108 A Belcrest D		ADU ADU	R R							0			1	5/13/2019 5/9/2019	1							0	N N			Si Si	Element Survey for 2015-2023 Housing Element Survey for 2015-2023 Housing				-
		323 Johnson Ave		ADU	R				1	35/2019		1			1	8/23/2019	1				1		5/22/2020	1	N			Si	Survey for 2015-2023 Housing				
		115 A Harwood C		ADU	R				1	1/23/201		1			1	5/28/2019	1				1		7/16/2020	1	N			Si	Element Survey for 2015-2023 Housing Element Survey for 2015-2023 Housing Element				
529-44-005		146 Oakmont War 133 Sisters Ct		ADU ADU	R R				1	1/17/201		1			1	7/26/2019	0							0	N N			Si	Element Survey for 2015-2023 Housing			_	
	510-15-020	211 A Belmont Av	tive:	ADU	R				1	1/17/201		1			1	8/13/2019	1							0	N				Element Survey for 2015-2023 Housing Element Survey for 2015-2023 Housing Flamont				
		33 Walnut Ave		ADU					1	5/14/201 2/8/2015		1					0							0	N			Si	Flament Gurvey for 2015-2023 Housing Flament Gurvey for 2015-2023 Housing				
		14310 Americh Ro 15935 Linda Ave		ADU ADU	R				1	2/8/2019		1			1	12/3/2019	1				1		8282020	0	N N			Si	Survey for 2015-2023 Housing				
529-15-005		16789 Frank Ave		ADU	R				1	2/21/201	,	1			1	1/10/2020	1							0	N			Si	Flament Survey for 2015-2023 Housing Flament				
		142 Tien Oaks		ADU					1	3/4/2019		1			1	1/29/2020	1				1		9/10/2020	1	N				Element Survey for 2015-2023 Housing Flament Survey for 2015-2023 Housing				
		118 Happy Acres 17095 Pine Av	is .	ADU ADU	R				1	9/4/2020 8/11/202		1					0							0	N N			Si	Flament Survey for 2015-2023 Housing				
	529-20-014	17047 Pine Ave		ADU	R				1	6/9/2020		,					٥							0	N			81	urvey for 2015-2023 Housing				
		836 Lilac Way		ADU					1	11/20/200		1					0							0	N			Si	Flament Survey for 2015-2023 Housing Flament Survey for 2015-2023 Housing			-	
-	529-22-062 537-33-009	215 A Celdwell Av 20100 Foster	100	ADU ADU	R	1	+		1	9/25/202		1					0							0	N N			Si	Flament Survey for 2015-2023 Housing			$\longrightarrow$	
	529-22-047	104 A Bella Vista 0		ADU	R				1	6/2/2020		1			1	10/12/2020	1							0	N				Flament Survey for 2015-2023 Housing Element Survey for 2015-2023 Housing				
	510-42-040	314 Pennsylvania	a Ave	ADU ADU		1	-		1	9/8/2020 7/21/202		1			1	10/30/2020	1							0	N N			Si Si	Survey for 2015-2023 Housing			$\longrightarrow$	
1	527-03-010 529-16-071	15775 Gum Tree 400 Blossom Hill Rd (RCFE)	an and an an an an an an an an an an an an an	ABU 5+		1				78 3/27/201		78					0							0	N N				Element			$\rightarrow$	
