



**GENERAL PLAN  
2025 ANNUAL PROGRESS REPORT**

## **INTRODUCTION**

The Town Council adopted the Town of Los Gatos 2040 General Plan on June 30, 2022, after an extensive four-year community process to update and build upon the strong foundational framework established by the Town's 2020 General Plan.

On August 16, 2022, signatures were submitted to the Town in support of a referendum on the Land Use and Community Design Elements of the adopted 2040 General Plan. The referendum proposes that the Land Use and Community Design Elements of the 2040 General Plan be repealed. Once the referendum signatures were verified by the County Registrar in late September, the 2040 General Plan Land Use and Community Design Elements were suspended in accordance with Elections Code Section 9237.

On October 4, 2022, the Town Council adopted a Resolution to confirm suspension of the 2040 General Plan Land Use and Community Design Elements and provide that the 2020 General Plan Land Use and Community Design Elements govern during the suspension period.

On January 30, 2023, the Town adopted its 2023-2031 Housing Element, which is a required sub-element of the General Plan.

On April 2, 2024, the Town Council adopted Resolution 2024-015 to rescind the Land Use Element and Community Design Elements of the 2040 General Plan. Therefore, the Town's current General Plan consists of the Land Use Element and Community Design Element of the 2020 General Plan, and the remaining elements of the 2040 General Plan.

On June 4, 2024, the Town Council adopted a revised 2023-2031 Housing Element after working with HCD to respond to their comments.

The adopted Housing Element was certified by HCD on July 10, 2024.

Government Code Section 65400 mandates that cities and 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.

## **2025 SIGNIFICANT PROJECTS**

The following significant Planning efforts made progress or were completed in 2025:

- RHNA Progress  
Approval of three multi-unit projects located at 50 Los Gatos-Saratoga Road (Los Gatos Lodge), 143-151 E. Main Street (Café Dio), and 15349-15367 Los Gatos Boulevard (Genuine

Automotive). In total, the three projects include 240 units, 40 of which are deed-restricted affordable units. The North 40 Phase Two project was approved in early 2026 with 450 units. The Town continues processing 11 additional multi-unit projects totaling 854 units. Additionally, the Town continues to process numerous ADU and SB 9 projects, some of which are smaller units that are naturally affordable.

- Program AB, 100 Percent Affordable Residential Development  
A draft resolution was considered by the Planning Commission in April 2025 and the Town Council in May 2025. The Council provided direction to staff to refine the draft resolution. The Town is compliant with AB 2011, which requires 100 percent affordable residential developments as a by-right use, should a qualifying project be submitted to the Town.
- Program AP, Special Needs Housing  
In February 2025, the Planning Commission recommended that the Town Council adopt a resolution to amend the Zoning Code to remove barriers to building special needs housing. Staff has further refined the resolution and will be returning to the Planning Commission and Town Council for consideration. The Town continues to comply with state law.
- Program AA, Parking Standards  
Implementation Program AA of the adopted Housing Element required the Town to make specific updates that would reduce parking standards in the Town. On December 11, 2024, the Planning Commission reviewed and recommended approval of the draft Ordinance with additional recommendations. The Ordinance was adopted by the Town Council on February 4, 2025, and the Ordinance went into effect on March 6, 2025.
- Program AQ, Zoning Code Amendments  
Implementation Program AQ of the adopted Housing Element required the Town to comply with state law and to ensure that there are adequate sites available to accommodate the identified sites in the Sites Inventory. On December 11, 2024, the Planning Commission reviewed and recommended approval of the draft Ordinance. The Ordinance was adopted by the Town Council on February 4, 2025, and the Ordinance went into effect on March 6, 2025.
- Program AU, Replacement Unit Housing  
Implementation Program AU of the adopted Housing Element required the Town to adopt a Replacement Unit Housing policy. On November 13, 2024, the Planning Commission reviewed and recommended approval of the draft Ordinance and draft guidelines. The Ordinance and guidelines were adopted by the Town Council on December 17, 2024, and the Ordinance went into effect on January 16, 2025.

- Program R, Density Bonus Ordinance  
Implementation Program R of the adopted Housing Element required the Town's Density Bonus Ordinance to be amended to comply with current State law. On November 13, 2024, the Planning Commission reviewed and recommended approval of the draft Ordinance. Amendments to the Town's Density Bonus Ordinance were adopted by the Town Council on December 17, 2024, and went into effect on January 16, 2025.
- Program AD, Low Barrier Navigation Centers  
Implementation Program AD of the adopted Housing Element required the Town to amend the Zoning Code to include Low Barrier Navigation Centers. On November 13, 2024, the Planning Commission reviewed and recommended approval of the draft Ordinance. The Ordinance was adopted by the Town Council on December 17, 2024, and went into effect on January 16, 2025.

### **HOUSING ELEMENT ANNUAL PROGRESS**

The Housing Element Annual Progress Report for 2025 is attached as Exhibit A.

### **PROPERTIES ANNEXED TO THE TOWN IN 2025**

The Town Council did not approve any annexations to the Town of Los Gatos from Unincorporated Santa Clara County in 2025.