



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 02/15/2022

**Minutes of the Town Council Meeting
February 1, 2022**

The Town Council of the Town of Los Gatos conducted a regular meeting utilizing teleconference and electronic means consistent with Government Code Section 54953, as Amended by Assembly Bill 361, in response to the state of emergency relating to COVID-19 and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 et seq.) and Town of Los Gatos Resolution 2021-044 on Tuesday, February 1, 2022, at 7:00 p.m.

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

ROLL CALL

Present: Mayor Rob Rennie, Vice Mayor Maria Ristow, Council Member Mary Badame, Council Member Matthew Hudes, Council Member Marico Sayoc. (All participating remotely).

Absent: None.

CLOSED SESSION REPORT

Robert Schultz, Town Attorney, stated Council met in closed session as duly noted on the agenda and that there is no reportable action.

COUNCIL/TOWN MANAGER REPORTS

Council Matters

- Council Member Sayoc stated she met with residents and is continuing work with Cities Association and Cal Cities.
- Vice Mayor Ristow stated she attended the Valley Transportation Authority (VTA) Winchester Station Transit Oriented Development community meeting; League of Women Voters California Housing webinar; Democracy Tent meeting; Silicon Valley Leadership Group Housing in Your City webinar; Santa Clara Valley Water Commission (SCVWD) quarterly meeting; participated with other volunteers in a planting and mulching day along Los Gatos-Almaden Road; attended the Youth Commission's Welcome Luncheon for new residents with Council Member Sayoc; and met with residents.
- Council Member Badame stated she attended the Council Policy Committee meeting with Council Member Sayoc; West Valley Clean Water Authority (WVCWA) and West Valley Solid Waste Management Authority (WVSWMA) Board meetings; and met with residents.

Council Matters – continued

- Council Member Hudes stated he attended the Senior Service Workplan Sub-committee and Senior Service Committee meetings; League of Women Voters California Housing in Your City webinar; Silicon Valley Interoperability Board meeting; Santa Clara Valley Water District quarterly meeting as an alternate; met with a NUMU representative; and attended the Rotary Wine Fest.
- Mayor Rennie stated he attended the Democracy Tent community meeting; Senior Service Commission meeting; Bay Area Air Quality Management District (BAAQMD) Board meeting; West Valley Mayors and Managers meeting; and met with residents.

Manager Matters

- Announced Adult Commissioner recruitment is underway for vacancies on Building Board of Appeals, Community Health and Senior Services Commission, Historic Preservation Committee, Parks Commission, and Personnel Board; the application period closes on March 25 at 4:00 p.m. and interviews are scheduled for April 5.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approve Draft Minutes of the January 18, 2022 Town Council Meeting.
2. Adopt a Resolution Reaffirming Resolution 2021-044 Regarding Brown Act Compliance and Teleconferencing and Making Findings Pursuant to Government Code Section 54953, as Amended by Assembly Bill 361, During the COVID -19 Pandemic. **RESOLUTION 2022-003**
3. Authorize the Town Manager to Execute a Certificate of Acceptance and Notice of Completion for the Public Right-of-Way Improvements Completed by Cashmere Bouquet 1031, LLC, for 258 Union Avenue, and Authorize the Town Clerk to Submit for Recordation.
4. Approval of Cannabis Consultant Services Proposal Submitted by Hinderliter, deLlamas & Associates (HdL) Companies and Authorization for the Town Manager to Execute Agreement.

Opened public comment.

No one spoke.

Closed public comment.

MOTION: Motion by Vice Mayor Ristow to approve consent items 1-4. Seconded by Council Member Sayoc.

VOTE: Motion passed unanimously for items 1 through 3. Item 4 passed 4/1, Council Member Badame voting no.

VERBAL COMMUNICATIONS

David Weissman, Los Gatos Community Alliance

- Requested Council endorse an affordable housing Study Session in the February/March timeframe for Council, Planning Commission, and the Housing Element Advisory Board, and asked for staff to work with Los Gatos Community Alliance members to select panelists that include a market rate housing developer, an affordable housing developer, and a land use attorney to discuss achieving realistic affordable housing that preserves the character of the Town.

