OK. RH 6/15/15

TOWN OF LOS GATOS

89-CALDAP-0008

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
PHONE (408) 354-6872
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CIVIC CENTER
110 E. MAIN STREET
LOS GATOS, CA 95030

March 27, 2015

Housing Policy Department
Received on:
JUN - 8 2015

Governor's Office of Planning & Research
P.O. Box 3044
Sacramento, CA 95812-3044

RE: Copy of Annual General Plan and Housing Element Implementation Reports

Please find enclosed the Town of Los Gatos Annual General Plan and Housing Element Implementation Reports as required by Government Code 65400. Pursuant to State law, the Los Gatos Town Council considered and approved both reports at its meeting of March 3, 2015.

If you should have any questions or comments regarding this matter, please contact me at lprevetti@losgatosca.gov, or by phone at 408/354-6873.

Sincerely,

Laurel Prevetti

Laurel Prevetti
Assistant Town Manager/
Community Development Director

cc: HCD

Attachment: Annual General Plan Housing Element Implementation Reports

N:\DEV\GenPlan\Annual Report\Transmittal Ltr to OPR re Copy of Annual Progress Report 2015.doc

GENERAL PLAN
2014 ANNUAL PROGRESS REPORT

INTRODUCTION

The Town Council adopted the Town of Los Gatos 2020 General Plan on September 20, 2010 after an extensive two-year community process to update and build upon the strong foundational framework established by the Town's 2000 General Plan.

On March 5, 2012, the Town subsequently adopted its updated Housing Element which is a required sub-element of the General Plan. The State Housing and Community Development Department certified the Housing Element on September 20, 2012.

Government Code Section 65400 mandates that non-charter cities and all 58 counties submit an annual report on the status of their General Plan and any progress in its implementation to their legislative bodies. Annual Progress Reports (APRs) must be presented to the local legislative body for its review and acceptance, usually as a consent or discussion item on a regular meeting agenda.

2014 SIGNIFICANT PROJECT APPROVALS

Significant Planning Projects approved by the Town in 2014:

- Sister of the Holy Names of Jesus and Mary Subdivision, 100 Prospect Avenue
  Approval of 17-lot subdivision for single-family homes.
  Approved March 24, 2014

- 375 Knowles Drive Housing Development
  Approval of 29 units, including 4 below market priced units (two moderate income units and two low income units).
  Approved October 7, 2014

The following General Plan related implementation action items were completed during 2014:

- Environment and Sustainability Element (Action ENV-12.1)
  Adoption of Town Code amendments to ban gas powered leaf blowers.
  Approved by Town Council on June 2, 2014

- Environment and Sustainability Element
  Adoption of Town Code amendments to reduce waste by regulating Expanded Polystyrene Foam (Styrofoam) Food Service Container-Ware.
  Approved by Town Council on December 16, 2014

The following significant Planning efforts made progress in 2014:

- 2015-2023 Housing Element
  The Council appointed Housing Element Advisory Board selected a strategy to meet the Regional Housing Needs Allocation. The Draft Housing Element was reviewed by the State Department of Housing and Community Development and additional revisions are being considered by the Board to address the comments. Public hearings and adoption of the Housing Element are expected in 2015.

- North 40 Specific Plan
  The Planning Commission completed its public hearing on the draft Specific Plan for a 44-acre area bounded by Highway 17, Highway 85, Los Gatos Boulevard, and Lark Avenue. The Town Council completed the public testimony portion of the public hearing and certified the Environmental Impact Report in December 2014. The Council is expected to conclude its deliberations on the Specific Plan in 2015.

HOUSING ELEMENT ANNUAL PROGRESS

The Housing Element Annual Progress Report for 2014 is attached as Exhibit A.

PROPERTIES ANNEXED TO THE TOWN IN 2014

The Town Council approved the following annexations to the Town of Los Gatos from Unincorporated Santa Clara County in 2014:

- Englewood Avenue No. 10: 16600 Englewood Avenue (approximately 0.58 acre)
  Approved March 3, 2014

- Shady View Lane No. 1: 16505 Shady View Lane (approximately 0.41 acre)
  Approved March 17, 2014

- Blossom Hill Manor No. 13: 16400 Lilac Lane (approximately 0.41 acre)
  Approved April 21, 2014

- El Gato Lane No. 2: 15540 El Gato Lane (approximately 0.186 acre)
  Approved June 2, 2014

- Hilow Road No. 5: 16442 Hilow Road (approximately 0.26 acres)
  Approved September 16, 2014

- Kennedy Road No. 17: 16785 Kennedy Road (approximately 0.51 acre)
  Approved December 2, 2014

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction Los Gatos

Reporting Period 1/1/2014 - 12/31/2014

Table A
Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development: See instructions	Deed Restricted Units: See instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
Various	SF-d	O	0	0	0	9	9		0	0	0
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	9	9				
(10) Total by income Table A/A3 ► ►						9	9				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction Los Gatos
Reporting Period 1/1/2014 - 12/31/2014

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	0	0	0	0	0	0	
No. of Units Permitted for **Above Moderate**	9	0	0	0	0	9	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction Los Gatos

Reporting Period 1/1/2014 - 12/31/2014

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.														
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	154											154
	Non-deed restricted												
Low	Deed Restricted	100							1			1	97
	Non-deed restricted								2			2	
Moderate	Deed Restricted	122							2	2		4	118
	Non-deed restricted												
Above Moderate		186							28	64	9	101	85
Total RHNA by COG. Enter allocation number:		562											
Total Units. ► ► ►									33	66	9	108	454
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT
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Reporting Period 1/1/2014 - 12/31/2014

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
None during 2014 due to Housing Element Update			

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction Los Gatos

Reporting Period 1/1/2014 - 12/31/2014

General Comments:

The Town of Los Gatos focused its housing policy efforts in 2014 on the preparation of the 2015-2023 Housing Element.

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