



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
SPECIAL MEETING REPORT**

MEETING DATE: 5/2/2022

ITEM NO: 1

DATE: April 29, 2022  
TO: Planning Commission  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Review and Make Recommendations on the Draft 2040 General Plan and Final Environmental Impact Report to the Town Council.

**REMARKS:**

On April 13, 2022, the Planning Commission received public comments on the Draft 2040 General Plan and Environmental Impact Report (EIR); and began the review of the Draft 2040 General Plan including the: Introduction; Racial, Social and Environmental Justice Element; Mobility Element; and Public Facilities, Services, and Infrastructure Element.

On April 25, 2022, the Planning Commission held a special meeting to continue the review of the Draft 2040 General Plan including the: Open Space, Parks, and Recreation Element; Environment and Sustainability Element; Hazards and Safety Element; and began review of the Land Use Element.

The review included the following unanimous motions:

1. In the Open Space, Parks, and Recreation Element, recommend the modifications in Exhibit 7 listed as Items 81 and 84, and remove "provided on a full cost recovery basis" from the first paragraph under Recreational Services on page 7-7 of the Draft 2040 General Plan;
2. In the Environment and Sustainability Element, recommend the modifications in Exhibit 7 listed as Items 89, 90, 95, and 96 but with "ensuring" changed to "working towards";
3. In the Environment and Sustainability Element, recommend the modifications in Exhibit 7 listed as Items 98 (with "improve" instead of "improves"), 104, and 105;
4. In the Environment and Sustainability Element, recommend the modifications in Exhibit 7 listed as Items 106, 107, 108, 110, and 116 with the language modified to state, "Plant Based Education: Develop and implement a plan ~~Implement programs~~ to educate and

**PREPARED BY:** Jennifer Armer, AICP  
Planning Manager

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Reviewed by: Community Development Director

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REMARKS (continued):

support residents about the environmental, economic, and social benefits of shifting to a plant-based diet, examples of which may include informational materials, educational programs, community events, coordination with schools and businesses, or guidelines for procurement ~~which includes improved health, curbing greenhouse gas emissions, reducing biodiversity loss and deforestation, reducing water usage, and reversing pollution of our air, land, and water.~~

5. In the Environment and Sustainability Element modify Implementation Program M to include linkages between movement corridors;
  6. In the Environment and Sustainability Element modify the existing language about the Ohlone on page 8-17 of the Draft 2040 General Plan as suggested by Commissioner Clark:
    - Policy ENV-13.8, “Support a community sense of stewardship for historic and cultural resources through supporting talks, tours, and other programs that increase awareness and promote Los Gatos as a destination with historic cultural resources and through including Ohlone people in the conversation and planning.”
    - Section 8.8, “Los Gatos is in an area once occupied by the Ohlone (or Costanoan) people, which extends from the point where the San Joaquin and Sacramento rivers flow into the San Francisco Bay to Point Sur, with the interior Coastal Ranges most likely constituting the inland boundary. Before colonization ~~outside contact~~, Ohlone lived in base camps of tulereed houses and seasonal specialized camps. Ohlone ate food gained by hunting, gathering, and fishing. Mussels were particularly important to their diet, as well as sea mammals and acorns.
- Seven Franciscan missions were built in Ohlone territory in the late 1700s, and all members of the Ohlone group were eventually forced ~~brought~~ into the mission system. After the establishment of the missions, the Ohlone population was decimated ~~dwindled~~ from roughly 10,000 people in 1770 to 1,300 in 1814. In 1973, the population of people with Ohlone descent was estimated at fewer than 300 after what is widely cited as a genocide. The descendants of the Ohlone united in 1971 and have since arranged political and cultural organizations to revitalize, maintain and pass on ~~aspects of~~ their culture.”
7. In the Hazards and Safety Element, recommend the modifications in Exhibit 7 listed as Items 119 and 117 subject to review by the Santa Clara County Fire Department or CalFire; and
  8. Modify definition of “equity,” in addition to the modifications to that definition agreed upon at the previous meeting, to include a reference to “status and rights.”

On April 27, 2022, the Planning Commission continued the review of the Land Use Element of the Draft 2040 General Plan.

The review included the following unanimous motion:

REMARKS (continued):

1. In the Land Use Element, recommend the modifications in Exhibit 7 listed as Items 21, 33, 34, and 40 (as an implementation program).

