



Development of 50 Los Gatos/Saratoga Rd., Los Gatos
(Los Gatos Lodge site)

Update: 11-3-23

According to **Jennifer Armer, Senior Planner in the Community Development Department for Town of Los Gatos**, a Preliminary Application pursuant to SB330* was received yesterday for construction of **158 townhomes** by SummerHill Homes for an 8.8 acre site commonly known as The Los Gatos Lodge. Jennifer is tentatively named as Project Planner until the developer submits a Formal Application due no later than January 2, 2024.

Ms. Armer stated that an EIR (Environmental Impact Report) will not be required for this high density project. While this project is not exempt from CEQA (California Environmental Quality Act), **building height and parking restrictions will not be taken into account due to California's new Density Bonus Law.****

The formal application will be reviewed in January, 2024 by the Community Development Department. The general public will have the opportunity to voice their opinions in a maximum of 5 public hearings.

***SB 330 Limits Local Laws Over Housing**

"As part of Gov. Gavin Newsom's pledge to create 3.5 million new housing units by 2025, he signed [Senate Bill 330](#) on October 19, 2019. The new law makes numerous changes to the Permit Streamlining Act and the Housing Accountability Act, many of which are in effect only until Jan. 1, 2025, and establishes the Housing Crisis Act.

Under the new rules, cities and counties will be limited in the ordinances and policies that can be applied to housing developments. "Housing development" is now defined to include residential projects, mixed-use projects with 2/3 of the square footage dedicated to residential units and transitional or supportive housing projects."

****Density Bonus Law** (DBL)Code §§65915 - 65918)

"Allows a developer to increase density on a property above the maximum set under a jurisdiction's General Plan land use plan. In exchange for the increased density, a certain number of the new affordable dwelling units must be reserved at below market rate (BMR) rents."

For additional information on this project, please see the Town's website: <https://www.LosGatosCA.gov/2875/Senate-Bill-SB-330> or contact:

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