

PLANNING COMMISSION – September 23, 2026
REQUIRED FINDINGS FOR:

North Forty Specific Plan Amendment Application A-26-005

Forward a Recommendation to the Town Council on a Resolution Amending the North Forty Specific Plan Pursuant to Implementation Program D of the 2023-2031 Housing Element to: Allow 30 to 40 Dwelling Units Per Acre, Remove the Housing Unit Cap, and Remove Guest Parking Requirements. Not Subject to CEQA Review Pursuant to CEQA Guidelines Section 15061 (b)(3) because it can be seen with Certainty that there is No Possibility that the Amendments to the Specific Plan would have a Significant Effect on the Environment. All Projects to which the Specific Plan Applies Will Undergo Separate CEQA Review and Approval.

Applicant: Town of Los Gatos.
Project Location: North Forty Specific Plan Area.
Project Planner: Jocelyn Shoopman.

FINDINGS

Required Findings for CEQA:

- The proposed amendments are not subject to CEQA review pursuant to CEQA Guidelines Section 15061 (b)(3) because it can be seen with certainty that there is no possibility that the amendments to the Specific Plan would have a significant effect on the environment. All projects to which the Specific Plan applies will undergo separate CEQA review and approval.

Required Findings for General Plan:

- The proposed amendments to the North Forty Specific Plan are consistent with the General Plan and its Elements.

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