Lee Fagot, Los Gatos Community Alliance

- Requested Council endorse an affordable housing Study Session in the February/March timeframe for Council, Planning Commission, and the Housing Element Advisory Board, and asked for staff to work with Los Gatos Community Alliance members to select panelists that include a market rate housing developer, an affordable housing developer, and a land use attorney to discuss achieving realistic affordable housing that preserves the character of the Town.

Jak Van Nada, Los Gatos Community Alliance

- Requested Council endorse an affordable housing Study Session in the March/April timeframe for Council, Planning Commission, and the Housing Element Advisory Board, and asked for staff to work with Los Gatos Community Alliance members to select panelists that include a market rate housing developer, an affordable housing developer, and a land use attorney to discuss achieving realistic affordable housing that preserves the character of the Town.

Patrick Mock

- Based on his initial comments, he was asked to speak under agenda item, #5.

Mayor Rennie, Vice Mayor Ristow, Council Member Sayoc, and Council Member Hudes spoke in favor of an affordable housing Study Session and the Town Manager will work with the Community Alliance on panelists and with the Mayor to schedule it.

OTHER BUSINESS

5. Adopt an Extension of an Urgency Ordinance for a Period of Ten Months and 15 Days to Implement Senate Bill 9 to Allow for Two-Unit Housing Developments and Urban Lot Splits in All Single-Family Residential Zoning Districts. **ORDINANCE 2327**

Jennifer Armer, Planning Manager, presented the staff report.

Opened public comment.

Other Business Item #5 – continued

Patrick Mock

- Requested Council amend the urgency ordinance to increase or eliminate the 1,200 square foot (SF) limit for dwelling units on Senate Bill (SB) 9 lot splits.

Andrew Faber

- Requested Council amend the urgency ordinance to include Hillside Residential zones, eliminate the 1,200 SF limit for dwelling units, eliminate the 50 cubic yard (CY) grading limit, and eliminate the prohibition of accessory dwelling units (ADUs) on SB9 lot splits.

Terry Szewczyk

- Requested Council amend the urgency ordinance to eliminate the 1,200 SF limit and instead use Floor Area Ratio (FAR) for dwelling units and eliminate the 50 CY grading limit on SB9 lot splits.

Don Wimbley

- Thanked the Council for their work on this item; requested Council amend the urgency ordinance to include Hillside Residential zones, eliminate the 1,200 SF limit for dwelling units, and eliminate prohibiting Accessory Dwelling Units (ADUs) on SB9 lot split.

Tony Jeans

- Requested Council amend the urgency ordinance to include Hillside Residential zones in the definitions, require that dead-end roads in the high fire zone must meet Santa Clara County Fire access standards, remove the 50 CY grading limitation, change the 20-foot frontage requirement, and change the 1,200 SF dwelling unit limitation to only one unit on a SB9 lot split.

Arvin Khosravi

- Requested Council amend the urgency ordinance to include Hillside Residential zones, eliminate the 1,200 SF limit for dwelling units on SB9 lots, and commented on the current SP9 application for the parcel located at 15941 Quail Hill Road be split into two lots.

Closed public comment.

Council discussed the item.

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SUBJECT: Minutes of the Town Council Meeting of February 1, 2022

DATE: February 1, 2022

Other Business Item #5 – continued

MOTION: Motion by Vice Mayor Ristow to adopt an extension of an urgency ordinance for a period of ten months and 15 days to implement Senate Bill 9 to allow for two-unit housing developments and urban lot splits in all single-family residential zoning districts with the following changes: 1) the first housing unit must not exceed 1,200 square feet and the second housing unit may utilize the remaining floor area ratio (FAR) with an additional 10% that may be added to the maximum FAR; and 2) all units must comply with Building Code definition of a living unit. **Seconded by Council Member Sayoc.**

VOTE: Motion passed 4/1. Council Member Hudes voting no.

Council Member Hudes read Section 4 of SB9 into the record.

The Town Clerk read the title of the ordinance.

ADJOURNMENT

The meeting adjourned at 9:07 p.m.

Respectfully submitted:

/s/ Jenna De Long, Deputy Clerk