

Ryan Rosenberg, Chair Emily Thomas, Vice Chair Rob Rennie, Council Member Maria Ristow, Council Member Jeffrey Barnett, Planning Commissioner Rob Stump, Planning Commissioner Bent Jensen, Public Representative Rasha Lashin, Public Representative Chris Ray, Public Representative

# TOWN OF LOS GATOS GENERAL PLAN COMMITTEE MAY 14, 2025 110 EAST MAIN STREET TOWN COUNCIL CHAMBERS 5:30 PM

#### **HOW TO PARTICIPATE**

The Town of Los Gatos strongly encourages your active participation in the public process. If you are interested in providing oral comments during the meeting, you must attend in-person, complete a speaker's card, and return it to the staff. If you wish to speak to an item on the agenda, please list the item number on the speaker card. The time allocated to speakers may change to better facilitate the meeting. If you are unable to attend the meeting in-person, you are welcome to submit written comments via email to planning@losgatosca.gov.

#### Public Comment During the Meeting:

When called to speak, please limit your comments to three (3) minutes, or such other time as the Chair may decide, consistent with the time limit for speakers at a Town meeting. Speakers at public meetings may be asked to provide their name and to state whether they are a resident of the Town of Los Gatos. Providing this information is not required.

#### **Deadlines to Submit Written Comments:**

If you are unable to participate in person, you may email <a href="mailto:planning@losgatosca.gov">planning@losgatosca.gov</a> with the subject line "Public Comment Item #\_" (insert the item number relevant to your comment). Persons wishing to submit written comments to be included in the materials provided to the Committee must provide the comments as follows:

- -For inclusion in the regular packet: by 11:00 a.m. the Friday before the Committee meeting.
- -For inclusion in the agenda packet supplemental materials: by 11:00 a.m. the day before the Committee meeting.
- -For inclusion in a desk item: by 11:00 a.m. the day of the Committee meeting.

#### **CALL MEETING TO ORDER**

#### **ROLL CALL**

**CONSENT ITEMS** (Items appearing on the Consent are considered routine Town business and may be approved by one motion. Members of the public may provide input on any Consent Item(s) when the Chair asks for public comment on the Consent Items.)

1. Draft Minutes of the February 12, 2025, General Plan Committee Meeting

**VERBAL COMMUNICATIONS** (Members of the public are welcome to address the General Plan Committee on any matter that is not listed on the agenda and is within the subject matter jurisdiction of the Committee. To ensure all agenda items are heard, this portion of the agenda is limited to 30 minutes. In the event additional speakers were not able to be heard during the initial Verbal Communications portion of the agenda, an additional Verbal Communications will be opened prior to adjournment. Each speaker is limited to three minutes or such time as authorized by the Chair.)

**PUBLIC HEARINGS** (Applicants and their representatives may be allotted up to a total of five minutes maximum for opening statements. Members of the public may be allotted up to three minutes to comment on any public hearing item. Applicants and their representatives may be allotted up to a total of three minutes maximum for closing statements. Items requested/recommended for continuance are subject to the Committee's consent at the meeting.)

2. Consider Making a Recommendation to the Planning Commission and Town Council to Approve the Fire Hazard Severity Zones Map Ordinance and Resolution which will be to Comply with State Government Code Section 51178 and an Amendment of the General Plan Hazards and Safety Element to Incorporate the Fire Hazard Severity Zones Map. Adoption of this Ordinance and Resolution is Exempt Pursuant to CEQA, Section 15268, in that it is Required by the State. General Plan Amendment Application GP-25-01 and Town Code Amendment A-25-03. Project Location: Town Wide. Applicant: Town Of Los Gatos.

**OTHER BUSINESS** (Up to three minutes may be allotted to each speaker on any of the following items.)

3. Consider Whether the Town Should Retain a Separate General Plan Committee and Provide a Recommendation to the Town Council.

#### **ADJOURNMENT**

**ADA NOTICE** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk's Office at (408) 354-6834. Notification at least two (2) business days prior to the meeting date will enable the Town to make reasonable arrangements to ensure accessibility to this meeting [28 CFR §35.102-35.104].

**NOTE** The ADA access ramp to the Town Council Chambers is under construction and will be inaccessible through June 2025. Persons who require the use of that ramp to attend meetings are requested to contact the Clerk's Office at least two (2) business days prior to the meeting date.

MEETING DATE: 05/14/2025

ITEM NO: 1

## DRAFT 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

PAGE 2 OF 4

SUBJECT: MINUTES OF THE GENERAL PLAN COMMITTEE MEETING OF FEBRUARY 12, 2025

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.

SUBJECT: MINUTES OF THE GENERAL PLAN COMMITTEE MEETING OF FEBRUARY 12, 2025

#### 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

#### PAGE 4 OF 4

SUBJECT: MINUTES OF THE GENERAL PLAN COMMITTEE MEETING OF FEBRUARY 12, 2025

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.

