



TOWN OF
Los GATOS
 CALIFORNIA

Newsletter #4: Draft 2040 General Plan Executive Summary

Public Review Draft General Plan

The Town released the Public Review Draft of the 2040 General Plan on June 18, 2021, and will be taking public comments and holding public workshops and hearings in upcoming months. The Draft 2040 General Plan can be accessed from the project website: www.losgatos2040.com.

About the Draft 2040 General Plan

The Draft 2040 General Plan reflects the Town’s strong commitment to environmental sustainability, community health, and social equity. During the preparation of the Draft 2040 General Plan, the community requested that the General Plan address new topics, such as climate change and increased risk of wildfire; lessons learned from the COVID-19 pandemic; and justice, equity, diversity, and inclusion. The update also looked at new ideas in land use and community design that would allow the development of housing to meet the needs of all residents and incomes.

What is a General Plan?

Every jurisdiction in California must have a General Plan, which is the local government’s long-term framework or “constitution” for future growth, services, and resource management. The General Plan is prepared with extensive community engagement to create a plan that expresses the community’s vision for its future. Typically, a General Plan is designed to address the issues facing the jurisdiction for the next 20 years.

A General Plan is made up of a collection of “elements” that cover mandatory topics as well as topics important to the community. Eight elements are required by State law to be included in the General Plan. These are: land use; circulation; housing; conservation; open space; noise; safety; and environmental justice. Though the required topics must be addressed in the General Plan, communities can organize their General Plan anyway they choose. Communities may also include other optional elements that address issues of local interest. In Los Gatos the one optional element is the Community Design Element and there is also an expanded environmental justice element called the Racial, Social, and Environmental Justice Element.

WHERE ARE WE IN THE PROCESS?

We are currently in the 5th phase.

1. Project Initiation
2. Prepare Background Report
3. Identify Community Issues, Opportunities, and Constraints and Confirm Vision
4. Development of Land Use Alternatives
5. General Plan Goals and Policy Development (Current Phase)
6. Environmental Impact Report (EIR)
7. Certification of EIR and Adoption of the General Plan

QUESTIONS?

Town of Los Gatos
 Planning Division
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General Plan Outreach Efforts

Community Engagement

The Public Review Draft 2040 General Plan was shaped through a public outreach approach that provided opportunities for all community members to be involved in the General Plan process. The Town gathered community input through the following methods:

1. Community workshops; ►
2. Interactive booths at community events that included Spring into Green, the Town's Farmers Market, and Music in the Park;
3. Informational pop-up booth at the Los Gatos Library;
4. General Plan Update Website – www.losgatos2040.com;
5. eBlasts;
6. Social media posts;
7. General Plan Update Advisory Committee meetings; and
8. Planning Commission and Town Council Meetings and Study Sessions.

Community Workshops

The Town hosted three community workshops for residents and stakeholders to share their ideas on how to shape the future of Los Gatos.

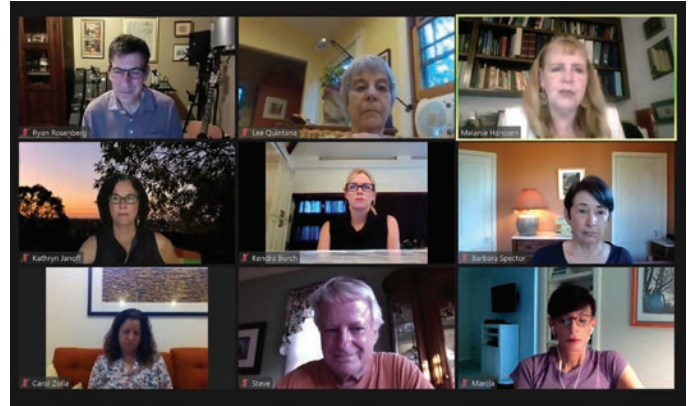
- On **October 17, 2018**, the Town held the first community workshop at the Jewish Community Center to provide an overview of the General Plan update process and to gather public input on issues and opportunities that should be addressed as part of the General Plan update.
- On **January 16, 2020**, at Fisher Middle School, the Town presented the land use alternatives to the community, discussed the potential benefits and impacts associated with each alternative, and solicited community feedback on the alternatives.
- On **June 11, 2020**, via a Zoom teleconference, the Town held a “TED talk” style webinar to discuss community design ideas and solicit input on the topic of community design. During the event, participants responded to polling questions and were able to ask questions and make comments. After the webinar, community members were encouraged to provide feedback through an online survey that was open for more than a month after the event. The community's input assisted in the development of the Land Use and Community Design Elements.



General Plan Update Advisory Committee ►

To help guide the update to the General Plan, the Town Council appointed a General Plan Update Advisory Committee (GPAC). The GPAC was composed of the Town's existing General Plan Committee (GPC) and three additional residents. The standing GPC includes two Town Council members, three Planning Commissioners, and four residents.

The GPAC served as a sounding board for the development of the Draft 2040 General Plan. The GPAC held more than 35 public meetings throughout the preparation of the Draft 2040 General Plan, listening to community input and contributing to the Vision and Guiding Principles, Land Use Alternatives, and the content of the Draft 2040 General Plan document.



Planning Commission and Town Council Meetings

The Town held various Planning Commission and Town Council Meetings and Study Session throughout the update process to inform decision-makers and the public, discuss key milestones, and obtain direction for next steps.

Analyses Informing the Draft 2040 General Plan

As part of the Town of Los Gatos 2040 General Plan update process, the Town prepared the following General Plan supporting documents:

- **Background Report.** The Background Report is a “snapshot” of current (2018) conditions and trends in Los Gatos. It provides a detailed description of a wide range of topics and provides decision-makers, the public, and local agencies with context for making policy decisions.
- **Issues and Opportunities Report.** The Issues and Opportunities Report summarized the key issues, opportunities, and constraints identified based on the Background Report, input from community workshops and GPAC meetings, stakeholder interviews, and a Joint Town Council/Planning Commission Study Sessions.
- **Alternatives Report.** The Alternatives Report described the development and evaluation of land use and policy alternatives. The report was designed to frame an active discussion among community members and Town decision-makers, and led to direction from the Town Council on a preferred land use alternative framework and solutions to key policy topics. This was used to guide development of the Draft 2040 General Plan.
- **Environmental Impact Report.** The Environmental Impact Report (EIR) fulfills the requirements of the California Environmental Quality Act (CEQA). The Planning Commission and Town Council will use the EIR during the 2040 General Plan update approval process to consider potential environmental implications associated with implementing the 2040 General Plan and to identify feasible mitigation measures for significant impacts.

Visit www.losgatos2040.com/documents to view and download all publications released as part of the General Plan update process.

General Plan Vision and Guiding Principles

A vision statement reflects what community members value most about the Town and their shared aspirations for the future. A vision statement is designed to be inspirational and set the overall tone and direction for the General Plan goals, policies, and implementation programs. Guiding Principles are central ideas (themes) that articulate the Town's commitment to achieving the Vision of the General Plan. They establish the framework for the ideas and concepts behind the General Plan and serve as a touchstone during the process to develop and refine goals, policies, and programs.

