

TOWN COUNCIL – November 2, 2026

REQUIRED FINDINGS:

North Forty Specific Plan Amendment Application A-26-005

Adopt 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. 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. Additionally, An Environmental Analysis Based on the Previously Certified 2040 General Plan Final Environmental Impact Report Was Prepared for the 2023-2031 Housing Element. The Housing Element is Within the Scope of the Previously Approved 2040 General Plan, and the Program EIR For the General Plan Adequately Describes the Impacts of the Housing Element for the Purposes of CEQA.

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. Additionally, an Environmental Analysis based on the previously certified 2040 General Plan Final Environmental Impact Report was prepared for the 2023-2031 Housing Element. The Housing Element is within the scope of the previously approved 2040 General Plan, and the Program EIR for the General Plan adequately describes the impacts of the Housing Element for the purposes of CEQA.

Required Findings for General Plan:

- The proposed amendments to the North Forty Specific Plan are consistent with the General Plan and its Elements in that it implements Implementation Program D of the Housing Element.

Public Interest:

- The proposed amendments serve the public interest in that they were required by the state Department of Housing and Community Development in order to allow for certification of the Town's Housing Element, which will preserve local zoning control.

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