

DRAFT RESOLUTION

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS ADOPTING CHANGES AND ADDITIONS TO THE TOWN OF LOS GATOS OBJECTIVE DESIGN STANDARDS FOR QUALIFYING MULTI-FAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENT

WHEREAS, the State of California (State) adopted Senate Bills (SB) SB 167, SB 35, and SB 330, limiting local jurisdiction reviews on certain housing projects to standards that are objective, involving no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal; and

WHEREAS, the purpose of adopting objective standards is to comply with State legislation, implement streamlined and ministerial review processes for qualifying housing projects, ensure that qualifying projects align with the Town's expectations and vision to maintain and support the character of the Town, provide a set of clear criteria to guide development, and establish an objective framework by which a qualifying project will be evaluated; and

WHEREAS, on November 15, 2022, the Town Council adopted Resolution 2022-072 adopting The Town of Los Gatos Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development; and

WHEREAS, since their adoption, the Town has implemented the Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development in the review of many qualifying applications; and

WHEREAS, on May 7, 2024, the Town Council voted to direct staff to approach the consultant that assisted in drafting the Town's Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development and request a proposal to work on additional standards related to view standards, architectural styles, and high-quality building design; and

WHEREAS, on August 6, 2024, staff provided feedback on additional standards and the Council requested that staff issue a Request for Proposals (RFP) to qualified providers to address the development of additional objective design standards related to high-quality building design, architectural style, and height transitions, while considering small multi-family housing; and

WHEREAS, the Town distributed an RFP in September 2024 and received three proposals. After interviewing the three qualified candidates, staff selected Lisa Wise Consulting, Inc. based on the experience, timeline, and qualifications provided in their proposal; and

ATTACHMENT 1

WHEREAS, in April 2025, staff and the consultant initiated the project to update the Town's Objective Design Standards (ODS). Initial timelines and an engagement plan were established to guide the development of updated and additional ODS; and

WHEREAS, the consultant provided a Technical Analysis and Evaluation Memo examining the regulatory framework, input collected, example projects, and initial analysis for revisions. The analysis and evaluation helped set the direction for the development of the updated and additional ODS. The consultant also prepared a Recommendations Memo providing recommendations on specific text, graphics, and implementation updates; and

WHEREAS, on September 9, 2025, the consultant conducted focus groups where participants provided observations and suggestions to help identify trends and patterns in existing and recent development;

WHEREAS, on December 4, 2025, staff and the consultant conducted a community open house where attendees provided thoughts and insights on the project objectives: high quality building design and site design; building massing and height transitions; and architectural character and details; and

WHEREAS, on March 17, 2026, the Town Council and Planning Commission held a Joint Study Session to provide the consultant with Town Council, Planning Commission, and community input and direction prior to the preparation of the Administrative Draft ODS. During the Study Session, the consultant introduced the ODS project; provided an overview of community outreach and feedback; and presented several topics for consideration by the Council, Commission, and community. The feedback and direction from the Joint Study Session was essential in shaping the Administrative Draft ODS; and

WHEREAS, on June 18, 2026, the updated Draft Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development was posted on the Town's website. Staff notified the public through social media outlets and direct email to architects and designers; and

WHEREAS, on June 24, 2026, the Planning Commission received the staff report, considered public comments, discussed the matter, and forwarded suggested edits in their recommendation of approval to Town Council; and

WHEREAS, this matter was regularly noticed in conformance with State and Town law and came before the Town Council for public hearing on September 1, 2026.

NOW, THEREFORE, THE TOWN COUNCIL FINDS AND RESOLVES, that the Town Council of the Town of Los Gatos does hereby declare, determine, and order that the following findings are made by the Town Council of the Town of Los Gatos:

1. The Objective Standards are consistent with the Town's General Plan.
2. The Objective Standards are not subject to review under the CEQA pursuant to CEQA Guidelines Section 15061 (b)(3) because it can be seen with certainty that there is no possibility that the changes and additions to the Town's Objective Design Standards for Multi-Family and Mixed-Use Projects would have a significant effect on the environment. All projects for which the Objective Design Standards for Multi-Family and Mixed-Use Projects will apply will undergo separate CEQA review and approval, which includes potential exemptions from CEQA pursuant to Public Resources Code section 21080(b)(1).
3. The Objective Standards attached hereto as Exhibit 1 are adopted.

DRAFT

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the 1st day of September, 2026, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

ATTEST:

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

DATE: _____

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