



TOWN OF LOS GATOS COUNCIL AGENDA REPORT

Minutes of the Joint Town Council and Planning Commission Study Session Tuesday, September 12, 2023

The Town Council and the Planning Commission of the Town of Los Gatos conducted a special meeting in person and utilizing teleconferencing means on Tuesday, September 12, 2023, at 7:00 p.m. to discuss state laws pertaining to housing.

MEETING CALLED TO ORDER AT 7:00 P.M.

ROLL CALL

Present: Mayor Maria Ristow, Vice Mayor Mary Badame, Council Member Matthew Hudes, Council Member Rob Moore, Council Member Rob Rennie, Commissioner Emily Thomas (arrived 7:36 p.m.), Commissioner Melanie Hanssen, Commissioner Kathryn Janoff, Commissioner Susan Burnett, and Planning Commission Chair Jeffrey Barnett
Absent: Planning Commission Vice Chair Steven Raspe

OTHER BUSINESS

1. Receive and Discuss Information Regarding Statewide Housing Laws that Apply to Applications for Housing Development Projects in the Town.

Gabrielle Whelan, Town Attorney, stated the parameters for discussion and introduced Barbara Kautz.

Joel Paulson stated the locations in which a SB330 pre-application or formal application has been submitted.

Barbara Kautz, consultant, gave a presentation on state housing laws.

The Town Council Members and the Planning Commissioners asked preliminary questions.

Mayor Ristow opened public comment.

Tina Johnson

- Commented on concerns regarding a potential development in the Belwood area, traffic safety, and infrastructure.

James Bowen

- Asked about the transparency of development plans, and environmental impact and traffic studies.

April Maiten

- Commented on traffic safety concerns and requested speed humps in the Belwood area.

Jeff Suzuki, Los Gatos Anti-Racism Coalition

- Commented on concerns regarding exclusion of economically disenfranchised communities.

Miles Tasker, Los Gatos Anti Racism Coalition

- Commented on his experience in a lower income household, and requested the Town consider allowing denser development and economically sensible housing.

Ronald Meyer

- Commented on concerns with the Housing Element work plan timeline and the Town's previous Housing Element consultant.

Sandra Livinghouse

- Commented on concerns with the process of certifying the Housing Element and inquired about the builder's remedy.

Mike Maiten

- Commented on concerns regarding the approval of the Housing Element and asked about Covenants, Conditions, and Restrictions (CC&Rs).

Alba Levitas

- Commented on concerns with traffic safety in the Belwood area and asked about the process for purchasing land for development.

Tony Alarcon

- Commented on potential legislation to help small Towns' rights to build more moderate housing and commented on fire safety and traffic concerns.

Lee Fagot

- Commented in support of additional safety requirements for new developments and requested they have multiple access points for vehicles.

Lee Quintana

- Inquired if the Town's density bonus ordinance is consistent with state law and requested clarification on the Martinez versus the City of Clover decision.

Mitzi Anderson

- Asked a question about builder's remedy.

Bryce Wat

- Inquired about lot size density bonus reductions.

Jak Van Nada

- Inquired about builder's remedy applications.

Calvin Louie

- Commented on racism and asked questions about the Regional Housing Need Allocation (RHNA) numbers.

Sutton

- Inquired about dates to certify the Housing Element, potential penalties, housing costs per affordability levels, and a study on water and sewer infrastructure.

Bill Kraus

- Commented on racism, inquired if traffic could be considered an objective standard for limiting development, and asked about requiring higher fees for special applications to cover the cost of consultants.

Nika S.

- Commented on her personal experience and the need for affordable housing in Los Gatos.

Jake Wilde

- Commented on the purpose of planning and zoning requirements, concerns with segregation, and requested Los Gatos go above and beyond demands for housing.

Jim Lyon

- Commented on concerns with the cost of building housing, infrastructure, revenue loss from the conversion of commercial to residential, and inquired about property tax revenues.

Ali Miano, Los Gatos Anti-Racism Coalition

- Commented on issues with the unhoused and in support of affordable housing.

Kinsey Lee, Los Gatos Anti-Racism Coalition

- Commented in support of the current Housing Element.

Sandrine Chaumette

- Commented in support of housing for essential workers.

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SUBJECT: Minutes of the Special Town Council Meeting of September 12, 2023

DATE: September 12, 2023

Albert Lustre, Carpenters Union Local 405

- Commented on Assembly Bill 2011 related to construction workers and future developments.

Mayor Ristow closed public comment and called a recess at 9:25 p.m.

The meeting reconvened at 9:42 p.m.

Staff answered questions raised during the public comment period.

The Town Council Members and the Planning Commissioners asked additional questions and discussed the information.

ADJOURNMENT

The meeting adjourned at 10:34 p.m.

Respectfully Submitted:

/s/ Jenna De Long, Deputy Town Clerk