



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 02/04/2025

ITEM NO: 3

DATE: January 31, 2025

TO: Mayor and Town Council

FROM: Chris Constantin, Town Manager

SUBJECT: Adopt an Ordinance Amending Chapter 29 (Zoning Regulations) of the Town Code Regarding Considerations for an Architecture and Site Application, Findings for a Conditional Use Permit, Manufactured Housing, and Private Open Space and Community Recreation Space Requirements Pursuant to Implementation Program AQ 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. Town Code Amendment Application A-24-008. **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 Regulations," of the Town Code to Amend Considerations for an Architecture and Site Application, Findings for a Conditional Use Permit, Manufactured Housing, and Private Open Space and Community Recreation Space Requirements.

RECOMMENDATION:

Adopt an ordinance (Attachment 1) amending Chapter 29 (Zoning Regulations) of the Town Code regarding considerations for an Architecture and Site application, findings for a Conditional Use Permit, manufactured housing, and private open space and community recreation space requirements, pursuant to Implementation Program AQ of the 2023-2031 Housing Element.

BACKGROUND:

At the regular meeting of January 21, 2025, the Town Council held a public hearing to consider the introduction of an ordinance to amend Town Code Chapter 29, "Zoning Regulations," of the Town Code to modify the Architecture and Site findings to make them objective, specifically, Finding (4) relating to the site layout and Finding (6) related to the architectural design of the

PREPARED BY: Jocelyn Shoopman
Senior Planner

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

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building; modify the Conditional Use Permit findings to make them objective, specifically, Finding (1) relating to the desirableness of the project to the public convenience or welfare and Finding (2) related to the integrity and character of the zone; modify the definition of a dwelling, single-family, by adding that the definition also includes manufactured homes pursuant to Section 65852.3 of the Government Code; and modify the private open space and community recreation open space requirements for a multi-family and condominium project to align with the Objective Design Standards. 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.

COORDINATION:

This report was coordinated with the offices of the Town Manager and Town Attorney.

FISCAL IMPACT:

Adoption of this ordinance does not impact the Town's budget and is required under Program AQ of the 2023-2031 Housing Element.

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 significantly affect the physical environment in that it will make minor changes to the regulations applicable to considerations for an Architecture and Site application, findings for a Conditional Use Permit, manufactured housing, and private open space and community recreation space requirements.

ATTACHMENT:

1. Draft Ordinance