



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 09/23/2026

ITEM NO: 6

DESK ITEM

DATE: September 23, 2026

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: 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 on Properties Zoned North Forty Specific Plan and North Forty Specific Plan: Housing Element Overlay Zone. **Project Location: North Forty Specific Plan Area.** North Forty Specific Plan Amendment Application A-26-005. 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 Planner: Jocelyn Shoopman.

REMARKS:

Exhibit 5 includes public comments received by 11:00 a.m., Wednesday, September 23, 2026.

EXHIBITS:

Previously Received with the September 23, 2026, Staff Report:

1. Required Findings
2. Implementation Programs Program D, Additional Housing Capacity for the North Forty Specific Plan
3. Redlined Version of the Amendments to the North Forty Specific Plan
4. Draft Resolution with Exhibit A

Received with this Desk Item Report:

5. Public Comments Received by 11:00 a.m., Wednesday, September 23, 2026

PREPARED BY: Jocelyn Shoopman
Senior Planner

Reviewed by: Planning Manager, Community Development Director, and Town Attorney

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#1313 Public Comment or Questions regarding a Planning Project.

Assigned To: Jocelyn Shoopman

Due Date: Oct 07, 2026

Priority: Normal

Public Comment or Questions regarding a Planning Project. Request

Entered on Sep 23, 2026, 08:54 AM

Entered viaPublic Portal by: Robert Abrams

Customer: Robert Abrams, Resident

Topic: Public Comment or Questions regarding a Planning Project.

Description:

Here are my comments on this project as we live in the Bellaterra development right there right now there is not enough guest parking at all existing and yet this project seems to imply that there will be no additional guest parking in our view. That is a terrible mistake. We are already short parking spaces for this project that we live in at Bellaterra. Please reconsider that and add more guest Parking to this project. Thank you very much.

Address, APN, and/or Permit # you are reaching out about: Re: north 40 project (butler ave)

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