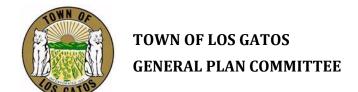
4. 2025 General Plan Committee Meeting Calendar

#### **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.

Joel Paulson, Director of Community Development



MEETING DATE: 05/14/2025

ITEM NO: 2

DATE: May 9, 2025

TO: General Plan Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider Making a Recommendation to the Planning Commission and Town

Council to Approve the Fire Hazard Severity Zones Map Ordinance and Resolution which will be to Comply with State Government Code Section 51178 and an Amendment of the General Plan Hazards and Safety Element to Incorporate the Fire Hazard Severity Zones Map. Adoption of this Ordinance and Resolution is Exempt Pursuant to CEQA, Section 15268, in that it is Required by the State. General Plan Amendment Application GP-25-01 and Town Code Amendment A-25-03. **Project Location: Town Wide**. Applicant:

Town Of Los Gatos.

#### **RECOMMENDATION:**

Consider making a recommendation to the Planning Commission and Town Council to approve the Fire Hazard Severity Zones Map Ordinance and Resolution which will be to comply with State Government Code Section 51178 and an amendment of the General Plan Hazards and Safety Element to incorporate the Fire Hazard Severity Zones Map. Adoption of this Ordinance and Resolution is exempt pursuant to CEQA, Section 15268, in that it is required by the State.

#### **BACKGROUND**:

Prompted by the devastating Oakland Hills Fire of 1991, State Legislation called for the California Department of Forestry and Fire Protection (Cal Fire) to evaluate fire hazard severity in Local Responsibility Areas (LRA) and recommend to the local jurisdictions where Very High Fire Hazard Severity Zones exist. Cal Fire used an extension of the State Responsibility Area (SRA) Fire Hazard Severity Zone model to evaluate fire hazard in the LRA, which reflects the flame and ember intrusion from adjacent wildlands and flammable vegetation in the urban area.

PREPARED BY: Robert Gray

**Chief Building Official** 

Reviewed by: Community Development Director

#### PAGE **2** OF **3**

SUBJECT: General Plan Amendment GP-25-01 and Town Code Amendment A-25-03

DATE: May 9, 2025

On October 16, 2008, the Town of Los Gatos received Cal Fire's final draft Fire Hazard Severity Zone map, which the Town Council adopted on February 2, 2009. This map has not been updated since its adoption and is still in effect today.

#### **DISCUSSION:**

Existing law requires the State Fire Marshal (SFM) to identify areas of the state as moderate, high, and very high fire hazard severity zones based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather, and other relevant factors, including areas where winds have been identified by the SFM as a significant cause of wildfire spread. The SFM shall provide these identified areas to local agencies for review and adoption.

Existing law requires a local agency to designate, by ordinance, very high fire hazard severity zones in its jurisdiction within 120 days of receiving recommendations from the SFM. A local agency may, at its discretion, include areas within the jurisdiction of the local agency that are not identified as very high fire hazard severity zones by the SFM, as very high fire hazard severity zones following a finding supported by substantial evidence that the increased designation is necessary for effective fire protection within the area. Additionally, a local agency must designate, by ordinance, moderate and high fire hazard severity zones within 120 days of receiving recommendations from the SFM. A local agency may, at its discretion, include areas within the jurisdiction of the local agency that are not identified as moderate and high fire hazard severity zones by the SFM, as moderate and high fire hazard severity zones, respectively. However, a local agency is prohibited from decreasing the level of fire hazard severity zone as identified by the SFM for any area within the jurisdiction of the local agency.

State law does not allow for a local jurisdiction to request changes or provide comments to the SFM on the fire hazard severity zone designations. However, a local agency may choose to increase the designation of a fire hazard severity zone from the zone identified by the SFM, or designate areas as having a severity zone that were not designated in a severity zone by the SFM. This may occur because severity zone edges in the maps and data from the SFM are not aligned with parcel boundaries or roads that may be considered for lines of convenience when adopting ordinances.

As required, the SFM provided the Town with an updated map (Attachment 1) of designated areas on February 24, 2025. Staff evaluated the map the SFM provided and created an updated map, including parcel and Town boundaries. This Los Gatos Fire Severity Zones Map is included with the Ordinance (Attachment 2, Exhibit A) and Resolution (Attachment 3, Exhibit A). Where parcels are split between two severity zones, the higher severity zone is assigned, pursuant to State law. This results in creating slight differences between the boundary lines that appear on the SFM Fire Severity Zones Map and the Los Gatos Fire Severity Zones Map. Staff recommends no changes to the map provided by the SFM except those required to include complete parcels within a zone.

PAGE **3** OF **3** 

SUBJECT: General Plan Amendment GP-25-01 and Town Code Amendment A-25-03

DATE: May 9, 2025

To comply with state law, the Town must act and designate the updated fire hazard severity zones map by ordinance before June 23, 2025.

#### **PUBLIC COMMENTS:**

Staff conducted outreach through the following media and social media resources, for public input:

- The Town's website home page, What's New;
- The Town's Facebook page;
- The Town's Twitter account;
- The Town's Instagram account; and
- The Town's NextDoor page.

Public comments received by 11:00 a.m., Friday, May 9, 2025, are included as Attachment 4.

#### **CONCLUSION:**

Based on the requirements of State Law outlined above, staff recommends that the General Plan Committee recommend approval to the Planning Commission and Town Council regarding the adoption of an Ordinance (Attachment 2) and Resolution (Attachment 3) for the approval of an updated Local Responsibility Area Fire Hazard Severity Zones Map.

