TOWN OF LOS GATOS
COUNCIL AGENDA REPORT

MEETING DATE: 11/17/2026
ITEM NO: 3

DATE: November 12, 2026

TO: Mayor and Town Council

FROM: Chris Constantin, Town Manager

SUBJECT: **Adopt an Ordinance Amending Chapter 29 (Zoning Regulations) of the Town Code Regarding Objective Design Standards for Single-Family and Two-Family Residential Dwelling Units and Second-Story Additions. The Proposed Amendments to the Town Code are Not Subject to CEQA Review Pursuant to CEQA Section 15061(b)(3) Because it can be Seen with Certainty that they will not Significantly Affect the Physical Environment in that they Make Minor Changes to the Regulations and Design Review Process Applicable to New Single-Family and Two-Family Residential Dwelling Units and Second-Story Additions. Town Code Amendment Application A-26-003. Project Location: Town Wide. Applicant: Town of Los Gatos.**
Ordinance Title: An Ordinance of the Town Council of the Town of Los Gatos Amending Chapter 29, Zoning Regulations, of the Town Code Regarding Objective Design Standards for Single-Family and Two-Family Residential Dwelling Units and Second-Story Additions.

RECOMMENDATION: Adopt an ordinance amending Chapter 29 (Zoning Regulations) of the Town Code regarding new objective design standards for single-family and two-family residential dwelling units and second-story additions.

FISCAL IMPACT:

There is no fiscal impact associated with the adoption of these new objective design standards.

STRATEGIC PRIORITY:

The amendments to Chapter 29 of the Town Code regarding new objective design standards for single-family and two-family residential dwelling units and second-story additions supports the

PREPARED BY: Ryan Safty
Associate Planner

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Administrative Services Director

Town's core goal of Community Character and the strategic priority to preserve the Town's small-town charm and provide a range of housing opportunities and historic neighborhoods, while diligently maintaining and implementing the Housing Element.

BACKGROUND:

At the regular meeting on October 20, 2026, the Town Council held a public hearing to consider introducing an ordinance to amend Chapter 29 (Zoning Regulations) of the Town Code to create new objective design standards applicable to single-family and two-family residential dwelling units and second-story additions. The Town Council voted unanimously to approve the introduction of the ordinance.

CONCLUSION:

Adoption of the ordinance (Attachment 1) would finalize this decision. The Ordinance will take effect 30 days after its adoption.

COORDINATION:

This report was coordinated with the offices of the Town Manager and Town Attorney.

ENVIRONMENTAL ASSESSMENT:

The proposed amendments establish design and development standards for future residential projects, but do not approve or authorize the construction of any specific residential development. The amendments include provisions addressing building placement, hillside grading, building height, exterior materials, architectural details, and privacy screening. In determining the applicability of CEQA Guidelines Section 15061(b)(3), the Town has considered the nature and scope of these amendments and their potential direct and reasonably foreseeable indirect physical environmental effects. A Notice of Exemption will not be filed.

ATTACHMENT:
1. Draft Ordinance