



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 10/07/2025

ITEM NO: 3

DATE: October 2, 2025
TO: Mayor and Town Council
FROM: Chris Constantin, Town Manager
SUBJECT: **Adopt an Ordinance of the Town Council of the Town of Los Gatos Repealing and Replacing Planned Development Ordinance 1281 Establishing Development Standards and Allowable Uses for Lots within the Planned Development Overlay Zone Relative to the Maximum Floor Area Ratio and the Maximum Lot Coverage Allowed on Lot 8 in the Vasona Oaks Subdivision at Vasona Oaks Drive on Property Zoned R-M:5-12:PD. Located at 130 Vasona Oaks Drive. APN 424-42-008. Exempt Pursuant to CEQA Guidelines, Section 15061 Review for Exemption (b)(3). Planned Development Ordinance Application PD-25-002. Applicant: Elad Batito, Green Bay Remodeling Inc. Property Owner: Ken MacDonald. Project Planner: Samina Merchant.**
Ordinance Title: An Ordinance of the Town Council of the Town of Los Gatos Repealing and Replacing Planned Development Ordinance 1281 Establishing Development Standards and Allowable Uses for Lots within the Planned Development Overlay Zone Relative to the Maximum Floor Area Ratio and the Maximum Lot Coverage Allowed on Lot 8 in the Vasona Oaks Subdivision at Vasona Oaks Drive.

RECOMMENDATION: Adopt an Ordinance of the Town Council of the Town of Los Gatos repealing and replacing Planned Development Ordinance 1281, establishing development standards and allowable uses for lots within the Planned Development Overlay Zone and the maximum floor area ratio and the maximum lot coverage allowed on Lot 8 in the Vasona Oaks subdivision at Vasona Oaks Drive.

PREPARED BY: Samina Merchant
Associate Planner

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, Community Development Director, and Finance Director

FISCAL IMPACT:

There is no fiscal impact associated with this action. Repealing and replacing a Planned Development Ordinance does not in itself result in an impact on the Town's budget.

STRATEGIC PRIORITY:

There is no strategic priority associated with the item.

DISCUSSION:

At the regular meeting of September 16, 2025, the Town Council held a public hearing to consider the introduction of an Ordinance repealing and replacing Planned Development Ordinance 1281, establishing development standards and allowable uses for lots within the Planned Development Overlay Zone and the maximum floor area ratio and the maximum lot coverage allowed on Lot 8 in the Vasona Oaks subdivision at Vasona Oaks Drive. The Town Council voted unanimously to approve the introduction of the ordinance.

This ordinance (Attachment 1) is returning to the Town Council for final adoption. The Ordinance will take effect 30 days after its adoption.

COORDINATION:

This memorandum has been prepared in coordination with the Building Division, Parks and Public Works Department, Santa Clara County Fire Department, and the Town Attorney's Office.

ENVIRONMENTAL ASSESSMENT:

This Project is Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15061 (b)(3), in that it can be seen with certainty that there is no possibility that the proposed amendment to the PD Ordinance will have a significant effect on the environment. The application proposes minor amendments to performance standards regarding the allowable Floor Area Ratio and lot coverage for developed property.

ATTACHMENT:

1. Draft Planned Development Ordinance