



**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 sub-element 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
Housing Element Implementation

(CCR Title 25 §6202)

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household 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*	Local Jurisdiction Tracking ID*	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 APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below								0	0	0	0	0	25	1	25	25	0	0	
	410-15-053	308 Andrews St			ADU		R 1/6/2020							1	1	1			No
	532-35-048	53 Fillmer Ave			ADU		R 1/13/2020							1	1	1			No
	527-01-009	16057 Shannon			ADU		R 1/30/2020							1	1	0			No
	406-27-006	409 Dardanelli Lane			ADU		R 2/10/2020							1	1	1			No
	529-29-034	20 Dittos			ADU		R 12/1/2020							1	1	1			No
	510-19-006	121 Glen Ridge			ADU		R 12/2/2020							1	1	1			No
	510-42-033	34 Peralta			ADU		R 5/12/2020							1	1	1			No
	532-08-009	16614 Marchmont Drive			ADU		R 6/4/2020							1	1	1			No
	537-23-031	118 Happy Acres Road			ADU		R 6/18/2020							1	1	1			No
	529-20-014	17095 Pine Avenue			ADU		R 4/30/2020							1	1	1			No
	529-20-011	17047 Pine Avenue			ADU		R 5/15/2020							1	1	1			No
	523-04-026	836 Lilac Way			ADU		R 6/29/2020							1	1	1			No
	529-22-062	215 A Caldwell Avenue			ADU		R 7/6/2020							1	1	1			No
	527-09-034	15343 Santella Ct			SFD		O 3/5/2020							1	1	1			No
	529-22-047	104 A Bella Vista Court			ADU		R 5/28/2020							1	1	1			No
	510-42-040	314 Pennsylvania Avenue			ADU		R 8/28/2020							1	1	1			No
	407-10-002	592 More Ave			ADU		R 9/23/2020							1	1	1			No
	510-43-025	57 Fairview Plaza			ADU		R 11/24/2020							1	1	1			No
	537-33-009	20102 Foster Road			ADU		R 12/8/2020							1	1	1			No
	527-03-010	18775 Gum Tree			ADU		R 6/15/2020							1	1	1			No
	567-18-003	16410 Harwood Rd			ADU		R 10/23/2020							1	1	1			No
	424-23-081	15073 Garden Hill Drive			ADU		R 12/8/2020							1	1	1			No
	410-13-040	561 San Benito			ADU		R 12/21/2020							1	1	1			No
	409-15-028	14300 Lora Drive			SFD		O 6/26/2000							1	1	1			No