In addition, the Planning Commission discussed the options for whether and by how much the residential densities proposed in the Draft 2040 General Plan should be modified. This discussion included the following perspectives expressed by one or more Commissioners:

- There is a need to include sufficient capacity for future residential growth in the 2040 General Plan; and
- There is public concern over whether the growth potential as a result of these changes could be too much, or too little, or not of the desired type.

In addition, there seemed to be general agreement by the Commissioners that it would be acceptable to remove the new housing densities listed for the Office Professional and Service Commercial designations, since these were additions later in the General Plan Update Advisory Committee's (GPAC) process. The discussion of changes to the densities in the Central Business District and Community Commercial designations were not as clear, as there were concerns that reducing densities in those areas would reduce the potential of some key sites currently under consideration by the Housing Element Advisory Board (HEAB) as part of the Housing Element Update.

As a result of these discussions, Planning Commissioners requested information to provide a more complete understanding of what potential reductions might be made in the allowed densities in the Low and Medium Density Residential designations without eliminating the opportunity for Missing Middle Housing. The following information has been prepared in response to this request:

Maximum Dwelling Units per Acre	Lot Area Required to Allow Four Units (Acres)	Lot Area Required to Allow Four Units (Square Feet)	Properties That Meet Four-Unit Lot Size			
			Low Density Residential Designation		Medium Density Residential Designation	
			Number of Parcels	Percent of Parcels	Number of Parcels	Percent of Parcels
5	0.8	34,848	170	3%	-	-
8	0.5	21,780	462	7%	-	-
10	0.4	17,424	831	12%	-	-
12	0.33	14,520	<b>1,145</b>	17%	179	5%
18	0.22	9,680	-	-	354	11%
24	0.17	7,260	-	-	<b>708</b>	21%
Total Number of Parcels by Designation			6,751		3,294	
Number of Parcels in LHP by Designation			25		321	

REMARKS (continued):

In the table above, the numbers in **bold** are based on the land use densities in the Draft 2040 General Plan, and those in *italics* are based on the 2020 General Plan. This chart also includes the number of parcels within the Landmark and Historic Preservation Overlay Zone (LHP) because those are parcels that would not qualify for projects under Senate Bill 9 (SB 9).

Shortly before 11:30 p.m., the Planning Commission continued the discussion to a Special Meeting on May 2, 2022. At this meeting the Planning Commission will continue their discussion including review of:

- The Land Use Element;
- The Community Design Element; and
- The Final EIR.

Once these discussions are complete, and the Planning Commission makes their recommendation, the process will continue with consideration by Town Council of the Draft 2040 General Plan and Final EIR, including consideration of recommendations from the GPAC and Planning Commission, and additional comments from the public.

EXHIBITS:

Exhibits previously provided: (available online here: <http://losgatos2040.com/documents.html>)

1. Draft 2040 General Plan
2. Draft EIR
3. Revised NOA and Transportation section
4. Final EIR

Exhibits previously received with the April 13, 2022 Staff Report:

5. Draft Findings of Fact and Statement of Overriding Considerations
6. GPAC Recommended Changes to the Vision and Guiding Principles
7. Modifications Proposed in Public Comment
8. Board of Forestry Recommended Changes
9. Public Comments received between 11:01 a.m., Thursday, May 6, 2021, and 11:00 a.m., Monday, September 20, 2021
10. Public Comments received between 11:01 a.m., Monday, September 20, 2021, and 11:00 a.m., Thursday, April 7, 2022

Exhibit previously received with the April 13, 2022 Addendum:

11. Public Comments received between 11:01 a.m., Thursday, April 7, 2022, and 11:00 a.m., Monday, April 11, 2022

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SUBJECT: Draft 2040 General Plan and Final EIR

DATE: April 29, 2022

REMARKS (continued):

Exhibits previously received with the April 13, 2022 Desk Item:

12. Planning Commissioner Comments

13. Public Comments received between 11:01 a.m., Monday, April 11, 2022, and 11:00 a.m., Wednesday, April 13, 2022

Exhibits previously received with the April 25, 2022 Staff Report:

14. Planning Commissioner Comments

15. Public Comments received between 11:01 a.m., Wednesday, April 13, 2022, and 11:00 a.m., Friday, April 22, 2022

Exhibit previously received with the April 25, 2022 Desk Item:

16. Public Comments received between 11:01 a.m., Friday, April 22, 2022, and 11:00 a.m. on Monday, April 25, 2022

Exhibit previously received with the April 27, 2022 Desk Item:

17. Planning Commissioner Comments

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