	529,01,017	25 W Main St 10 Palm Ave		ADU ADU	R	2	1	T	1	1 11/13/201		1			1	1/6/2020	1				1		9/24/2020	1	N N		1	INC Si	Survey for 2015-2023 Housing	1000		$\rightarrow$	
	532-07-039	16496 Ferris Ave	ria .	ADU	R				1	5/14/201		1					0							0	N			Si	Flament Survey for 2015-2023 Housing Flament Survey for 2015-2023 Housing				
		16410 Harwood 15984 Rose Ave		ADU	R				1	10/29/200		1			,	7/31/2020	٥							0	N N			84	Flament Linuxy for 2015-2023 Housing				
-		15984 Rose Ave 17280 Pine Ave		ADU ADU	R	1	+		1	8/13/201 6/18/201		1			,	7/31/2020	0							0	N N			8.	Flamont Unav for 2015-2023 Housing			$\longrightarrow$	
	527-02-006	15840 Shady Ln	n	ADU	R				1	11/21/201		1					0							0	N			Si	Flament Survey for 2015-2023 Housing Flament Survey for 2015-2023 Housing				
		100 Clifton Ave 15547 Corinne D		ADU ADU	R				1	5/29/201 3/7/2019		1			1	3/3/2020	0							0	N N			Si	Flamont Juryey for 2015-2023 Housing				
1		101 Central Ave		ADU		1			1	6/18/201		1			1	2/6/2020	1				1		7/23/2020	1	N			Si	Survey for 2015-2023 Housing			$\rightarrow$	
		52 Whitney Ave		ADU	R				1	3/7/2015		1			1	3/16/2020	1							0	N			Si	Flament Survey for 2015-2023 Housing Flament Survey for 2015-2023 Housing				
-		210 Loma Alta 333 A Happy Acre		ADU ADU	R				1	6/7/2015 4/19/201		1			1	8/20/2019	1				1		2/28/2020	1	N N			Si	Element Jurvey for 2015-2023 Housing			-	
	532-35-041	16868 Filmer Ave	we	ADU	R		<u> </u>		1	6/21/201		1			1	10302019					1		8/26/2020	1	N			0.	Element				
		121 Johnson Ave		ADU	R				1	6/27/201		,					0							0	N				Element Jurvey for 2015-2023 Housing Element Jurvey for 2015-2023 Housing				=
		15073 Garden Hil 16082 Shannon R		ADU ADU					1	12/9/202		1					0							0	N N			Si	turvey for 2015-2023 Housing Element turvey for 2015-2023 Housing Element turvey for 2015-2023 Housing Element turvey for 2015-2023 Housing Element turvey for 2015-2023 Housing Element turvey for 2015-2023 Housing Element			<del></del>	
	409-26-010	14652 Golf Links Rd	is .	ADU	R				1	10/11/201		1					0							0	N			Si	Survey for 2015-2023 Housing Element				
	529-34-043	148 A Cleland Ave	we	ADU ADU	R				1	9/27/201		,					0							0	N			Si	Survey for 2015-2023 Housing Element				
L	527-09-006	15582 Gum Tree Lane	160	ADU	R				1	10/31/201		1					0							0	N		1	Si	curvey for 2015-2023 Housing Element				1

