

RESOLUTION 2026-xx

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS AMENDING
THE NORTH FORTY SPECIFIC PLAN TO ALLOW 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, 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 the Implementation of Program D, which requires the Town to amend the North Forty Specific Plan to: allow 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 November 2, 2026; and

WHEREAS, on November 2, 2026, the Town Council held a public hearing and received testimony from 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 November 2, 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 to implement Housing Element Implementation Program D.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Los Gatos does the following:

1. The following findings are made by the Town Council of the Town of Los Gatos. The facts and evidence that support these findings are contained and explained in the record of proceedings for the proposed application, including, without limitation, the staff reports for the Planning Commission and Town Council hearings.

(A) Finding required for the California Environmental Quality Act (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 Los Gatos 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.

(B) Finding required for consistency with the Town's Applicable 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 and are consistent with Policy HE-1.1 and HE-1.5.

(C) Public Interest Finding.

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.

2. The North 40 Specific Plan is amended to read as shown in Exhibit A to this Resolution.
3. This Resolution will take effect 30 days after its adoption.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on 2nd day of November 2026, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

ATTEST:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

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