

**DRAFT ORDINANCE**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS REPEALING  
AND REPLACING PLANNED DEVELOPMENT ORDINANCE 938 ESTABLISHING  
DEVELOPMENT STANDARDS AND ALLOWABLE USES FOR LOTS WITHIN THE  
PLANNED DEVELOPMENT OVERLAY ZONE  
FOR PROPERTY LOCATED AT  
110 WOOD ROAD (APN 510-47-038).**

**THE TOWN COUNCIL OF THE TOWN OF LOS GATOS DOES ORDAIN AS FOLLOWS:**

**SECTION I. Planned Development Overlay Zone**

The Town Code of the Town of Los Gatos is hereby amended to change the zoning on property located at 110 Wood Road (APN 510-47-038) as shown on the map attached hereto as Exhibit A, and is part of this Ordinance, from R:PD (Residential, Planned Development) to R:PD (Residential, Planned Development). Ordinance number 938, passed and adopted by the Town Council of Los Gatos on March 4, 1968, is hereby repealed and replaced with this Ordinance.

**SECTION II. Uses and Improvements Authorized.**

The PD (Planned Development Overlay) zone established by this Ordinance authorizes the following construction and use of improvements:

1. Demolition of all existing buildings on the site;
2. Construction of a new senior living facility as shown on the Official Development Plans (Exhibit B);
3. Removal of 192 trees, including 8 large protected trees;
4. Site improvements requiring a Grading Permit; and
5. Uses permitted are a senior living facility with independent units and supporting care units.

**SECTION III. Compliance with Other Development Standards.**

All provisions of the Town Code apply, except when the Official Development Plan specifically shows otherwise.

**SECTION IV. Architecture and Site Approval Required.**

Architecture and Site Approval is required prior to submitting for Building, Tree

Removal, and/or Grading Permits. Construction permits shall only be in a manner complying with Section 29.80.130 (PD Ordinance) of the Town Code.

#### **SECTION V. Official Development Plan.**

The attached Exhibit A (Map), and Exhibit B (Official Development Plans), are part of the Official Development Plan.

#### **SECTION VI. Performance Standards.**

The performance standards included as Exhibit C, must be complied with before issuance of any grading, or construction permits (mitigation measures are so noted and are flagged with an asterisk).

#### **SECTION VII. Severability.**

In the event that a court of competent jurisdiction holds any Section, subsection, paragraph, sentence, clause, or phrase in this Ordinance unconstitutional, preempted, or otherwise invalid, the invalid portion shall be severed from this Ordinance and shall not affect the validity of the remaining portions of this Ordinance. The Town hereby declares that it would have adopted each Section, subsection, paragraph, sentence, clause, or phrase in this Ordinance irrespective of the fact that any one or more Sections, subsections, paragraphs, sentences, clauses or phrases in this Ordinance might be declared unconstitutional, preempted, or otherwise invalid.

#### **SECTION VIII. Findings.**

With respect to findings required for the Planned Development, the Town Council finds as follows:

##### Required finding for CEQA:

An Environmental Impact Report (EIR) was prepared for the proposed development. By Resolution, the Town Council made the CEQA Findings of Facts, certified the Final EIR, and adopted the Mitigation Monitoring and Reporting Program.

##### Required consistency with the Town's General Plan:

That the proposed Zone Change is consistent with the General Plan and its Elements in that the proposed development provides much needed senior housing and continuing care services to the Town.

Compliance with Hillside Specific Plan:

The project is in compliance with the Hillside Specific Plan in that the site has served as a senior living facility since 1971 and would continue to do so under the proposed PD. The project includes: modernization of the facility, circulation system, and safety characteristics; an increase in the open space area; and would include a similar number of living units, staff levels, and traffic generation. The proposal is consistent with the development criteria included in the plan.

Required findings for the adoption of a Planned Development Ordinance:

As required by Section 29.80.095 of the Town Code for adoption of a Planned Development Ordinance:

1. The proposed Planned Development complies with Chapter 29, Article VIII, Division 2 of the Town Code.
2. The proposed Planned Development is consistent with the General Plan in that the
3. development provides much needed senior housing and continuing care services to the Town.
4. The proposed Planned Development is consistent with the Hillside Specific Plan in that the project includes: modernization of the existing facility, circulation system, and safety characteristics; an increase in the open space area; and would include a similar number of living units, staff levels, and traffic generation to the existing facility.
5. The proposal is consistent with the development criteria included in the plan. The Planned Development Ordinance provides a public benefit to the Town by providing much needed senior housing and continuing care services.

**SECTION IX. Publication.**

In accordance with Section 63937 of the Government Code of the State of California, this Ordinance takes effect 30 days from the date of its passage. The Town Council hereby directs the Town Clerk to cause this Ordinance or a summary thereof to be published or posted in accordance with Section 36933 of the Government Code of the State of California.

**SECTION X. Effective Date.**

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on the 4<sup>th</sup> day of February 2025, and adopted by the Town Council of the Town of Los Gatos at its regular meeting on the \_\_\_\_ day of \_\_\_\_ 2025, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

\_\_\_\_\_  
MAYOR OF THE TOWN OF LOS GATOS  
LOS GATOS, CALIFORNIA

ATTEST:

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