#### **COORDINATION:**

This report was prepared in coordination with Community Development, the Town Attorney's Office, and the Santa Clara County Fire Department.

#### **ENVIRONMENTAL ASSESSMENT:**

This project is exempt pursuant to CEQA, Section 15268 in that it is required by the State.

#### Attachments:

- 1. State Fire Marshal Fire Severity Zones Map
- 2. Draft Ordinance, Exhibit A, Los Gatos Fire Severity Zones Map
- 3. Draft Resolution, Exhibit A, Los Gatos Fire Severity Zones Map
- 4. Public Comments Received by 11:00 a.m., Friday, May 9, 2025

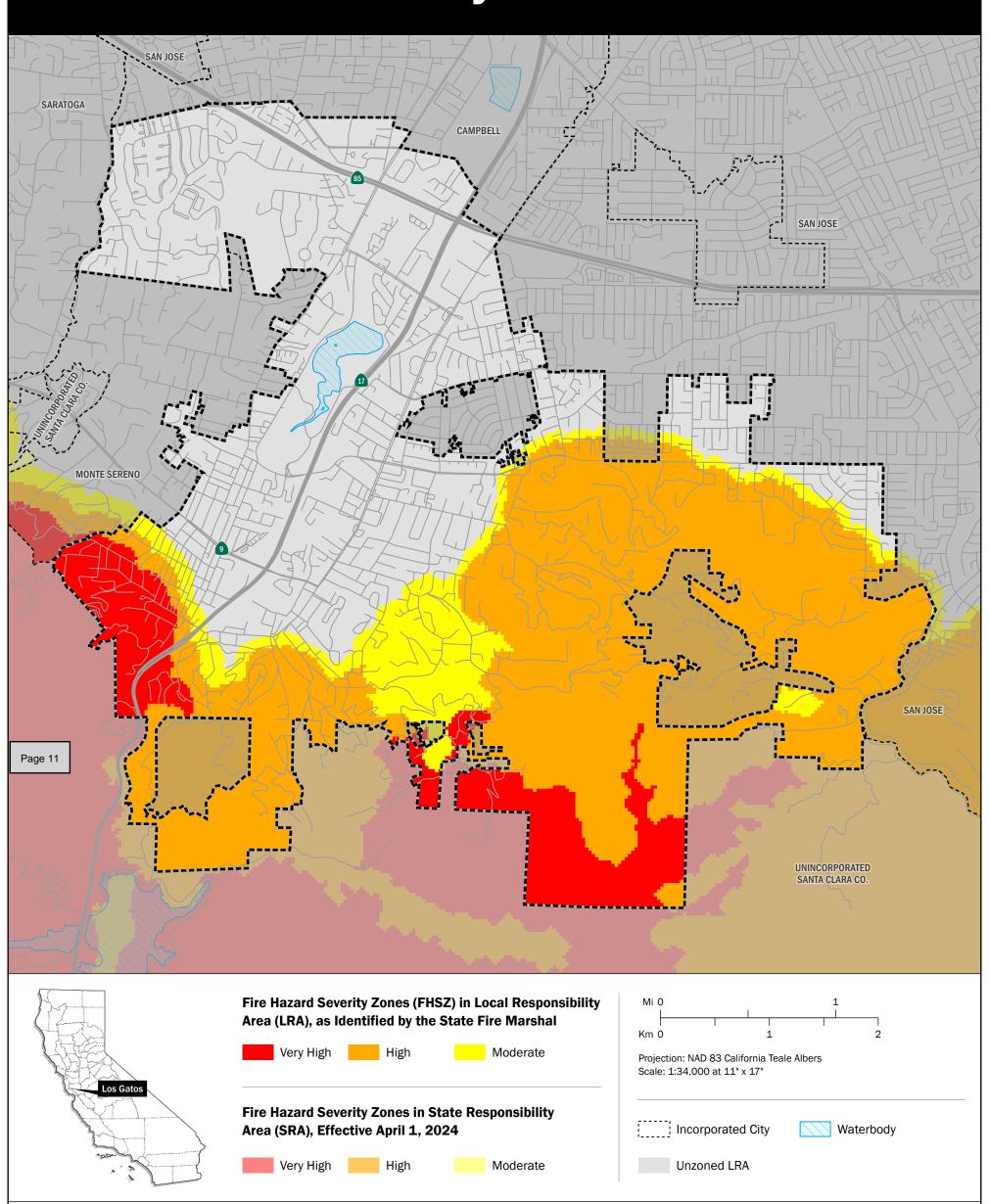
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## **Local Responsibility Area Fire Hazard Severity Zones**

As Identified by the State Fire Marshal

**February 24, 2025** 



Government Code section 51178 requires the State Fire Marshal to identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent

The State of California and the Department of Forestry and Fire

Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental,

or consequential damages with respect to any claim by any user or

third party on account of, or arising from, the use of data or maps.

statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather,

and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.

Gavin Newsom, Governor, State of California

Wade Crowfoot, Secretary for Natural Resources, CA Natural Resources Agency

Joe Tyler, Director/Fire Chief, CA Department of Forestry and Fire Protection

Daniel Berlant, State Fire Marshal, CA Department of Forestry and Fire Protection

as a major cause of wildfire spread.

