



**TOWN OF LOS GATOS  
COUNCIL AGENDA REPORT**

MEETING DATE: 11/04/2025

ITEM NO: 5

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DATE: November 4, 2025  
TO: Mayor and Town Council  
FROM: Chris Constantin, Town Manager  
SUBJECT: **Adopt an Ordinance of the Town Council of the Town of Los Gatos to Repeal and Replace Town Code Chapter 29, Article IX, "Floodplain Management," In its Entirety, and Adopt the Updated Flood Hazard Maps.**  
**Ordinance Title: An Ordinance of the Town Council of the Town of Los Gatos Amending the Town Code to Repeal Town Code Chapter 29, Article IX, "Floodplain Management," and Replace it with a New Chapter 29, Article IX, "Floodplain Management," in its Entirety, Including Adoption of Updated Flood Hazard Maps.**

**RECOMMENDATION:** Adopt an ordinance of the Town Council of the Town of Los Gatos repealing Town Code Chapter 29, Article IX, "Floodplain Management," in its entirety and replacing it with a new Chapter 29, Article IX, "Floodplain Management," including the updated Flood Hazard Maps.

**FISCAL IMPACT:**

There is no fiscal impact associated with the introduction of this ordinance.

**STRATEGIC PRIORITY:**

This action supports the Strategic Priorities of Public Safety and Community Character.

**BACKGROUND:**

On October 21, 2025, the Town Council considered and voted unanimously to introduce an Ordinance repealing the existing Floodplain Management Ordinance and replacing it with an updated ordinance.

**PREPARED BY:** Nicolle Burnham  
Parks and Public Works Director

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Reviewed by: Town Manager, Town Attorney, and Finance Director

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SUBJECT: Adopt an Ordinance to Replace Town Code Section 29, Article IX

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The proposed language represents a wholesale replacement of the Ordinance language. The new language updates the definitions, references the current effective Flood Insurance Rate Maps (FIRMs) dated May 18, 2009, and outlines specific requirements for permitting structures within the mapped floodplain. This update also acknowledges the role the California Building Code plays in managing development and construction within the floodplain.

CONCLUSION:

Adoption of the ordinance (Attachment 1) would finalize the decision. The Ordinance will take effect 30 days after its adoption.

RECOMMENDATION:

Staff recommends that the Town Council adopt the attached Ordinance effecting the ordinance change (Attachment 1).

COORDINATION:

This report was coordinated with the Community Development Director, Town Manager, and Town Attorney.

ENVIRONMENTAL ASSESSMENT:

This action is exempt pursuant to CEQA, Section 15061(b)(3), because it can be seen with certainty that the draft Ordinance will not significantly affect the physical environment in that the draft Ordinance makes changes to floodplain management land use regulations involving no physical activities at this time. Future projects would be subject to CEQA.

Attachments:

1. Draft Floodplain Ordinance