Vision

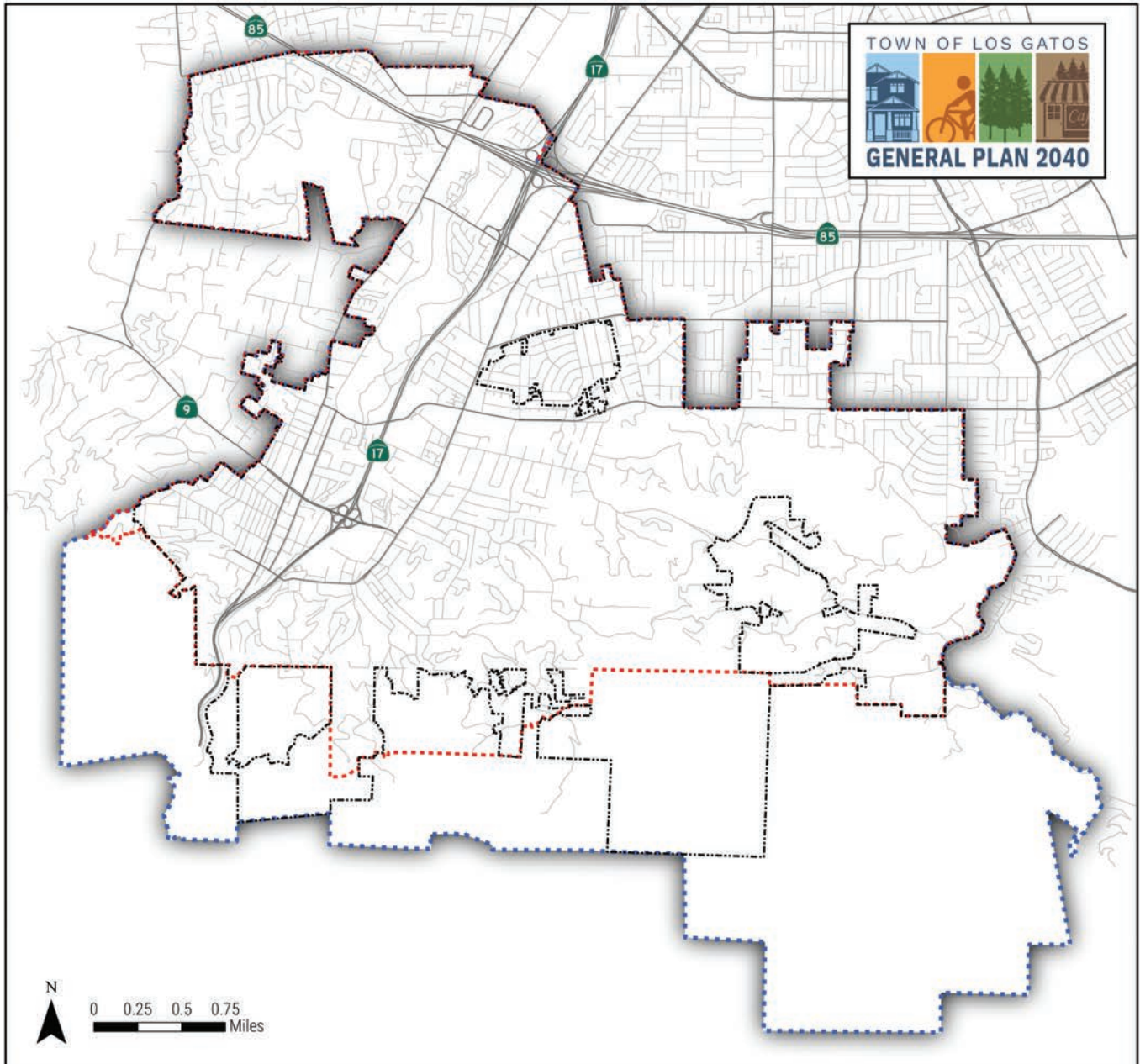
The Town of Los Gatos is a welcoming, family-oriented, and safe community nestled in the beautiful foothills of the Santa Cruz Mountains. The Town is a sustainable community that takes pride in its small-town character and provides a range of housing opportunities, historic neighborhoods, local culture and arts, excellent schools, and a lively and accessible downtown. Los Gatos offers a choice of mobility options, superior public facilities and services, and an open and responsive local government that is fiscally sound. Los Gatos has a dynamic and thriving economy that includes a mix of businesses throughout Town that serves all residents, workers, and visitors.

Guiding Principles

- **Community Vitality.** Invigorate downtown Los Gatos as a special place for community gathering, commerce, and other activities for residents and visitors. Foster the economic vitality of all Los Gatos business locations. Preserve and enhance the Town's historic resources and character while guiding the community into the future.
- **Diverse Neighborhoods.** Foster appropriate investments to maintain and enhance diverse neighborhoods, housing opportunities, and infrastructure to meet the needs of all current and future residents.
- **Fiscal Stability/Responsibility.** Provide high quality municipal services to the Los Gatos community while sustaining the Town's long term fiscal health.
- **Government Transparency.** Conduct governmental processes in an open manner and encourage public involvement in Town governance.
- **Inclusivity.** Recognize the importance of and promote ethnic, cultural, and socio-economic diversity and equity to enhance the quality of life in Los Gatos.
- **Mobility.** Provide a well-connected transportation system that enables safe access for all transportation modes, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities.
- **Promote Public Safety.** Maintain and enhance Los Gatos as a safe community through preparation and planning, education, and community design that is responsive to the full range of potential natural and man-made hazards and safety issues.
- **Protect Natural Resources.** Protect the natural resources and scenic assets that define Los Gatos, including open space preserves, recreational trails, surrounding hillsides, and natural waterways.
- **Sustainability.** Manage, conserve, and preserve Los Gatos' natural environment for present and future generations. Identify and provide opportunities to enhance the Town's sustainability policies and practices.

General Plan Planning Area

A General Plan, pursuant to State law, must address all areas within the jurisdiction's planning area. The planning area encompasses all incorporated and unincorporated territory that bears a relationship to the long-term physical planning of the jurisdiction. At a minimum, a jurisdiction's planning area should include all incorporated land within the Town limits and all land within the Town's Sphere of Influence, as it does for this General Plan. The Los Gatos planning area includes approximately 18 square miles, as shown on the map below.



-  **Town of Los Gatos**
-  **Urban Service Area**
-  **Planning Area/
Sphere of Influence**

Organization of the General Plan

The 2040 General Plan is organized into twelve chapters. Chapters 2 - 10 are considered Elements. The policies throughout all Elements work together and users must consider them comprehensively when making planning decisions. The chapters of the General Plan are as follows.

1. Introduction
2. Racial, Social, and Environmental Justice Element
3. Land Use Element
4. Community Design Element
5. Mobility Element
6. Public Facilities, Services, and Infrastructure Element
7. Open Space, Parks, and Recreation Element
8. Environment and Sustainability Element
9. Hazards and Safety Element
10. Housing Element
11. Acknowledgments
12. Glossary/Acronyms

Using the General Plan

While the Vision and Guiding Principles set the framework about where the Town wants to be in 2040, it is the goals, policies, and implementation programs in the nine elements that provide the guidance on how the Town will achieve the Vision.