Data Sources:

CAL FIRE Fire Hazard Severity Zones (FHSZSRA23\_3, FHSZLRA\_25\_1)
CAL FIRE State Responsibility Areas (SRA25\_1)
City and County boundaries as of 10/22/24 (CA Board of Equalization)

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Page 12

#### DRAFT ORDINANCE

## AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS ADOPTING REVISED CAL FIRE REQUIREMENTS FOR LOCAL RESPONSIBILITY AREA FIRE HAZARD SEVERITY ZONES.

**WHEREAS,** the State's Government Code Section 51178 requires the local agency to designate moderate, high, and very high fire hazard severity zones in its jurisdiction within 120 of receiving recommendations from the State Fire Marshal; and

WHEREAS, the local agency may, at its discretion, include areas within the jurisdiction of the local agency, not identified as very high fire hazard severity zones by the State Fire Marshal, as very high fire hazard severity zones following a finding supported by substantial evidence in the record that the requirements of Section 51182 are necessary for effective fire protection within the area; and

**WHEREAS**, the local agency may, at its discretion, include areas within the jurisdiction of the local agency, not identified as moderate and high fire hazard severity zones by the State Fire Marshal, as moderate and high fire hazard severity zones, respectively; and

**WHEREAS,** the local agency shall not decrease the level of fire hazard severity zone as identified by the State Fire Marshal for any area within the jurisdiction of the local agency, and, in exercising its discretion, may only increase the level of fire hazard severity zone as identified by the State Fire Marshal for any area within the jurisdiction of the local agency; and

**WHEREAS,** the local agency shall transmit a copy of an ordinance adopted to the State Board of Forestry and Fire Protection within 30 days of adoption.

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of Los Gatos as follows:

#### SECTION I.

The Local Responsibility Area Fire Hazard Severity Zones Map (Exhibit A) as designated by the Office of the State Fire Marshal is hereby adopted and designated as the map delineating fire hazard severity zones for the Town of Los Gatos.

#### **SECTION II.** Severability.

In the event that a court of competent jurisdiction holds any Section, subsection, paragraph, sentence, clause, or phrase in this Ordinance unconstitutional, preempted, or otherwise invalid, the invalid portion shall be severed from this Section and shall not affect the validity of the remaining portions of this Section. The Town hereby declares that it would have adopted each Section, subsection, paragraph, sentence, clause, or phrase in this Section

irrespective of the fact that any one or more Sections, subsections, paragraphs, sentences, clauses or phrases in this Section might be declared unconstitutional, preempted, or otherwise invalid.

#### **SECTION III.** CEQA.

Adoption of this ordinance is exempt pursuant to CEQA, Section 15268 in that it is required by the State.

#### **SECTION IV.** Publication.

In accordance with Section 63937 of the Government Code of the State of California, this Ordinance takes effect 30 days from the date of its passage. The Town Council hereby directs the Town Clerk to cause this Ordinance or a summary thereof to be published or posted in accordance with Section 36933 of the Government Code of the State of California.

#### **SECTION V.** Effective Date.

This Ordinance was introduced at a regular Los Gatos on the day of 2025, and adopt	meeting of the Town Council of the Town of ted by the Town Council of the Town of Los
Gatos at its regular meeting on the day of	
COUNCIL MEMBERS:	
AYES:	
NAYS:	
ABSENT:	
ABSTAIN:	
	SIGNED:
	MAYOR OF THE TOWN OF LOS GATOS LOS GATOS, CALIFORNIA
ATTEST:	
TOWN CLERK OF THE TOWN OF LOS GATOS	

Page 14 Ordinance Council Meeting Date

#### RESOLUTION 2025-\_\_

## RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS ADOPTING A GENERAL PLAN AMENDMENT TO UPDATE FIRE SEVERITY ZONES IN ACCORDANCE WITH REVISED CAL FIRE REQUIREMENTS FOR LOCAL RESPONSIBILITY AREA FIRE HAZARD SEVERITY ZONES.

#### **GENERAL PLAN AMENDMENT APPLICATION: GP-25-001**

**WHEREAS**, the State's Government Code Section 51178 requires the local agency to designate moderate, high, and very high fire hazard severity zones in its jurisdiction within 120 of receiving recommendations from the State Fire Marshal; and

WHEREAS, the local agency may, at its discretion, include areas within the jurisdiction of the local agency, not identified as very high fire hazard severity zones by the State Fire Marshal, as very high fire hazard severity zones following a finding supported by substantial evidence in the record that the requirements of Section 51182 are necessary for effective fire protection within the area; and

WHEREAS, the local agency may, at its discretion, include areas within the jurisdiction of the local agency, not identified as moderate and high fire hazard severity zones by the State Fire Marshal, as moderate and high fire hazard severity zones, respectively; and

