

RESOLUTION 2026-xx

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS AMENDING
THE NORTH FORTY SPECIFIC PLAN TO ALLOW DEVELOPMENT
OF 30 TO 40 DWELLING UNITS PER ACRE, REMOVE THE HOUSING UNIT CAP,
AND REMOVE GUEST PARKING REQUIREMENTS.**

**PROJECT LOCATION: NORTH FORTY SPECIFIC PLAN
NORTH FORTY SPECIFIC PLAN AMENDMENT APPLICATION: A-26-005
APPLICANT: TOWN OF LOS GATOS**

WHEREAS, on July 10, 2024, by the California Department of Housing and Community Development certified the 2023-2031 Housing Element of the Town of Los Gatos; and

WHEREAS, the Housing Element includes Implementation Program D, which requires the Town to amend the North Forty Specific Plan to allow development of 30 to 40 dwelling units per acre; remove the housing unit cap; and remove guest parking requirements; and

WHEREAS, on September 23, 2026, the Planning Commission held a public hearing and received testimony from all interested persons who wished to testify or submit documents. The Planning Commission considered all testimony and materials submitted, including the packet of materials contained in the Planning Commission Agenda Report for their meeting on September 23, 2026, along with any and all subsequent reports and materials prepared concerning this application, and forwarded a recommendation of approval to the Town Council; and

WHEREAS, this matter was regularly noticed in conformance with State and Town law and came before the Town Council on _____, 2026; and

WHEREAS, on _____, 2026, the Town Council held a public hearing all interested persons who wished to testify or submit documents. The Town Council considered all testimony and materials submitted, including the record of the Planning Commission proceedings and the packet of materials contained in the Council Agenda Report for their meeting on _____, 2026, along with any and all subsequent reports and materials prepared concerning this application; and

WHEREAS, the Town Council was able to make the findings required to approve the North Forty Specific Plan Amendment application.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Los Gatos that the proposed amendments to the North Forty Specific Plan, which are attached hereto as Exhibit A and hereby incorporated herein, are adopted to implement Housing Element Implementation Program D; and

BE IT FURTHER RESOLVED, that this Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the _____, 2026, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA