



**TOWN OF LOS GATOS  
COUNCIL AGENDA REPORT**

MEETING DATE: 12/17/2024

ITEM NO: 6

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DATE: December 5, 2024

TO: Mayor and Town Council

FROM: Gabrielle Whelan, Town Attorney

SUBJECT: Adopt a Replacement Units Ordinance Pursuant to Implementation Program AU of the 2023-2031 Housing Element. Adoption of this Ordinance is Exempt Pursuant to CEQA, Section 15061(b)(3) in That It Can be Seen with Certainty That It Will Not Impact the Environment, Because the Town is Already Subject to State Law. Town Code Amendment Application A-24-007. **Project Location: Town Wide.** Applicant: Town of Los Gatos.  
**Ordinance Title:** An Ordinance of the Town Council of the Town of Los Gatos Amending Chapter 29, "Zoning," of the Town Code, to Add Division 12, "Replacement Housing Units," to Article I, "General."

RECOMMENDATION:

Adopt a Replacement Units Ordinance to amend Chapter 29 (Zoning Regulations) of the Town Code by adding Division 12 "Replacement Housing Units" pursuant to implementation Program AU of the 2023-2031 Housing Element.

BACKGROUND:

At the regular meeting of December 3, 2024, the Town Council held a public hearing to consider the introduction of a Replacement Units Ordinance Pursuant to Implementation Program AU of the 2023-2031 Housing Element to amend Chapter 29 of the Town Code. The amendments would ensure that when housing units are removed by a development project, the housing units are replaced. The Town Council voted unanimously to approve the introduction of the ordinance.

This ordinance is returning to the Town Council for final adoption. The ordinance will take effect 30 days after its adoption.

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Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, Finance Director, and  
Community Development Director

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SUBJECT: Replacement Units Ordinance

DATE: December 5, 2024

COORDINATION:

This report was coordinated with the Community Development Department and the Town Attorney's Office.

ENVIRONMENTAL ASSESSMENT:

Adoption of this ordinance is exempt pursuant to CEQA, Section 15061(b)(3) in that it can be seen with certainty that it will not impact the environment because the Town is already subject to state law.

Attachments:

1. Draft Ordinance Codifying Replacement Units Requirement