Goal. A goal is a statement that describes, in general terms, a desired future condition or “end” state. Goals describe ideal future conditions for a topic and are intentionally general and broad.

Policy. A policy is a statement that guides a specific course of action for decision-makers to achieve a desired goal.

Implementation Program. While many policies can be implemented as part of standard Town operations, some policies require specific implementation programs to ensure their completion. The last section of each element includes a table of implementation programs.

Cross-cutting Topic Icons

The Draft 2040 General Plan contains a number of goals, policies, and implementation programs that address cross-cutting topics that weave throughout the General Plan. The General Plan uses one or more icons to highlight if a goal, policy, or implementation program is directly related to one or more of these topics.

SUS Sustainability. Sustainability recognizes that certain resources are finite, and therefore should be used conservatively and wisely with a view to the long-term priorities and consequences. Items marked with this icon are designed to enhance the Town’s sustainability relative to a wide range of resources.

EJ Environmental Justice. Pursuant to Government Code Section 65302(h), general plans “must include an environmental justice element or include goals and policies in other element(s) of the general plan to reduce the unique or compounded health risks in disadvantaged communities by reducing pollution exposure, improving air quality, and promoting public facilities, food access, safe and sanitary homes, and physical activity; promote civil engagement in the public decision-making process; and prioritize improvements and programs that address the needs of disadvantaged communities.”

HC Healthy Communities. The 2040 General Plan focuses on promoting healthy communities and the connection between the built environment and public health.

EIR Environmental Impact Report Mitigation. As part of the EIR process, some policies will be developed specifically to reduce the potential for significant environmental impacts.



Chapter 2

Racial, Social, and Environmental Justice Element

Like many other communities in the United States, Los Gatos has a history which includes racial, social, and environmental injustices, as well as other contributing factors including affordability challenges. The Town recognizes that it needs to increase its efforts to ensure that all the members of the Los Gatos community (i.e., residents, workers, business owners, local organizations, and visitors), regardless of age and socio-economic status, feel valued, safe, respected, included, and secure.

Increasing diversity and inclusion involves enhancing meaningful community engagement, considering the implications of Town decisions for all members of the community, and requires new approaches to meet the changing needs of Los Gatos. The themes discussed in this Element lay the foundation for creating a more equitable and inclusive environment for all. In addition to the goals and policies contained in this Element, equity-oriented goals and policies can also be found throughout the 2040 General Plan, particularly in the Housing, Mobility, and Land Use Elements, and are marked by an **EJ** icon.

The Racial, Social, and Environmental Justice (RSEJ) Element covers the following topics (by section):

- 2.1 Racial and Social Justice
- 2.2 Environmental Justice
- 2.3 Civic Engagement in the Public Decision-Making Process

This new Element identifies goals, policies, and implementation programs to address RSEJ issues. Other Elements have related goals, policies, and implementation programs.



Chapter 3 Land Use Element

The Land Use Element includes two key components that provide a framework to guide and shape the future physical development of Los Gatos. First, the Element includes policies establishing land use designations that identify the type and intensity of uses permissible in the Planning Area. Second, this Element includes a series of goals and policies identifying the Town’s philosophy for future change and development. Combined with the Community Design Element, these two elements address a broad range of topics related to the physical structure and appearance of the Town’s built environment and establish the image and character of the Town. These two Elements serve as the primary policy guidance for ensuring that new land uses are logically organized and developed in a way that is sustainable and enhances Los Gatos’ unique identity.

The Land Use Element covers the following topics (by section):

- | | |
|---|--------------------------------------|
| 3.1 General Plan Residential Buildout | 3.6 Special Planning Areas |
| 3.2 Implementing Missing Middle Housing | 3.7 Community Place Districts |
| 3.3 A Plan for Neighborhood Connectivity | 3.8 General Plan Use and Maintenance |
| 3.4 Land Use Diagram, Designations, and Standards | 3.9 Civic Engagement |
| 3.5 Community Development | 3.10 Interagency Coordination |

What’s Changed?

Land Use Designations

As part of the 2040 General Plan, the Town is adding one new commercial designation—Community Commercial. The Community Commercial land use designation (defined on page 10) was added to several locations within the Planning Area that were originally Neighborhood Commercial, specifically along Main Street, North Santa Cruz Avenue, Winchester Boulevard, and Union Avenue. The new Community Commercial land use designation provides for expanded commercial and retail opportunities and the ability for future high-density mixed-use development, including residential uses.

Housing Flexibility and Missing Middle Housing

A key issue addressed in the Draft 2040 General Plan was to update the Town's guidance on housing as it relates to land use. While the main policies on housing will come with the Town's Housing Element (to be completed by January 31, 2023), the Draft 2040 General Plan's Land Use and Community Design Elements created a framework for successful housing innovation. This included increasing densities allowed in current residential and commercial designations, encouraging infill development, and promoting the development of a range of unit sizes to meet the varied housing needs of the community.

A key change related to the promotion of new infill housing is the concept of Missing Middle Housing. While housing and residential neighborhoods form the fabric that makes the Town a cohesive community, finding a place to call home in Los Gatos has been unattainable for many. The Town is not affordable for many prospective residents, and there are a lack of unit types and sizes to accommodate varied households. The aging population has also faced issues with the shortage of smaller dwelling units to allow aging in place within the community.

The needed housing lies between the current low end of Low Density Residential (1-12 units/acre) and the high end of Medium Density Residential (14-24 units/acre), a housing type often referred to as "Missing Middle" housing and can include a mix of housing types as illustrated below. Through design, these units are expected to be compatible in form and appearance with detached single-family homes. See Goal LU-1 and supporting policies for more information.



Neighborhood Connectivity

Goal LU-2 and supporting policies are designed to promote a mix of compatible uses within a short distance of residential neighborhoods to serve the basic, daily needs of nearby residents.

Mixed Use Development

The Draft 2040 General Plan promotes the redevelopment of existing commercial centers to create mixed use nodes supporting commercial and residential needs. This will maintain commercial uses while helping to meet the future housing needs of the community.

Los Gatos' Cultural Heritage

Goal LU-14 and supporting policies add new guidance on the protection and maintenance of historic resources.

Community Place Districts

The Land Use Element defines eight Community Place Districts as having the capacity to accommodate additional mixed-use development that would combine residential development with new and existing commercial uses. Each of the eight Community Place Districts are centered on a major intersection or corridor and extend generally a quarter-mile in all directions.