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rting Year 2020 (Jan. 1 - Dec. 31)		Housin	g Element Impleme (CCR Title 25 §6202)	entation			Cets in grey co	entain auto-calculatio	sion formulas													
409-27-007 14859 Golf Links	ADU	R		1	11/13/2019					1		3/11/2020	1					0	N	Survey for 2015-2023 Housing Element		
523-23-098 15575 Camino Del	ADU	R		1	11/8/2019					1		7/6/2020	1					0	N	Survey for 2015-2023 Housing		
532-37-073 207 A Hollywood	ADU	R		1	11/14/2019					1		7/6/2020	1					0	N	Survey for 2015-2023 Housing		
529-38-031 47 Alpine Ave	ADU	R		1	11/13/2019								0					0	N	Survey for 2015-2023 Housing		
407-08-007 403 A Montclair Road	ADU	R		1	10/25/2019								0					0	N	Survey for 2015-2023 Housing Element		
532-29-068 118 Panighetti PI	ADU	R		1	12/4/2019								0					0	N	Survey for 2015-2023 Housing Element		
529-35-068 56 Central Ave		R		1	11/1/2019					1		8/7/2020	1					0	N	Survey for 2015-2023 Housing Element		
532-08-039 16755 Kennedy Rd	ADU	R		1	11/7/2019								0					0	N	Survey for 2015-2023 Housing Element		
1-44-005 529-44-017 110 A Sisters Court	ADU	R		1	10/30/2019					1		2/28/2020	1					0	N	Survey for 2015-2023 Housing Element		
510-47-039 121 A Wood Road	ADU	R		1	11/13/2019					1		3/6/2020	1					0	N	Survey for 2015-2023 Housing Element		
532-30-032 111 Spreckets		R		1	11/26/2019					1		12/17/2020	1					0	N	Survey for 2015-2023 Housing		
537-04-019 17528 A Tourney		R		1	12/3/2019								0					0	N	Survey for 2015-2023 Housing		
410-15-010 15 A Ashler		R		1	12/10/2019					1		6/23/2020	1					0	N	Survey for 2015-2023 Housing		
532-03-034 16336 A Shady	ADU	R		1	10/31/2019					1		6/12/2020	1					0	N	Flamont Survey for 2015-2023 Housing		
510-18-038 103 A Tait Avenue	ADU	R		1	8/1/2019					1		11/9/2020	1						N	Survey for 2015-2023 Housing		
527-31-063 189 Behue Dr	ADU			1	8/19/2019														N	Survey for 20023 Housing		
532-07-051 16613 Ferris Ave		B		1	 7/29/2019			1											N	Survey for 2015-2023 Housing		
410-16-055 466 San Benito				1	 932019			1											N	Survey for 2015-2023 Housing		
9-44-005 529-44-009 178 Prospect Ave		B		1	 9/11/2019					1		36/2020	1						N	Survey for 2015-2023 Housing		
		B		1	 992020	1													N	Survey for 2015-2023 Housing		
510-17-070 102 Wilder		B		1	 9292020	1				1		12/16/2020	1			1	12/18/2020	1	N	Survey for 2015-2023 Housing		
532-35-009 239 Harding		B		-	 8/17/2020	1				1		12/17/2020	1						N	Survey for 2015-2023 Housing		
510-15-020 213 Belmort 100 16135 Conner	54	0				0					16	86/2020	16					0	N N	Flamont		
-100 16031 Bartlett	5+ 5+	0						_			16	8/6/2020 8/6/2020	16						N N			
-100 15013 Briggs -100 15025 Briggs	5+	0				0						86/2020	4	+				0	N N			
100 15002 Briggs	5+	0									8	107/2020	8					0	N			
-100 15032 Briggs	5+	0									7	8/6/2020	7					0	N			
-100 15018 Briggs -100 14225 Walter	5+ 5+	0				0 0					7	86/2020 10/21/2020	50	+				0	N N	No.	1000	
529-32-006 207 Prospect		R										102112000	0			1	3/12/2020	1	N N	Survey for 2015-2023 Housing	1000	
409-30-021 14737 Eastview		R									,	6/17/2020	1			1	12/22/2020	1	N	Survey for 2015-2023 Housing		
012 - 013 101 Hildebrand	SFD SFD SFD SFD	0				0					1	6/17/2020	1					0	N	Planad		
-012 - 013 102 Hildebrand	SFD	0									1	6/17/2020	-1					0	N N			
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4-012 - 013 258 Union	2 to 4	R				0		1			2	6/16/2020	3					0	N	INC	1000	
410-15-053 500 San Benito	ADU	R		1	1/17/2020		1			1	1	9/3/2020	1					0	N	Survey for 2015-2023 Housing		
						0	_	+			<b>†</b>		0					0		Planasi	<del>                                     </del>	
						0							_			1						