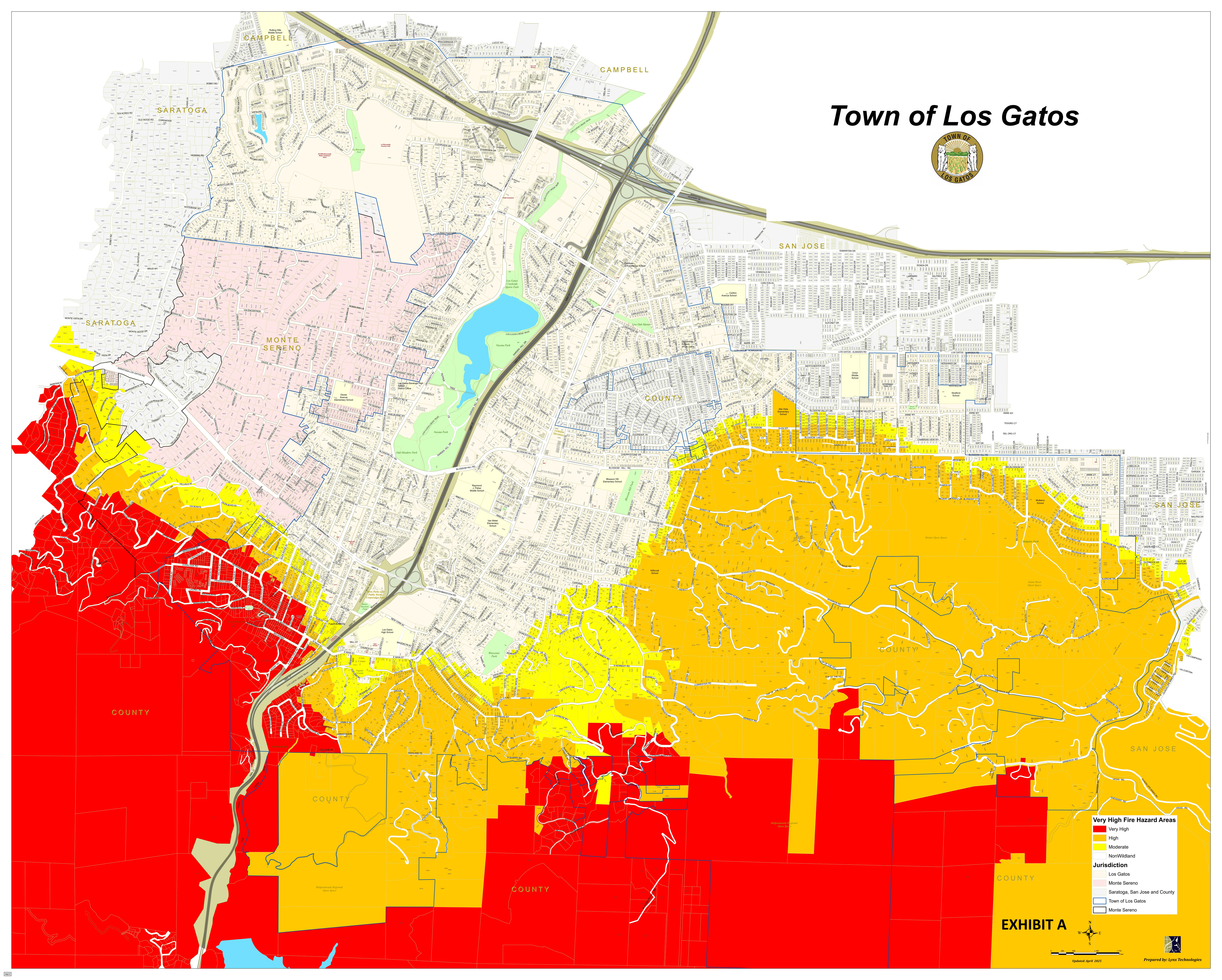
WHEREAS, the local agency shall not decrease the level of fire hazard severity zone as identified by the State Fire Marshal for any area within the jurisdiction of the local agency, and, in exercising its discretion, may only increase the level of fire hazard severity zone as identified by the State Fire Marshal for any area within the jurisdiction of the local agency; and

**WHEREAS,** the local agency shall transmit a copy of an ordinance adopted to the State Board of Forestry and Fire Protection within 30 days of adoption.

**NOW, THEREFORE, BE IT RESOLVED,** that the Town Council of the Town of Los Gatos hereby approves an amendment of the General Plan, Hazards and Safety Element to update the Fire Hazard Severity Zones Map (Exhibit A) as designated by the Office of the State Fire Marshal.

**PASSED AND ADOPTED** at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the XX<sup>th</sup> day of June 2025, by the following vote:

SIGNED:
MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA
DATE:



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From: noreply@civicplus.com <noreply@civicplus.com>

**Sent:** Monday, March 17, 2025 11:31 AM **To:** Planning <a href="mailto:Planning@losgatosca.gov">Planning@losgatosca.gov</a>

**Subject:** Online Form Submission #15701 for Local Responsibility Fire Hazard Severity Zone Comment Form: Please provide your public comments regarding the Office of State Fire Marshall revised fire

hazard severity map. Public comments will not be responded to at...

#### [EXTERNAL SENDER]

Local Responsibility Fire Hazard Severity Zone Comment Form: Please provide your public comments regarding the Office of State Fire Marshall revised fire hazard severity map. Public comments will not be responded to at this time, but will be collected and considered during the implementation process.

John
Cleveland
There needs to be a balance between maintaining properties for fire safety and we need clear simple inexpensive/no cost services/solutions and the cost of insurance.
Field not completed.

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com <noreply@civicplus.com>

**Sent:** Friday, April 11, 2025 4:38 PM **To:** Planning <a href="mailto:Planning@losgatosca.gov">Planning@losgatosca.gov</a>

**Subject:** Online Form Submission #15808 for Local Responsibility Fire Hazard Severity Zone Comment Form: Please provide your public comments regarding the Office of State Fire Marshall revised fire

hazard severity map. Public comments will not be responded to at...