Other Changes

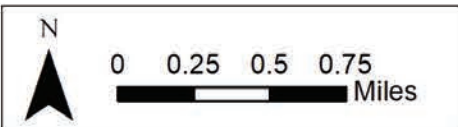
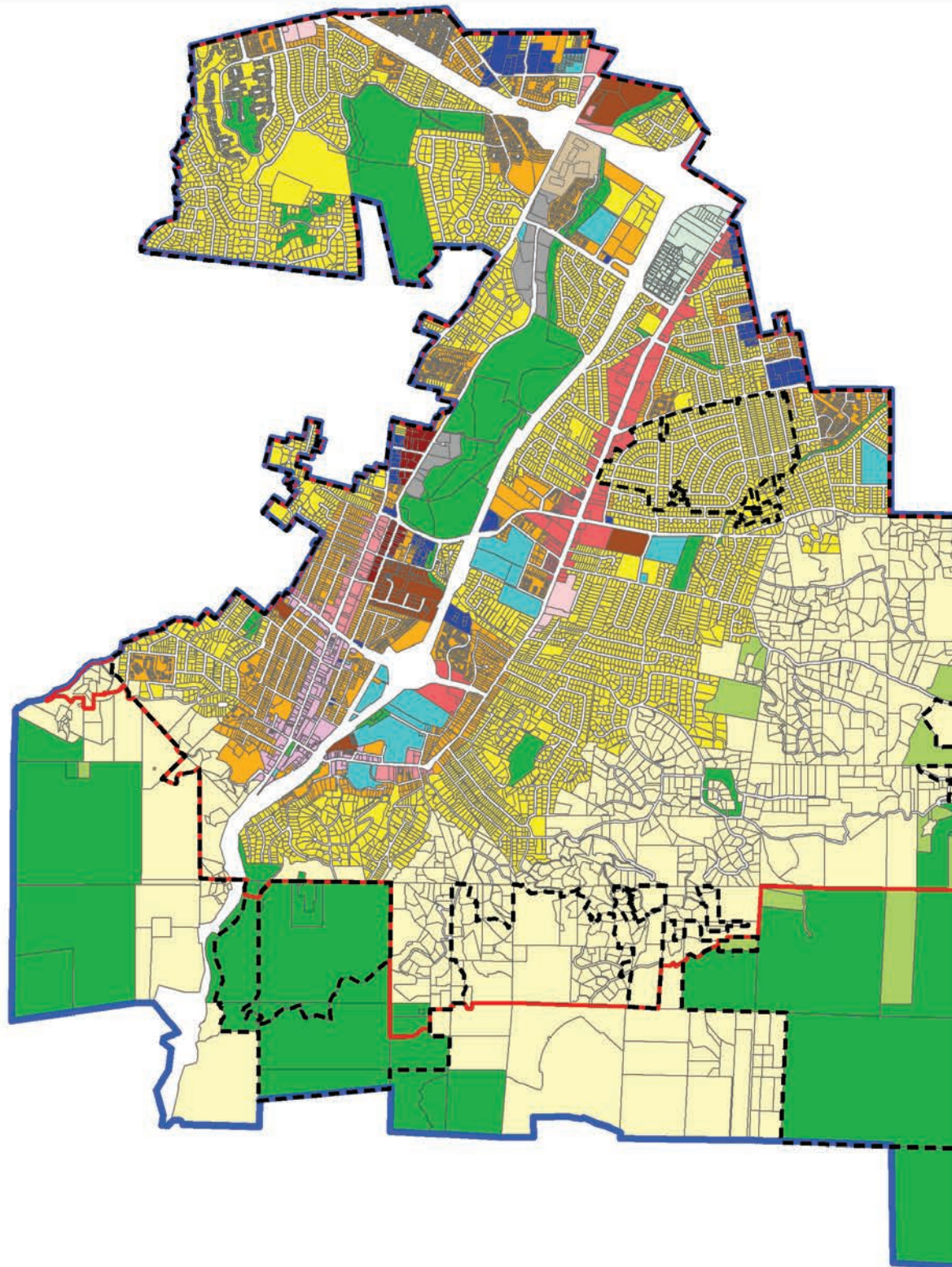
A number of other enhancements are included, such as policies on General Plan maintenance under Goals LU-17 through LU-19 and under Goal LU-20 on civic engagement.

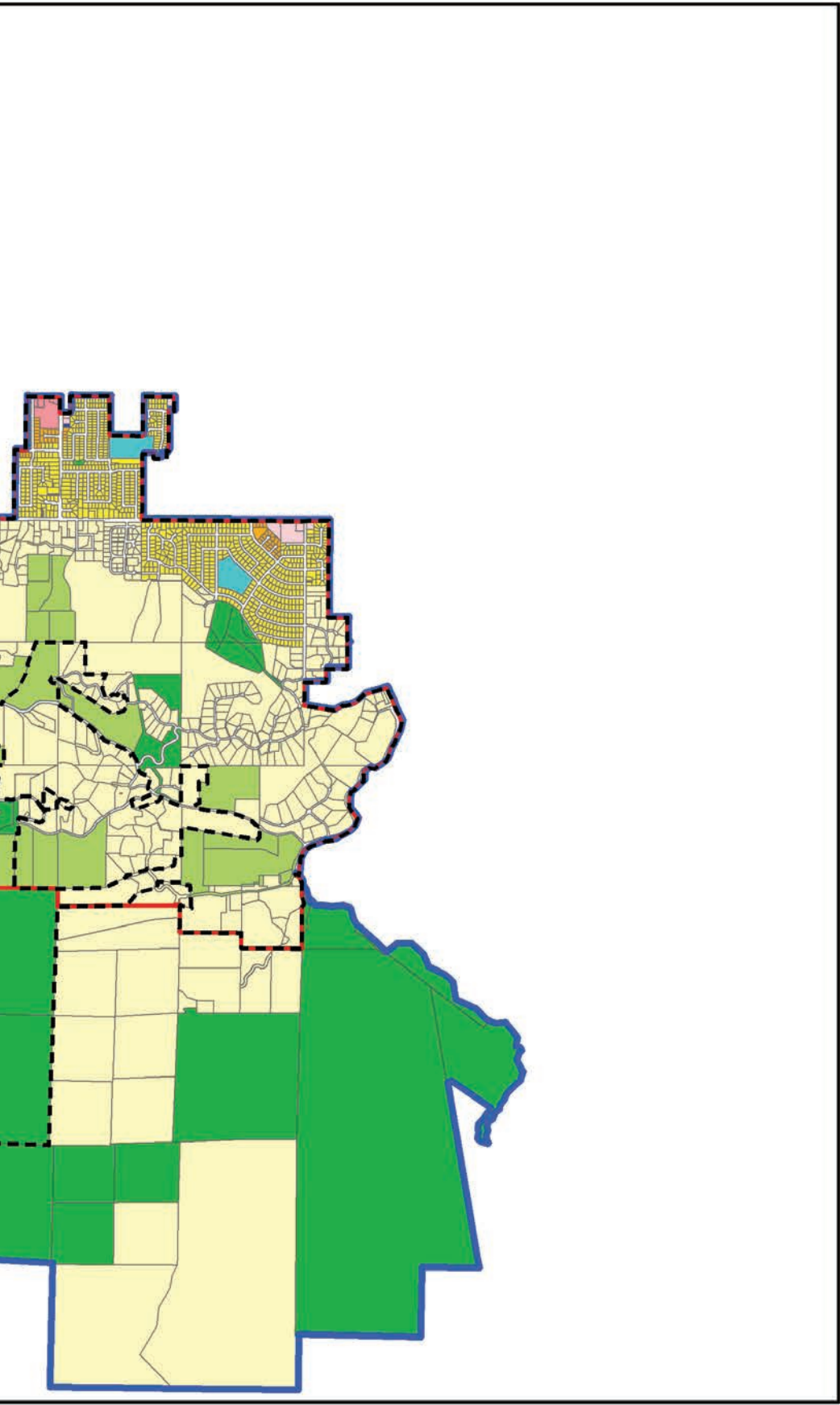
General Plan Land Use Designations and Development Standards