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ADU ID	Address	Type	Status	Start Date	End Date	Notes	Survey Date	Notes	Notes
409-27-007	14859 Golf Links	ADU	R	11/13/2019	11/13/2019		0		Survey for 2015-2023 Housing Element
523-23-088	15275 Camino Del Oro	ADU	R	11/8/2019	11/8/2019		0		Survey for 2015-2023 Housing Element
532-37-073	207 A Phylliswood Ave.	ADU	R	11/4/2019	11/4/2019		0		Survey for 2015-2023 Housing Element
529-38-031	47 Altava Ave	ADU	R	11/13/2019	11/13/2019		0		Survey for 2015-2023 Housing Element
407-05-007	403 A Montclair Blvd.	ADU	R	10/25/2019	10/25/2019		0		Survey for 2015-2023 Housing Element
532-29-068	118 Pangloss Pl	ADU	R	12/4/2019	12/4/2019		0		Survey for 2015-2023 Housing Element
529-35-068	56 Carver Ave	ADU	R	11/1/2019	11/1/2019		0		Survey for 2015-2023 Housing Element
532-08-039	16755 Kearney Rd	ADU	R	11/7/2019	11/7/2019		0		Survey for 2015-2023 Housing Element
529-44-009	110 S. Bailey Court	ADU	R	10/30/2019	10/30/2019		0		Survey for 2015-2023 Housing Element
510-47-039	121 A Wood Road	ADU	R	11/13/2019	11/13/2019		0		Survey for 2015-2023 Housing Element
532-36-032	111 Spectacle	ADU	R	11/26/2019	11/26/2019		0		Survey for 2015-2023 Housing Element
537-04-019	17528 A Tourney	ADU	R	12/3/2019	12/3/2019		0		Survey for 2015-2023 Housing Element
410-15-010	15 A Ashby	ADU	R	12/10/2019	12/10/2019		0		Survey for 2015-2023 Housing Element
532-03-034	16336 A Shady	ADU	R	10/31/2019	10/31/2019		0		Survey for 2015-2023 Housing Element
510-18-038	103 A Oak Avenue	ADU	R	8/1/2019	8/1/2019		0		Survey for 2015-2023 Housing Element
527-31-063	189 Bellevue Dr	ADU	R	8/19/2019	8/19/2019		0		Survey for 2015-2023 Housing Element
532-07-051	18813 Ferns Ave	ADU	R	7/29/2019	7/29/2019		0		Survey for 2015-2023 Housing Element
410-16-055	866 San Benito	ADU	R	9/3/2019	9/3/2019		0		Survey for 2015-2023 Housing Element
529-44-009	178 Prospect Ave	ADU	R	8/11/2019	8/11/2019		0		Survey for 2015-2023 Housing Element
510-17-002	182 Weber	ADU	R	8/6/2020	8/6/2020		0		Survey for 2015-2023 Housing Element
532-32-003	228 Haddon	ADU	R	9/29/2020	9/29/2020		1	12/18/2020	Survey for 2015-2023 Housing Element
510-13-002	213 Buxton	ADU	R	8/17/2020	8/17/2020		0		Survey for 2015-2023 Housing Element
424-02-100	1624 Claret	SA	O						
424-02-100	1624 Claret	SA	O						
424-02-100	1624 Claret	SA	O						
424-02-100	1624 Claret	SA	O						
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424-02-100	1624 Claret	SA	O						
424-02-100	1624 Claret	SA	O						
424-02-100	1624 Claret	SA	O						
529-32-006	207 Prospect	ADU	R					3/12/2020	Survey for 2015-2023 Housing Element
409-35-021	14737 Eadsview	ADU	R					12/22/2020	Survey for 2015-2023 Housing Element
522-68-012 - 011	151 186th Street	SRD	O						
522-68-012 - 011	151 186th Street	SRD	O						
522-68-012 - 011	151 186th Street	SRD	O						
522-68-012 - 011	151 186th Street	SRD	O						
522-68-012 - 011	151 186th Street	SRD	O						
522-68-012 - 011	151 186th Street	SRD	O						
522-68-012 - 011	151 186th Street	SRD	O						
522-68-012 - 011	151 186th Street	SRD	O						
522-68-012 - 011	151 186th Street	SRD	O						
527-44-012 - 013	295 Union	TRU	R			1	2	6/18/2020	Survey for 2015-2023 Housing Element
410-15-083	300 San Benito	ADU	R	1/7/2020	1/7/2020		1	9/30/20	Survey for 2015-2023 Housing Element

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income 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
Very Low	Deed Restricted	201						49				49	152
	Non-Deed Restricted												
Low	Deed Restricted	112		2				1				3	109
	Non-Deed Restricted												
Moderate	Deed Restricted	132						1				81	51
	Non-Deed Restricted		2	3	4	16	28	27					
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

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Housing Element Implementation

(CCR Title 25 §6202)

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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 element.			
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 satisfy the housing goals and policies of the General Plan.	On-going	This will be considered if a conversion of residential uses is proposed.
CDBG and other Housing Rehabilitation Programs	Continue to participate in CDBG JPA and CDBG Housing Rehabilitation programs.	On-going	The Town still participates in these programs.
Countywide Home Repair Programs	Support countywide programs that provide assistance to lower income households.	On-going	The Town supports these programs.
Town Housing Resources Guide	Provide information on developments that provide affordable housing units.	On-going	Town Housing Resources Guide is updated when necessary.
Rental Dispute Resolution 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.
Supportive Services for the Homeless	Continue to support organizations that provide supportive services for homeless persons.	On-going	The Town continues to support organizations that provide supportive services for homeless persons.

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Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	49
	Non-Deed Restricted	0
Low	Deed Restricted	1
	Non-Deed Restricted	0
Moderate	Deed Restricted	1
	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

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