#### [EXTERNAL SENDER]

Local Responsibility Fire Hazard Severity Zone Comment Form: Please provide your public comments regarding the Office of State Fire Marshall revised fire hazard severity map. Public comments will not be responded to at this time, but will be collected and considered during the implementation process.

First Name	William
Last Name	Weiner
Email Address (Required)	
Phone Number	
Message (Required)	Fairview plaza water service including fncluding fire hydrants test yearly at UNDER 30 lbs. Fairview ave has water pressure above 80lbs. Residents have been asking SJC water co to remedy this deficiency for more than 25 years. How will the town stop a fire if and when with so little pressure. This is why the Pacific Palisades was completely lost. the city of San Jose is not enforcing the water service equally to all. I will appreciate how this will be remedied?
Add An Attachment if applicable	Field not completed.

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com <noreply@civicplus.com>

**Sent:** Saturday, April 26, 2025 4:31 PM **To:** Planning <a href="mailto:Planning@losgatosca.gov">Planning@losgatosca.gov</a>>

**Subject:** Online Form Submission #15847 for Local Responsibility Fire Hazard Severity Zone Comment Form: Please provide your public comments regarding the Office of State Fire Marshall revised fire

hazard severity map. Public comments will not be responded to at...

Jeff

#### [EXTERNAL SENDER]

First Name

Local Responsibility Fire Hazard Severity Zone Comment Form: Please provide your public comments regarding the Office of State Fire Marshall revised fire hazard severity map. Public comments will not be responded to at this time, but will be collected and considered during the implementation process.

Last Name	Siegel
Email Address (Required)	
Phone Number	Field not completed.
Message (Required)	Given the strong winds and even stronger gusts that blow through the glenridge neighborhood during the peak fire season, the state, the town of Los Gatos needs to take a far more serious approach than in the past, and Marin is a good model, where fire safety is front and center. Given the close proximity of homes in the historic sections of town, particularly where those homes fall into the high or extremely high severity zones, it is insufficient to focus only on vegetation mgmt. In many cases, wood fences are within just a few out or two of homes, providing the fuel ladder that allows flames to get under the eaves of homes. The town should create an ordinance that allows only deer fencing when fencing is dangerously close to adjoining homes. Likewise, there are certain types of plants, that Marin County and CalFire have identified, such as juniper trees, that are extremely flammable, nicknamed roman candles by Marin Fire. These are frequently found on property perimeters dangerously close to neighboring homes in historic residential areas. Santa Clara Fire is a laggard, not a leader, and the town needs to use Marin as the model to more proactively get ahead in order to mitigate the dangers before it's too late.

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com <noreply@civicplus.com>

**Sent:** Tuesday, April 29, 2025 12:03 PM **To:** Planning <a href="mailto:Planning@losgatosca.gov">Planning@losgatosca.gov</a>

**Subject:** Online Form Submission #15856 for Local Responsibility Fire Hazard Severity Zone Comment Form: Please provide your public comments regarding the Office of State Fire Marshall revised fire

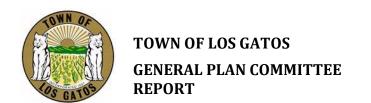
hazard severity map. Public comments will not be responded to at...

#### [EXTERNAL SENDER]

Local Responsibility Fire Hazard Severity Zone Comment Form: Please provide your public comments regarding the Office of State Fire Marshall revised fire hazard severity map. Public comments will not be responded to at this time, but will be collected and considered during the implementation process.

First Name	alan
Last Name	young
Email Address (Required)	
Phone Number	
Message (Required)	I looked up my fire hazzard ratting and it was mild on one rating but high on another My next door neighbor did a lot split and built a second house and his ratting is low the lot is up hill from Foster road 17 feet wide but stream right next to it I can trim off all vigitation.
Add An Attachment if applicable	Field not completed.

Email not displaying correctly? View it in your browser.



MEETING DATE: 5/14/2025

ITEM NO: 3

DATE: May 9, 2025

TO: General Plan Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider Whether the Town Should Retain a Separate General Plan

Committee and Provide a Recommendation to the Town Council.

#### **RECOMMENDATION:**

Consider whether the Town should retain a separate General Plan Committee and provide a recommendation to the Town Council.

#### **BACKGROUND**:

The Town currently has the General Plan Committee, which was established on May 4, 1998. The purpose of this Committee is to provide recommendations to the Planning Commission and Town Council on all matters relating to the General Plan or any Specific Plan. The Committee must report to the Planning Commission prior to any Commission meeting scheduled to discuss an application for a General Plan Amendment.

At the General Plan Committee meeting of February 12, 2025, it was requested to add this item to the next scheduled GPC meeting for discussion.

Staff reviewed the number of GPC meetings that have been held between January 2021 and April 2025 (Attachment 2). We have cancelled 65 of the 73 regularly scheduled meetings in the 4-year period. Only 8 meetings were held in this time frame. It should be noted that the GPC also participated in 9 GPAC and 20 HEAB meetings in this time frame in support of the 2040 General Plan update and 2023-2031 Housing Element update processes.