Designation / Map Color	Description	Standards	Compatible Zoning
Residential Designations			
HR Hillside Residential	The purpose of this designation is to provide for very low-density accessory dwelling units and single-family residential on large single lots or as part of a cluster development. This designation allows for development that is compatible with the unique mountainous terrain and rural character of the hillside areas. Mixed-use developments are not permitted in this designation.	Density: 0 – 1 du/ac Max. Height: 25 feet	HR
LDR Low Density Residential	The purpose of this designation is to provide for accessory dwelling units, missing middle housing, and single-family residential properties. It encourages single-family residential development in either the standard development established by standard zoning or by innovative forms obtained through a planned development. Mixed-use developments are not permitted in this designation.	Density: 1 – 12 du/ac Lot Coverage: Up to 50% Max. Height: 30 feet	R-1
MDR Medium Density Residential	The purpose of this designation is to provide for accessory dwelling units, missing middle housing, multi-family residential, duplexes, and/or small lot single-family homes. Mixed-use developments are not permitted in this designation.	Density: 14 – 24 du/ac Lot Coverage: Up to 75% Max. Height: 35 feet	R-1D R-D R-M
HDR High Density Residential	The purpose of this designation is to provide for accessory dwelling units, and more dense multi-family residential development. Its objective is to provide quality housing in proximity to transit and/or commercial and business areas. Mixed-use developments are not permitted in this designation.	Density: 30 – 40 du/ac Lot Coverage: Up to 75% Max. Height: 45 feet	R-M
Mixed-Use Designation			
MU Mixed-Use	The purpose of this designation is to provide a mixture of commercial uses (including retail, office, hotel/lodging) and residential, along with allowing stand-alone commercial uses (including retail, office, hotel/lodging, service uses, recreational uses, and restaurants). Residential is only allowed when developed in a mixed-use format with retail, office, or hotel/lodging components on the site. Projects developed under this designation shall maintain primary orientation to arterial street frontages and proper transitions and buffers to adjacent residential properties.	Density: 30 – 40 du/ac FAR: Up to 3.0 Max. Height: 45 feet	CH
Commercial Designations			
NC Neighborhood Commercial	The purpose of this designation is to provide for necessary day-to-day commercial goods and services required by the residents of the adjacent neighborhoods. This designation encourages concentrated and coordinated commercial development at easily accessible locations. Residential uses, developed using a mixed-use format, are allowed in the designation.	Density: 10 – 20 du/ac FAR: Up to 1.0 Max. Height: 35 feet	C-1
CC Community Commercial	The purpose of this designation is to provide for commercial goods and services to support residents, businesses, and visitors, and located to serve the entire community. Residential uses, developed using a mixed-use format, are allowed in the designation.	Density: 20 – 30 du/ac FAR: Up to 3.0 Max. Height: 45 feet	C-1

Designation / Map Color	Description	Standards	Compatible Zoning
CBD Central Business District	The purpose of this designation is to encourage a mixture of community-orientated commercial goods and services within the Downtown CBD. This designation applies exclusively to the Downtown CBD, with the goal to accommodate and retain local merchants and preserve the Town's character. New development in the CBD shall integrate with existing structures of architectural and historical significance. Residential uses, developed using a mixed-use format, are allowed in the designation.	Density: 20 – 30 du/ac FAR: Up to 2.0 Max. Height: 45 feet	C-2
Employment Center Designations			
OP Office Professional	The purpose of this designation is to provide for professional and general business offices, incubator spaces, and innovation centers. This designation applies to various locations throughout the Town, often in proximity to neighborhood- or community-oriented commercial facilities, or as a buffer between commercial and residential uses. The intent of this designation is to satisfy the community's need for general business and professional services, and local employment. Residential uses, developed using a mixed-use format, are allowed in the designation.	Density: 30 – 40 du/ac FAR: Up to 1.0 Max. Height: 35 feet	O
SC Service Commercial	The purpose of this designation is to provide for service businesses. These businesses include automobile repair, building materials sales, paint suppliers, janitorial services, towing businesses, contractor offices and yards, laundries and dry cleaners, as well as wholesaling and warehousing activities. Residential uses, developed using a mixed-use format, are allowed in the designation.	Density: 20 – 30 du/ac FAR: Up to 1.0 Max. Height: 35 feet	LM
LI Light Industrial	The purpose of this designation is to allow for large-scale office developments, well-controlled research and development facilities, innovation centers, industrial parks and service-oriented uses subject to rigid development standards. These uses shall respond to the community and region-wide needs. Residential uses are not permitted in this designation.	Density: none FAR: Up to 1.0 Max. Height: 35 feet	CM
Public and Open Space Designations			
PUB Public	This designation identifies public and institutional facilities in the Town such as the Civic Center, schools, parking structures, parks, libraries, hospitals, churches, and fire stations.	Density: none FAR: Up to 1.0 Max. Height: 35 feet	All zones
OS Open Space	This designation identifies the location of public parks, open space preserves, and private preserves. Can also be applied to trails and stream corridors.	Density: none Max. Height: 30 feet	RC
AG Agriculture	This designation identifies areas for commercial agricultural crop production and properties under a Williamson Act contract.	Density: 1 du/20 ac Max. Height: 30 feet	RC
Specific Plan Designations			
A-SP Albright Specific Plan	The purpose of this designation is to provide land for the Albright Specific Plan, which includes the designation of office/research and development space (including office serving amenities), one parking garage, surface parking areas, new access driveways, landscaping, and open space uses.	As defined in Specific Plan	A-SP
NF-SP North Forty Specific Plan	The purpose of this designation is to provide land for the North 40 Specific Plan, which includes the designation of mixed-use development (residential and commercial, open space amenities, and space for a hotel).	As defined in Specific Plan	NF-SP

General Plan Land Use Diagram





Land Use Designation

-  Hillside Residential (HR)
-  Low Density Residential (LDR)
-  Medium Density Residential (MDR)
-  High Density Residential (HDR)
-  Mixed Use (MU)
-  Neighborhood Commercial (NC)
-  Community Commercial (CC)
-  Central Business District (CBD)
-  Office Professional (OP)
-  Service Commercial (SC)
-  Light Industrial (LI)
-  Public (PUB)
-  Open Space (OS)
-  Agriculture (AG)
-  Albright Specific Plan (A-SP)
-  North Forty Specific Plan (NF-SP)

