



**TOWN OF LOS GATOS  
COUNCIL AGENDA REPORT**

MEETING DATE: 06/16/2026

ITEM NO: 21

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DATE: June 16, 2026  
TO: Mayor and Town Council  
FROM: Chris Constantin, Town Manager  
SUBJECT: **Conduct a Public Hearing to Hear Protests and Adopt Resolutions Confirming the Diagrams and Assessments and Levying and Authorizing the Collection of Assessments for Landscape and Lighting Assessment Districts No. 1 and 2 for Fiscal Year 2026-27**

**RECOMMENDATION:** Conduct a public hearing to hear protests and take the following actions for Landscape and Lighting Assessment Districts No. 1 and No. 2 for Fiscal Year 2026-27:

- a. Adopt resolutions confirming the diagrams and assessments and levying and authorizing the collection of assessments for Landscape and Lighting Assessment District No. 1 (Blackwell Drive Benefit Zone, Kennedy Meadows Benefit Zone, Santa Rosa Heights Benefit Zone, Vasona Heights Benefit Zone, and Hillbrook Drive Benefit Zone).
- b. Adopt resolutions confirming the diagram and assessments and levying and authorizing the collection of assessments for Landscape and Lighting Assessment District No. 2 (Gemini Court Benefit Zone).

**FISCAL IMPACT:**

There are no direct fiscal impacts on the Town's General Fund as a result of administering Landscape and Lighting Assessment Districts No. 1 and No. 2 ("Districts"). All of the costs associated with the Districts are recovered via the assessments levied against the property owners within the Districts. There are no proposed increases in any of the parcel assessments for FY 2026-27 that would require a vote under Proposition 218.

**PREPARED BY:** Paul Gonia  
Project Analyst I

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Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Administrative Services Director

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STRATEGIC PRIORITY:

This item does not directly address a Strategic Priority; however, it aligns with the Core Goal of Fiscal Stability. Specifically, property owners are assessed for the specific benefit they derive from open space and public space near their residence, reducing the General Fund burden for these services.

BACKGROUND:

Landscape and Lighting Assessment Districts No. 1 and No. 2 (“Districts”) were established in accordance with Streets and Highways Code Sections 22500 *et al.* On April 21, 2026, the Town Council initiated the annual process of renewing the Districts for the fiscal year commencing on July 1, 2026. The Districts are comprised of six distinct zones of benefit, five of which are included in Landscape and Lighting Assessment District No. 1. Maps of the various benefit zones are included in the Engineer’s Report (Attachment 7). The primary purpose of each Landscape and Lighting Assessment District is to provide for the ongoing maintenance and care of landscaped areas that are especially beneficial to those properties within a benefit zone. These services are performed by a contractor retained by the Town on behalf of the property owners. The current contractor was selected following a competitive solicitation process. For a specific description of the services provided in each benefit zone, please refer to the attached Engineer’s Report (Attachment 7).

On May 5, 2026, the Town Council received and approved the Engineer’s Report (Attachment 7) and adopted resolutions of intention declaring its intent to levy and collect assessments for Fiscal Year 2026-27 and setting June 16, 2026, at 7:00 p.m. as the date and time for the required public hearing. If a majority protest is received at the public hearing, the assessments cannot be levied. A majority protest exists if assessment ballots submitted and not withdrawn in opposition exceed assessment ballots submitted and not withdrawn in favor, with ballots weighted by the amount of the proposed assessment for each identified parcel.

DISCUSSION:

The Notice of Intention to Levy Annual Assessments for FY 2026-27 is scheduled to be published in the Los Gatos Weekly on June 5, 2026, and June 12, 2026. Additionally, notices of the proposed assessments and of the scheduled public hearing were mailed to each of the property owners in the Districts, and to date, no protests or other written communication have been received. If communication is received prior to the June 16, 2026, Town Council meeting, it will be presented at the hearing.

The following table shows the number of parcels for each benefit zone and the proposed FY 2026-27 assessments:

<b>Benefit Zone</b>	<b>No. of Parcels</b>	<b>Per Parcel Assessment</b>
Blackwell Drive	5	\$632
Kennedy Meadows	15	\$685
Santa Rosa Heights	15	\$300
Vasona Heights	33	\$295
Hillbrook	34	\$175
Gemini Court	20	\$230

CONCLUSION:

Staff recommends that the Town Council open the public hearing, hear any protests, and adopt the six resolutions (Attachments 1-6) to continue the annual process of renewing Landscape and Lighting Assessment Districts No. 1 and No. 2 for Fiscal Year 2026-27.

ALTERNATIVES:

If the six resolutions are not adopted, then the renewal process for the Districts would halt, and staff would follow any alternative direction given by the Town Council. Staff would need direction about whether the services currently provided by the Districts should continue and, if so, how.

The two most likely options that the Town Council could choose would be to either:

1. Give the responsibility for providing the services back to the property owners within the districts, or
2. Assume responsibility for providing the services through the Town's General Fund Operating Budget.

As the Districts provide for higher levels of landscaping and lighting services within the specific benefit zones than in other areas of the Town, staff does not recommend either of these two approaches.

ENVIRONMENTAL ASSESSMENT:

This is not a project defined under CEQA, and no further action is required.

Attachments:

1. Resolution Confirming Diagram and Assessment and Levying and Authorizing Collection of Assessments – Blackwell Drive Benefit Zone
2. Resolution Confirming Diagram and Assessment and Levying and Authorizing Collection of Assessments – Kennedy Meadows Drive Benefit Zone

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3. Resolution Confirming Diagram and Assessment and Levying and Authorizing Collection of Assessments – Santa Rosa Heights Benefit Zone.
4. Resolution Confirming Diagram and Assessment and Levying and Authorizing Collection of Assessments – Vasona Heights Benefit Zone.
5. Resolution Confirming Diagram and Assessment and Levying and Authorizing Collection of Assessments – Hillbrook Drive Benefit Zone.
6. Resolution Confirming Diagram and Assessment and Levying and Authorizing Collection of Assessments – Gemini Court Benefit Zone.
7. Engineer's Report for Fiscal Year 2026-27.