Staff researched other local municipalities to verify whether they had a General Plan, or similar, committee that provided the same role as the GPC, but found that the Planning Commission made all decisions, or recommendations to Council where appropriate, around General Plan

PREPARED BY: Alexa Nolder

Administrative Technician

Reviewed by: Planning Manager and Community Development Director

PAGE 2 OF 2

SUBJECT: Retention of the General Plan Committee

DATE: May 9, 2025

Amendment requests. Some of those municipalities are: City of Campbell; City of Saratoga; and City of Los Altos. While the City of Mountain View does not have a Commission called Planning Commission, they have the Administrative Zoning and Subdivision Committee, whose role is similar to the Town's Planning Commission and General Plan Committee combined.

Disbanding this Committee will allow for more efficiency when processing permits for General Plan and Specific Plan amendment requests. It would also save staff time and resources by eliminating the following efforts:

- Mailing public hearing notices to neighbors and/or running ads in the paper when an application is going before the Committee;
- Staff time preparing reports for the Committee; and
- Staff time attending Committee meetings.

#### **DISCUSSION:**

This discussion is to determine whether:

- 1) A separate General Plan Committee should be retained; or
- 2) The existing General Plan Committee should be disbanded and provide that the Planning Commission will assume the duties of the General Plan Committee and hear requests for General Plan and Specific Plan amendments.

#### **PUBLIC COMMENTS:**

As of the drafting of this report, no comments from the public have been received.

#### CONCLUSION:

The GPC should consider whether the Town should retain a separate General Plan Committee and provide a recommendation to the Town Council.

#### Attachments:

- 1. General Plan Committee Resolution
- 2. General Plan Committee Meetings from January 2021 through April 2025

#### GENERAL PLAN COMMITTEE

#### **RESOLUTION 1998-49**

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS CHANGING THE COMPOSITION OF THE GENERAL PLAN COMMITTEE TO REDUCE THE NUMBER OF BUSINESS REPRESENTATIVES AND INCREASE THE NUMBER OF TOWN RESIDENTS AND RESCIND RESOLUTION 1996-88

**RESOLVED**, by the Town Council of the Town of Los Gatos, that the Town Council hereby formally establishes the General Plan Committee ("Committee"). The Committee shall be advisory to the Planning Commission and shall operate in the manner hereinafter prescribed.

#### 1. Appointment and term of office.

The Committee shall consist of nine (9) members. Three (3) members shall be members of the Planning Commission, two (2) members shall be members of the Town Council, one (1) member shall be an owner of property in the Town zoned and used for business purposes with a Town business license, or a manager of a business with a place of business in the Town, one (1) member shall be a member of the Community Services Commission, and two (2) members shall be residents of the Town. The business property owner or business manager shall not be required to reside within the Town of Los Gatos.

The terms of office of the Committee shall be at the discretion of the Mayor for Town Council members, the Chair of the Planning Commission for Planning Commission members and the Chair of the Community Services Commission member. The public members shall be appointed by the Town Council and shall serve a term of four (4) years.

#### 2. Removal of public members: absence of members:

The removal of the public members and the absence of members shall be governed in accordance with the rules established the latest Town Council resolution concerning duties of members of Boards and Commissions of the Town of Los Gatos. Vacancies shall be filled by appointment by a majority vote of the Town Council, and shall be for the unexpired term of the office vacated.

#### 3. Meetings: quorums: officers.

The Committee shall hold regular meetings at least once a month as deemed necessary by the Planning Director. A majority of the Committee shall constitute a quorum for the purpose of transacting the business of the Committee. The Committee shall elect a chair and vice-chair, both of whom shall serve at the pleasure of the Committee. Terms of office shall be for one year and shall begin on February 1 and continue through January 31 of the following year.

#### 4. Powers and Duties.

The duties of the Committee shall be to report to, consult with, and provide assistance to the Planning Commission and Town Council on all matters relating to the General Plan or any specific Plan. The Committee must report to the Planning Commission prior to any Commission meeting scheduled to discuss an application for a General Plan Amendment.

5. Resolution not to affect powers of Town Council or Planning Commission.

Nothing in this resolution shall be construed as restricting or curtailing any of the powers of the Town Council or Planning Commission, or as a delegation to the Committee of any of the authority or discretionary powers vested and imposed by law in such bodies.

#### 6. <u>Business Representatives</u>.

The Council declares that an individual appointed to the General Plan Committee described in Section 1 above as representing the business sector is intended to represent and further the interests of the business sector, and that such representation and furtherance will ultimately serve the public interest. Accordingly, the Council find that for the purposes of a person who holds such office, the business sector is tantamount to and constitutes the public generally within the meaning of Section 87103 of the Government Code and as provided in Section 18703 of Title 2, Division 6 of the California Code of Regulations. This means that a member of this Committee will not be disqualified in matters affecting his/her business interests.

FURTHER RESOLVED that this Resolution rescinds Resolution 1996-88.