Town of Los Gatos

-  Town Limit
-  Planning Area
-  Urban Service Area

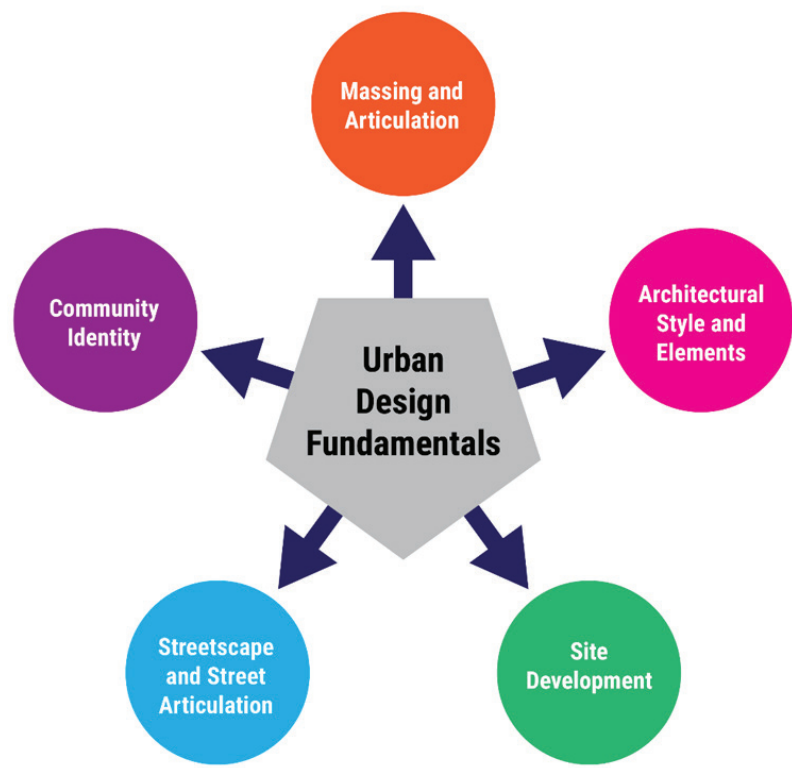


Chapter 4 Community Design Element

The Community Design Element looks at the key components of the Town’s physical environment and describes the features that, together, contribute to the distinct community character of Los Gatos. The Element provides a local context and anticipated urban design enhancements for the next 20 years and highlights a series of Community Place Districts that have specific community design policies tailored to the context and development potential of these areas in Town. Lastly, this Element covers the overall preservation of historic areas and assets and the surrounding hillsides to ensure development occurs in the right places and at appropriate levels consistent with the broader vision for Los Gatos.

The Community Design Element covers the following topics (by section):

- 4.1 Neighborhood Cohesiveness
- 4.2 Community Form
- 4.3 Historic Preservation
- 4.4 Hillside Development
- 4.5 Community Place Districts



What’s Changed?

While the Town has had policies on community design, this Element takes the topic in a more comprehensive form that addresses a broad range of design components that make Los Gatos special. The Element also provides the framework for future objective standards that will provide clearer guidance on expectations for new development and remodels.

The Element uses five design fundamentals to describe the desired design components that fit in with Los Gatos (see graphic to the left). More details on these can be found starting on page 4-3 of the Draft 2040 General Plan.

Neighborhood Cohesiveness

Like the Land Use Element, neighborhood cohesiveness is a key concern that is addressed. While the Land Use Element addressed this topic relative to compatible land uses and adjacencies, this Element focuses on compatibility through design.

Community Form

From a design standpoint, this section contains most of the specific objective standards used in the Draft 2040 General Plan. Community form includes the visual, contextual, and architectural design that creates a cohesive community. Los Gatos includes a rich and diverse array of architectural styles, historical landmarks, and bustling corridors which contribute to a distinct and unique urban fabric. These community form applications have been refined over the years through the Town's existing Commercial and Residential Design Guidelines.

This section covers a broad range of topics, including architectural style, streetscape, transitions, crime prevention through environmental design, common open space, private open space, lighting, landscaping, public art, and sustainable design.

Within this section, General Plan objective standards are heavily illustrated to provide enhanced clarity, direction, and expectations.

Hillside Development

Section 4.4 provides the policy framework to support many of the Town's current plans and programs that are designed to protect the hillside areas. Enhancements were added to express restrictions on non-native landscaping and the reduction of artificial lighting.

Community Place Districts

As described earlier, the Land Use Element defined eight Community Place Districts. The intent of the Community Place Districts within the Community Design Element is to continue the tradition in Los Gatos of creating unique and identifiable areas of Town that provide diversity in both development and community gathering spaces.

Within this section of the Element, Goal CD-7 and supporting policies provide guidance that applies to all Community Place Districts. This is followed by Goals CD-8 through CD-12, and supporting policies, that address specific Community Place Districts.





Chapter 5 Mobility Element

The Mobility Element is designed to address all aspects of the movement of people and goods. The Element uses a holistic approach to sustainable transportation methods that focuses on strategies for reducing vehicle miles traveled, enhancing a multimodal transportation system, and enhancing infrastructure for bicyclists, pedestrians, and transit riders. The Mobility Element also addresses the typical aspects of a transportation network including, roadways, parking, and the movement of goods (i.e., truck traffic).

The Mobility Element covers the following topics (by section):

- 5.1 Reduce Vehicle Miles Traveled
- 5.2 Bicycle and Pedestrian Facilities
- 5.3 Multimodal System/Complete Streets
- 5.4 Transit Services and Facilities
- 5.5 Transportation Systems
- 5.6 Roadways
- 5.7 Parking
- 5.8 Goods Movement

What Didn't Change?

A key item that did not change is the Roadway Classifications map (Figure 5-3 in Draft 2040 General Plan). This means that all roadways in the Town will keep their same classification assigned to each roadway (arterial street, collector, etc.).

What's Changed?

The key changes in the Mobility Element are to reduce the impacts from motor vehicles and promote alternative forms of transportation that will reduce the local and regional effects of climate change and traffic congestion, and support healthy lifestyles. The Draft 2040 General Plan does this by planning for a more walkable and bikeable community where reliance on automobiles is reduced and facilities to serve these alternative forms of transportation are enhanced.