Jurisdiction	Los Gatos	
Reporting Year	2020	(Jan. 1 - Dec. 31)

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Please contact HCD if your data is different than the material supplied here

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

	Table B	3				
Regional Hou	using Needs A	Allocation Pro	gress			
Permitted	Units Issued	by Affordabil	ity			
		2			3	4
					Total Units to	Total Remaining

					Permitted	l Units Issued	by Affordabil	lity					
		1					2					3	4
Inc	come Level	RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Deed Restricted	201						49				49	152
Very Low	Non-Deed Restricted	201										49	132
	Deed Restricted	112		2				1				2	109
Low	Non-Deed Restricted	112										3	109
	Deed Restricted	132						1				81	51
Moderate	Non-Deed Restricted	132	2	3	4	16	28	27				01	51
Above Moderate		174	13	38	9	7	3	76				146	28
Total RHNA		619		•	•	•	•		•	•			
Total Units			15	43	13	23	31	154				279	340

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Cells in grey contain auto-calculation formulas

## **ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation**

(CCR Title 25 §6202)

		(0011 11110 20 3
Jurisdiction	Los Gatos	
Reporting Year	2020	(Jan. 1 - Dec. 31)
		Table D

#### Table D

#### Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
North 40 Specific Plan Area Rezoning	Rezone Specific Plan Area	Within 3 years	North 40 Specific Plan zoning designation adopted on August 4, 2015.
Below Market Price (BMP) Program	Continue to implement the BMP Program in order to increase the number of affordable units in the community.	On-going	BMP Program is implemented on all residential projects that meet the criteria.
Enhanced Second Unit Policy	Amend the Town Code to allow more opportunities for new deed-restricted second units to be affordable to lower income households.	Within 1 year	Accessory Dwelling Unit Ordinance amendments adopted on 2/6/18.
General Plan Density Bonus	Continue to provide up to a 100% density bonus for developments that provide housing for elderly, handicapped, and/or very low and low income households.	On-going	This is an incentive that would be provided to projects that meet the criteria.
BMP In-Lieu Fees	Use BMP in-lieu fees to increase and preserve affordable housing.	On-going	Use of BMP in-lieu fees will be considered as opportunities arise.
Extremely Low-Income Households	Offer incentives to developers to develop this type of housing.	On-going	The Town will consider incentives when projects of this nature are proposed.
Funds for Development for Extremely Low-Income Households	Use BMP in-lieu fees to subsidize these types of projects.	On-going	Use of BMP in-lieu fees will be considered as opportunities arise.
Large Site Program	To assist development of housing for lower income households on sites larger than 10 acres.	On-going	Incentives and assistance will be considered as opportunities arise.
Affordable Housing Overlay Zone	Continue to implement minimum density and incentives in the AHOZ.	On-going	This will be implemented when a project in the AHOZ is considered.
Meeting Los Gatos' Housing Needs Using the AHOZ	Develop by-right development findings for North 40 and AHOZ site.	Within 1 year	This has not yet been completed.
Transitional and Supportive Housing	Amend Town Code to clarify Transitional and Supportive housing is a permitted use in residential zones.	Within 1 year	The Town will comply with State Law and SB 743 if a project is proposed before the Town Code is amended.
By Right Findings	Develop by-right development findings for North 40 and AHOZ site.	Within 1 year	This has not yet been completed.
No Net Loss	If residential capacity is reduced on a property on the Sites Inventory then the Town will identify and zone another property to accommodate the remaining RHNA.	On-going	If this situation arises the Town will comply with this requirement.
Preserve "At-Risk" Affordable Housing Units	Monitor affordable housing to ensure affordability status is maintained.	On-going	No units are at-risk of converting to market rents in the planning period.
Rental Housing Conservation Program	Any conversion of residential uses must saisfy the housing goals and policies of the General Plan.	On-going	This will be considered if a conversion of residential uses is proposed.
Pehabilitation Programs	Continue to participate in CDBG JPA and CDBG Housing Rehabilitation programs.	On-going	The Town still participates in these programs.
	Support countywide programs that provide assistance to lower income households.	On-going	The Town supports these programs.
	Provide information on developments that provide affordable housing units.	On-going	Town Housing Resources Guide is updated when necessary.
Program	Continue to administer a Rental Dispute Resolution Program.	On-going	The Town continues to use Project Sentinel to administer a Rental Dispute Resolution Program.
Emergency Shelters	Change Town Code to allow emergency shelters in the CM zoning district as a permitted use.	Within 1 year	Town Code has been amended to address this.
ne Homeless	Continue to support organizations that provide supportive services for homeless persons.	On-going	The Town continues to support organizations that provide supportive services f homeless persons.

