



**TOWN OF LOS GATOS
GENERAL PLAN COMMITTEE
REPORT**

**MINUTES OF THE GENERAL PLAN COMMITTEE MEETING
FEBRUARY 12, 2025**

The General Plan Committee of the Town of Los Gatos conducted a meeting on February 12, 2025, at 5:30 p.m.

MEETING CALLED TO ORDER AT 5:30 P.M.

ROLL CALL

Present: Chair Ryan Rosenberg, Vice Chair Emily Thomas, Council Member Maria Ristow, Council Member Rob Rennie, Commissioner Jeffrey Barnett.

Absent: Commissioner Rob Stump.

Chair Rosenberg noted that there are no members of the public in the audience.

VERBAL COMMUNICATIONS

None.

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

1. Approval of Meeting Minutes of June 26, 2024.

MOTION: **Motion by Council Member Ristow to Approve Consent Item. Seconded by Vice Chair Thomas.**

VOTE: **Motion passes (4-1) with Committee Member Barnett recusing.**

PUBLIC HEARINGS

2. Consider Forwarding a Recommendation to the Planning Commission to Amend the General Plan to Allow 100 Percent Affordable Housing Projects as a By-Right Use in the Mixed Use Commercial General Plan Land Use Designation and Amend Chapter 29 (Zoning Regulations) of the Town Code to Add 100 Percent Affordable Housing Projects as a Permitted Use in the Restricted Commercial Highway (CH) Zone Pursuant to Implementation Program AB of the 2023-2031 Housing Element. Adoption of this Resolution and Ordinance are Exempt Pursuant to CEQA, Section 15061(b)(3) in that it Can be Seen with Certainty that they Will Not Impact the Environment. General Plan

Amendment Application GP-24-004 and Zoning Code Amendment Application A-24-010.
Project Location: Town Wide. Applicant: Town of Los Gatos.

Ryan Safty, Associate Planner, presented the staff report.

Committee members discussed the matter.

Jeffrey Barnett

Are these amendment requests consistent with other jurisdictions?

Gabrielle Whelan, Town Attorney

These amendments are unique to Los Gatos' Housing Element.

Rob Rennie

Are there any mixed-use locations that wouldn't make sense to have 100 percent affordable housing? Are there commercial zones that allow this?

Joel Paulson, Community Development Director

The Implementation Program is specific to the mixed-use General Plan Land Use Designation. There are other commercial zones where mixed-use can be allowed with a Conditional Use Permit.

Emily Thomas

It is suggested to provide a map of the locations this Program would apply to or where we can expand it to, and to see if there are any overlaps with other programs when this goes to Planning Commission.

Maria Ristow

This is in our approved Housing Element, so we cannot scale this back, but I would like to see a map of potential locations.

Rob Rennie

Is there a difference in terms of what a developer is entitled to if they do a 100 percent affordable build?

Gabrielle Whelan

I can speak to Density Bonus Statute: With 100 percent affordable, it is a very generous height restriction compared to regular builds. I will clarify the height restrictions before this item goes to Planning Commission.

Emily Thomas

Would our Objective Standards apply?

Joel Paulson

We will be sure to clarify that.

Maria Ristow

It would be useful to have a comparison or list of what kinds of waivers or concessions can be done between 20 or 100 percent affordable housing.

Emily Thomas

Include information in the next staff report on what the consequences are if we don't accomplish these Implementation Programs.

Open Public Comment.

Lee Fagot

Asking for the maps is very helpful for the public, so getting this is great. The more information the public can receive, the better so that we can engage more with the conversations happening.

Closed Public Comment.

Commissioners continued to discuss the matter.

Maria Ristow

Are there additional incentives to offer for 100 percent affordable housing builds?

Joel Paulson

There is an Implementation Program that asks us to provide incentives for 100 percent affordable housing.

MOTION:

Motion by Chair Rosenberg to recommend approval to the Planning Commission for a General Plan Amendment to allow 100 percent affordable housing projects as a by-right use in the Mixed Use Commercial General Plan Land Use designation and amend Chapter 29 (Zoning Regulations) of the Town Code to add 100 percent affordable housing projects as a permitted use in the Restricted Commercial Highway (CH) Zone pursuant to Implementation Program AB of the 2023-2031 Housing Element. Additionally, it is recommended to include a map and to clarify the height allowed for the 100 percent affordable housing builds when this goes to Planning Commission. **Seconded by Council Member Ristow.**

VOTE:

Motion passes unanimously.

OTHER BUSINESS

3. Election of the Chair and Vice Chair

Chair Nomination:

MOTION: **Motion** by **Council Member Ristow** to elect Ryan Rosenberg as Chair of the General Plan Committee. **Seconded** by **Commissioner Barnett**.

VOTE: **Motion passed unanimously.**

Vice Chair Nomination:

MOTION: **Motion** by **Chair Rosenberg** to elect Emily Thomas as Vice Chair of the General Plan Committee. **Seconded** by **Council Member Rennie**.

VOTE: **Motion passed unanimously.**

4. 2025 General Plan Committee Meeting Calendar

ADJOURNMENT

The meeting adjourned at 5:55 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the February 12, 2025, meeting as approved by the General Plan Update Advisory Committee.

/s/Joel Paulson, Director of Community Development