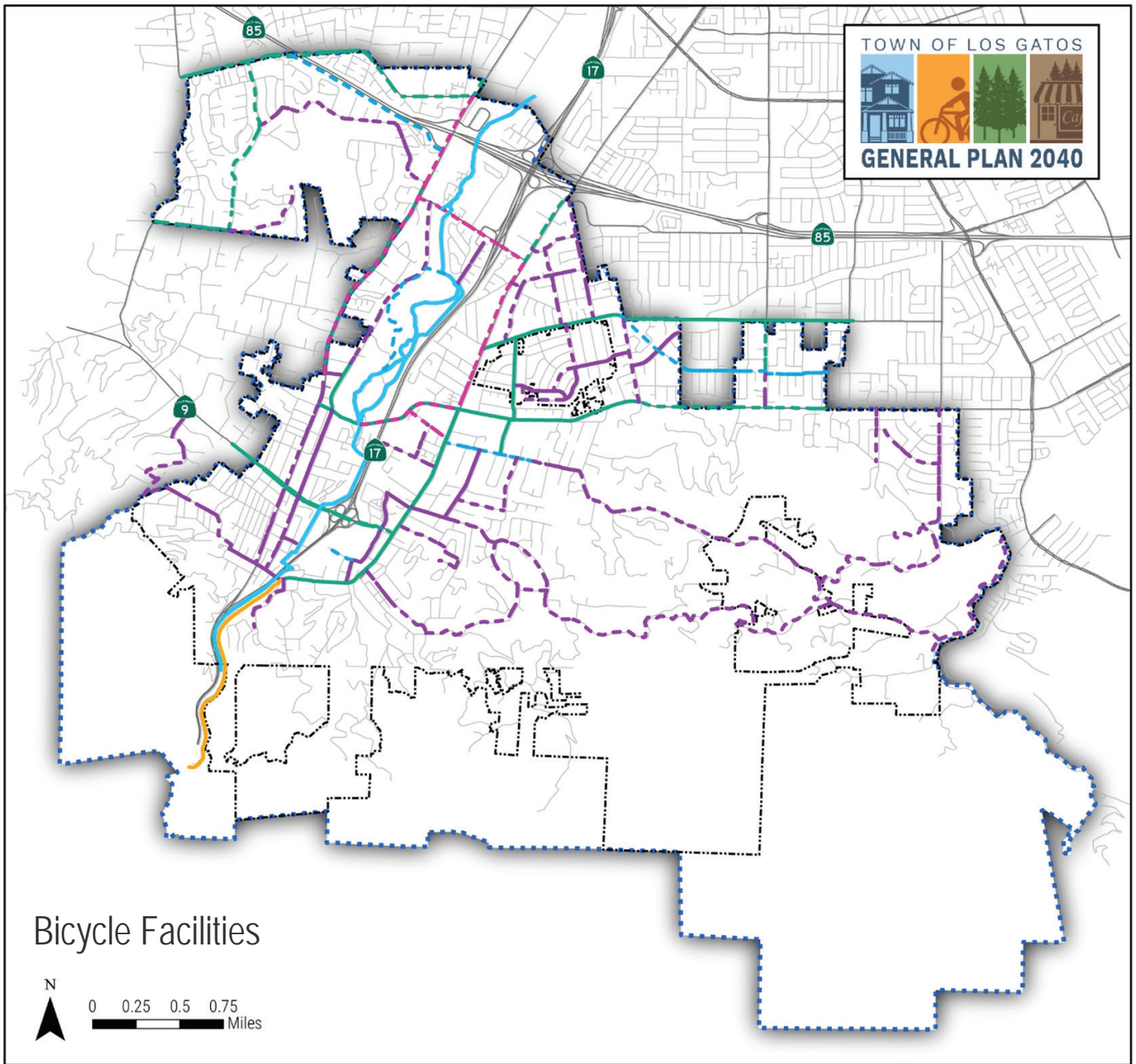
This new emphasis is reflected by the order in which topics are presented in this Element, with

alternative transportation systems presented first and automobile-related policies at the end of the Element.

Goal MOB-1 highlights the key metric for this change which is the reduction in vehicle miles traveled (VMT). By measuring and tracking VMT, the Town can discern the success of moving from automobiles to other forms of transportation.

Goals MOB-2 and 3 focus on bicycle and pedestrian facilities and incorporate the Town's Bicycle and Pedestrian Master Plan. Current and future bicycle facilities shown on Figure 5-1 in the Draft 2040 General Plan and shown on the following page.

Goal MOB-4 and supporting policies focus on the development of a true multimodal system including the concept of Complete Streets. This idea is a transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe and convenient access for all users regardless of their mode of transportation (such as vehicle, bicycle, and walking), age, and ability).



Bikeways

- Existing Class I
- Existing Class II
- Existing Class III
- - - Proposed Class I
- - - Proposed Class II
- - - Proposed Class III
- - - Proposed Class IV
- Existing Bikeway - Unpaved

- Town of Los Gatos
- Planning Area/
Sphere of Influence

Class I bikeways, also described as bike paths, are shared paths with pedestrians and provide a completely separate right-of-way designated for the exclusive use of bicyclists and pedestrians.

Class II bike lanes are lanes for bicyclists generally adjacent to outer vehicle travel lanes with special lane markings, pavement legends, and signage.

Class III bike routes are designated by signs or pavement markings for shared use with pedestrians or motor vehicles, but have no separated bike right-of-way or lane striping.



Chapter 6

Public Facilities, Services, and Infrastructure Element

The Public Facilities, Services, and Infrastructure Element guides decision-making pertaining to the broad areas of Town services, infrastructure, and resources. Through an effective Public Facilities, Services, and Infrastructure Element, the Town is positioned to plan for needed capital improvements and deliver high quality services to enhance social well-being consistent with the overall vision of Los Gatos.

The Public Facilities, Services, and Infrastructure Element covers the following topics (by section):

- | | |
|---|------------------------------------|
| 6.1 Water | 6.8 Fire Protection |
| 6.2 Wastewater | 6.9 Emergency and Medical Services |
| 6.3 Storm Drainage and Flood Protection | 6.10 Schools and Lifelong Learning |
| 6.4 Solid Waste Disposal and Recycling | 6.11 Libraries |
| 6.5 Utilities and Alternative Energy | 6.12 Town Arts |
| 6.6 Public Facilities and Services | 6.13 Healthy Community |
| 6.7 Law Enforcement | |

What's Changed?

Overall, much of this element is a reflection of current policies and programs for the Town, with updates primarily done to provide consistency in form and structure. A number of goals and policies related to facilities and the provision of police and fire services were moved from the current Safety Element to this Element.

Goal PFS-10 did include some additional policy language to support Youth Services in the community.

Goal PFS-23 is a new goal and supporting policies addressing the concept of lifelong learning.

The final notable change was the addition of Goal PFS-26 and supporting policies that promote the concept of healthy communities, including better access to healthy foods.



Chapter 7 Open Space, Parks, and Recreation Element

The Open Space, Parks, and Recreation Element guides the long-range maintenance, preservation, and conservation of open space, parks, and recreational facilities. These assets enhance the character of the Town, helping to create a unique and pleasant atmosphere for Town residents and visitors.

The Open Space, Parks, and Recreation Element covers the following topics (by section):

7.1 Open Space

7.2 Parks and Recreation

What's Changed?

While this Element covers most of the State mandates for an open space element, some policies are addressed in other Elements. Table 6-1 in this Element provides a cross reference for where to find all items related to open space in the Draft 2040 General Plan.

Key changes in this Element addressed the establishment of service standards for parks. Policy OSPR 6-1 establishes that the Town will give priority to new park locations not currently within 1/2 mile of an existing park. The objective here to provide better access to parks for all residents. Policy OSPR-6.7 establishes a park standard for the community. This policy states that the Town will provide five acres of parkland per 1,000 population

Park safety was also addressed under Policy OSPR-7.8 which states that park areas should be observable from a public right-of-way (street) whenever possible.



Chapter 8

Environment and Sustainability Element

The Environment and Sustainability Element is concerned with protecting and enhancing the charm and character of the community, conserving natural resources, reducing waste, and addressing climate change. The Element promotes resource sustainability to protect the Town's built and natural environments for current and future generations.