Santa Clara County Housing Consortium	Support the efforts of the Santa Clara County Fair Housing Consortium.	On-going	Project Sentinel is a member of the Santa Clara County Fair Housing Consortium and administers the Town's Rental Dispute Resolution Program.
Non-Profit Affordable Housing Providers	Support the efforts of non-profit affordable housing organizations.	On-going	The Town has met with affordable housing organizations regarding potential development in Town.
Increased Range of Housing Opportunities for the Homeless	Continue to support Santa Clara Couty's Continuum of Care Plan.	On-going	The Town continues to support Santa Clara Couty's Continuum of Care Plan.
Compliance with the Employee Housing Act	Amend Town Code to adress the Employee Housing Act.	Within 1 year	The Town will comply with State Law if a project is proposed or an issue comes up before the Town Code is amended.
Senior Housing Resources	Update senior resource materials regularly.	Annualy	Senior resource materials are updated when necessary.
Governmental Constraints	Remove affordable housing development constraints.	Every 3 years	The Town's Housing Element contains a number of items that limit or remove constraints.
Reasonable Accommodation Ordinance	Amend the Town's Reasonable Accommodation Ordinance.	Within 1 year	This has not yet been completed.
Persons with Disabilities	Remove constraints to housing with persons with disabilities.	Every 3 years	Removal of constraints is considered when necessary.
Special Needs Housing	Give priority to special needs housing.	On-going	If a project of this nature is submitted it will be given priority.
Special Needs Housing	Include preferential handling of special needs populations.	On-going	Will be considered when plans are adopted and projects are funded.
Rental Assistance for Persons with Developmental Challenges	Explore opportunities to work with local and/or regional partners to provide rental assistance for persons with developmental challenges.	On-going	The Town will explore opportunities with local and/or regional partners during this Housing Element cycle.
Universal Design	Consider universal design enhancements and include universal design features in new construction.	Every 2 years	The Town will consider enhancements to universal design and the Town requires universal design features in new construction consistent with Building Code requirements.
Universal Design Awareness	Increase awareness of universal design principles.	Within 2 years	The Town will take appropriate actions to increase awareness of universal design principles.
Developmental Challenges	Continue to work with the CA Department of Developmental Services to inform citizens of available services.	On-going	The Town will work with the CA Department of Developmental Services to inform citizens of available services.
Development Standards	Continue to review, evaluate, update, and streamline the development process for affordable housing developments.	On-going	The Town considers improvements to the development review process for affordable housing projects when they are proposed.
Energy Conservation Opportunities	Continue to enforce Title 24 requirements.	On-going	The Town enforces Title 24 requirements.
Annual Housing Report	Prepare an annual housing report.  Continue to fund staff for management	On-going	The Town prepares an annual housing report.  The Town has contracted with Hello Housing to administer our affordable
Housing Management	and planning of housing programs and funding.	By December 2016	housing program and has staff that dedicate time to our affordable housing program.
Coordination with Water and Sewer Service Providers	Provide the Housing Element to the San Jose Water Company and West Valley Sanitation District	Upon adoption of Housing Element	Town staff regularly work with the San Jose Water Company and West Valley Sanitation District on upgrades to their infrastructure and they are involved in development applications and environmental review.

Jurisdiction	Los Gatos	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary									
Income Lev	Current Year								
Vory Low	Deed Restricted	49							
Very Low	Non-Deed Restricted	0							
Low	Deed Restricted	1							
Low	Non-Deed Restricted	0							
Moderate	Deed Restricted	1							
Moderate	Non-Deed Restricted	27							
Above Moderate		76							
Total Units		154							

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary			
Total Housing Applications Submitted:	25		
Number of Proposed Units in All Applications Received:	25		
Total Housing Units Approved:	25		
Total Housing Units Disapproved:	0		

Use of SB 35 Streamlining Provisions		
Number of Applications for Streamlining	0	
Number of Streamlining Applications Approved	0	
Total Developments Approved with Streamlining	0	
Total Units Constructed with Streamlining	0	

Units Constructed - SB 35 Streamlining Permits				
Income	Rental	Ownership	Total	
Very Low	0	0	0	
Low	0	0	0	
Moderate	0	0	0	
Above Moderate	0	0	0	
Total	0	0	0	

Cells in grey contain auto-calculation formulas

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