



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 08/15/2017

ITEM NO: 9

DESK ITEM

DATE: AUGUST 15, 2017

TO: MAYOR AND TOWN COUNCIL

FROM: LAUREL PREVETTI, TOWN MANAGER

SUBJECT: CONSIDERATION AND ADOPTION OF AN INTERIM URGENCY ORDINANCE ESTABLISHING A TEMPORARY MORATORIUM PROHIBITING THE PROCESSING AND ISSUANCE OF FUTURE LAND USE DEVELOPMENT ENTITLEMENTS WITHIN THE NORTH 40 SPECIFIC PLAN AREA UNTIL AN UPDATE TO THE NORTH 40 SPECIFIC PLAN HAS BEEN COMPLETED.

REMARKS:

Staff has received a few questions from Council Members. The following are questions received, followed by staff responses in bold italic font:

1. How many residential units remain in the entire plan area?

There are 33 base units left (of the 270 maximum allowed by the Specific Plan) that could be built in the remaining Specific Plan area. If an applicant applies for a density bonus then they could get up to an additional 12 units for a total of 45 units in the remaining Specific Plan area.

2. Given the Housing Accountability Act, can we impose a moratorium on these residential units?

We can include the residential units in the moratorium. However, if the Specific Plan amendments reduce the number of remaining units we may have to modify our Housing Element because we would no longer be providing 270 units illustrated in the Housing Element. This would also require us to rezone another property or properties to accommodate these units as required by the Housing Element.

Reviewed by: Town Manager, Assistant Town Manager, and Town Attorney

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SUBJECT: INTERIM URGENCY ORDINANCE

DATE: AUGUST 15, 2017

Attachment 5 includes public comment received after the distribution of the staff report and addendum. Attachment 6 contains a revised proposed Interim Urgency Ordinance with the modifications noted in redline.

Attachments previously received with August 15, 2017 Staff Report:

1. Government Code Section 65858
2. Proposed Interim Urgency Ordinance
3. Public comments received before 11:00 a.m. August 10, 2017

Attachments previously received with August 15, 2017 Addendum:

4. Public comment received after 11:01 a.m. August 10, 2017 through 11:00 a.m. August 11, 2017

Attachment provided with this Desk Item:

5. Public comment received after 11:01 a.m. August 11, 2017 through 11:00 a.m. August 15, 2017
6. Revised Proposed Interim Urgency Ordinance