The Environment and Sustainability Element covers the following topics (by section):

- | | |
|---|---------------------------------------|
| 8.1 Aesthetics | 8.7 Cultural and Historical Resources |
| 8.2 Agricultural and Forestry Resources | 8.8 Tribal Cultural Resources |
| 8.3 Biological Resources | 8.9 Geology and Soils |
| 8.4 Air Quality | 8.10 Hydrology and Water Quality |
| 8.5 Climate Change/Greenhouse Gas Emissions | 8.11 Noise |
| 8.6 Energy | |

What's Changed?

Many of the goals and policies in this Element are a carry over from the Town's current General Plan with changes focused on consistency and language updates. But there were some notable additions to the Element.

Policy ENV-1.4 incorporated view corridor protections as described in the Town's Hillside Development Standards and Guidelines.

Policy ENV-2.2 provides guidance on maintaining and enhancing landscaping in public spaces, including street trees.

Goal ENV-4 and supporting policies address protecting, conserving, and enhancing natural and urban habitats and ecosystems to sustain the biodiversity and natural resources of Los Gatos.

Goal ENV-8 and supporting policies have been enhanced to reduce air quality emissions, support the reduction in vehicle use and electric vehicle infrastructure, and to reduce resident's exposure to high air pollutant concentrations.

One of the biggest changes was the addition of Goals ENV-9 and 10 (and supporting policies) that address climate change. This broad set of policies covers reduction in greenhouse gas emissions, developing local employment opportunities, green building requirements, a move towards zero waste, and more.

The final notable change was the addition to new noise standards for outdoor areas, as illustrated on Figure 8-6 in the Draft 2040 General Plan.



Chapter 9 Hazards and Safety Element

The Hazards and Safety Element evaluates natural and urban safety hazards in Los Gatos, both existing and potential. It establishes policies and actions to avoid and reduce these hazards, including an emphasis on climate resiliency and adaptation, to protect the Los Gatos community. Additionally, this Element guides the Town when participating in resolving safety issues that are regional in character, or beyond the immediate control of the Town.

The Hazards and Safety Element covers the following topics (by section):

- | | |
|--|---|
| 9.1 Emergency Preparedness, Response, and Recovery | 9.4 Flood and Inundation Hazards |
| 9.2 Urban and Wildland Fire Hazards | 9.5 Public Health Emergencies: Preparedness, Response, and Recovery |
| 9.3 Geological and Seismic Hazards | 9.6 Hazards and Hazardous Materials |

What's Changed?

As part of the Hazards and Safety Element update, the Town worked with the California Department of Forestry and Fire Protection (CAL FIRE) and Santa Clara County Fire Department to enhance wildfire planning and protections in the Planning Area. A key update was the inclusion of the new Goal HAZ-1 and supporting policies that addressed emergency preparedness, response, and recovery.

Under Goal HAZ-4, a number of policies were updated to clarify the evaluation and treatment of geologic hazards.

With the COVID-19 pandemic taking place during the development of the General Plan, the need to plan for public health emergencies was obvious. As such, Goal HAZ-6 and supporting policies were added to address preparedness and reduce the potential and severity of health emergencies.



Chapter 10 Housing Element

The Town Council adopted the 2015-2023 Housing Element for the Town of Los Gatos on May 5, 2015. The adopted Housing Element was certified by the California Department of Housing and Community Development (HCD) on May 20, 2015. The 2015 Housing Element provides a comprehensive assessment of current and projected housing needs for all economic segments in the community. The Housing Element includes goals, policies, implementation programs, and identifies housing sites adequate to meet the needs of the Town.

The next cycle of housing element updates for jurisdictions within the Association of Bay Area Governments (ABAG) region will cover the planning period from January 31, 2023 through January 31, 2031. As part of this process, ABAG will work with the Town and cities within the ABAG region to develop and finalize a Regional Housing Needs Allocation (RHNA). The RHNA numbers provided by ABAG will be used to prepare the 2023-2031 Housing Element update. The final RHNA numbers for Los Gatos are expected in late 2021.

To comply with state Housing Element law, the Town must demonstrate that there is adequate capacity to accommodate the development of dwelling units that are affordable for all household income categories (i.e., extremely low, very low, low, moderate, and above moderate-income) as called out in the RHNA.

The Town will update the 2015-2023 Housing Element by January 31, 2023, in compliance with State law. The updated Housing Element will demonstrate how the Town will provide adequate sites to meet the RHNA numbers, by income category, by 2031. At this time, this Element only provides information regarding the process that will be followed to conduct this subsequent update.

A copy of the Town's current 2015-2023 Housing Element can be found at this link:

<https://www.losgatosca.gov/1735/General-Plan---Housing-Element>



Program EIR

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As part of the process for approving projects, the California Environmental Quality Act (CEQA) requires the Town to conduct a review of the environmental impacts of the General Plan update. This evaluation will be done through an Environmental Impact Report (EIR).

EIRs come in two basic forms: project-based and programmatic. EIRs for individual projects are detailed examinations of the potential environmental impacts that could be generated by construction or operation of a single project at a specific location. Programmatic EIRs are conducted when the project under review is a larger-scale or a long-term planning process. The Los Gatos Draft 2040 General Plan is an example of a project that would have a Programmatic EIR prepared. This Programmatic EIR will analyze the broad environmental effects of the Draft 2040 General Plan, with the acknowledgment that site-specific environmental review may be required for future projects. The purpose of the EIR is to allow decision makers and the public to consider broad land use and policy alternatives and program-wide mitigation measures early in the process when there is greater flexibility to address environmental issues.

EIRs are large, complex, and technical documents, but they follow a standard format and process. The process begins with scoping, which is an overall discussion of the environmental issues to be analyzed in the EIR. The scoping meeting for the Los Gatos EIR was held on July 22, 2020 and provided an opportunity for public comment on the scope of the EIR.

An EIR will also include a detailed description of the potential impacts from the Draft 2040 General Plan. Under the CEQA Guidelines, this discussion consists of an analysis of 20 overarching areas of potential impacts, such as impacts to biological resources, air quality, noise, transportation, tribal cultural resources, wildfire and many others. For each of these issues, potential impacts are identified and evaluated. For issues that could have a significant impact to the environment, mitigation measures to avoid, reduce or minimize that impact will be recommended. CEQA also requires that an EIR consider a range of alternatives to the project which would meet most of the project objectives and reduce or avoid potential significant impacts to the environment. The alternatives analysis can help determine ways to avoid or reduce potential environmental impacts.

After the draft EIR is prepared, the Town publishes it and makes it available for review by the general public and local and regional agencies for a 45-day review period. The Draft EIR for the Los Gatos General Plan update is expected to be published in the summer of 2021.

At the conclusion of the public comment period, the Town will prepare the Final EIR in which all comments are considered and addressed, and revisions or errata to the EIR are presented. The Town will then publish the Final EIR before the project is considered by the Planning Commission and Town Council. Once the Town certifies the EIR and adopts the mitigation monitoring and reporting program, a mechanism to enforce implementation of the recommended mitigation measures, the 2040 General Plan can be approved by the decision-makers.



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