**PASSED AND ADOPTED** at a regular meeting of the Town Council held on the 4th day of May, 1998 by the following vote:

**COUNCIL MEMBERS:** 

AYES: Joanne Benjamin, Steven Blanton, Jan Hutchins and Mayor Lubeck

NAYS: Randy Attaway

ABSENT: None ABSTAIN: None

SIGNED: /s/ Randy Attaway

MAYOR OF THE TOWN OF LOS GATOS

LOS GATOS, CALIFORNIA

ATTEST:

/s/ Marian V. Cosgrove CLERK OF THE TOWN OF LOS GATOS LOS GATOS, CALIFORNIA

#### GENERAL PLAN COMMITTEE MEETINGS FROM JANUARY 2021 TO APRIL 2025

MEETING		MEETING
DATE	AGENDA ITEM(S)	LENGTH
	2021	•
	Item 1: Draft Minutes from 9/17/2017	
	Item 2: Consider a Request for Approval for a Zone Change from R-1D:LHP (Single-Family	
	Residential Downtown with a Landmark and Historic Preservation Overlay) to C-	
	2:LHP (Central Business District with a Landmark and Historic Preservation	
	Overlay) and a General Plan Amendment to Change the Land Use Designation	
	from Medium Density Residential to Central Business District, for Property	
	Located at 4 Tait Avenue. APN: 510-44-054. Zone Change Application Z-20-002	
	and General Plan Amendment Application GP-20-001.	1 hour, 15
1/13/2021	Item 3: Election of Chair and Vice Chair	minutes
	Item 1: Draft Minutes from 1/13/2021	
	Item 2: Discuss and provide input to the Town Council regarding the General Plan Committee Resolution and	
5/26/2021	Application	2 hours
	2022	1
	Item 1: Draft Minutes from 5/26/2021	
	<b>Item 2</b> : Consider a General Plan Amendment to Add Policies to the Hazards and Safety Element. Location: Townwide.	
	General Plan Amendment Application GP-22-002.	
10/26/2022	Item 3: General Plan Committee Meeting Frequency	30 minutes
	2023	1
	Item 1: Draft Minutes from 10/26/2022	
	Item 2: Consider a Request for Approval of a Zone Change from R-1:8 Prezone (Single-Family Residential, Minimum	
	Lot Size of 8,000 square feet) to CH (Restricted Commercial Highway) and a General Plan Amendment to Change the	
	Land Use Designation from Low Density Residential to Mixed Use Commercial for Property Located at 15810 Los	
	Gatos Boulevard. APN: 523-01-001. An Environmental Impact Report (EIR) was prepared and certified for the 2040	
	General Plan Update on June 30, 2022, which included the proposed General Plan Amendment for the property	
	located at 15810 Los Gatos Boulevard. No further environmental analysis is required.	
	Item 3: Election of Chair and Vice Chair	
5/10/2023	Item 4: 2023 Meeting Calendar	45 minutes
	Item 1: Draft Minutes from 5/10/2023	
	Item 2: Make a Recommendation to Planning Commission on a Request to Amend the General Plan to Include a	1 hour, 15
7/20/2023	Description of the Housing Element Overlay Zone; Amend the General Plan Land Use Designation of 16492 Los Gatos	minutes

MEETING		MEETING
DATE	AGENDA ITEM(S)	LENGTH
	Boulevard and Assessor Parcel Number 532-07-086 from Low Density Residential to Neighborhood Commercial;	
	Amend the General Plan Land Use Designation of Caltrans Right-of-Way Adjacent to 14685 Oka Road from Low	
	Density Residential to Medium Density Residential; Amend the Town Code to modify the Affordable Housing Overlay	
	Zone Division 5 of Article VIII Overlay Zones and Historic Preservation; Amend the Town Code to incorporate the	
	Housing Element Overlay Zone as Division 6 of Article VIII Overlay Zones and Historic Preservation; and Apply the	
	Housing Element Overlay Zone to the Sites Included in the Sites Inventory Analysis of the 2023-2031 Housing	
	Element. An Environmental Impact Report (EIR) was prepared and certified for the 2040 General Plan Update on	
	June 30, 2022, which included the proposed General Plan Amendments. No Further Environmental Analysis is	
	Required. Zoning Code Amendment Application Z-23-002 and General Plan Amendment Application GP-23-002.	
	Item 1: Draft Minutes from 7/20/2023	
	Item 2: Requesting Approval for a Zone Change from RC (Resource Conservation) to HR-2½ (Hillside Residential), a	
	General Plan Amendment to Change the Land Use Designation from Agricultural to Hillside Residential, and	
	Subdivision of One Lot into Nine Lots on Property Zoned RC. APN: 537-27-047. CEQA Review is Pending. Zone	
	Change Application Z-22-001, General Plan Amendment Application GP-22-001, and Subdivision Application M-22-	1 hour, 15
10/11/2023	003. Project Location: 14915 Shannon Road.	minutes
	2024	
	Item 1: Draft Minutes from 10/11/2023	
	Item 2: Requesting Approval for Subdivision of One Lot into Two Lots and a General Plan Amendment to Change the	
	Land Use Designation of Parcel A from Public to Low Density Residential on Property Zoned R-1:10. APN: 527-25-005.	
	CEQA Review is Pending. Subdivision Application M-24-011 and General Plan Amendment Application GP-24-002.	
6/26/2024	Project Location: 220 Belgatos Road.	21 minutes
	2025	
	Item 1: Draft Minutes from 6/26/2024	
	Item 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.	
	Item 3: Election of Chair and Vice Chair	
2/12/2025	Item 4: 2025 Meeting Calendar	25 minutes