

DRAFT ORDINANCE

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS AMENDING THE ZONING CODE FROM R-1:8 (SINGLE-FAMILY RESIDENTIAL) TO R-M (MULTIPLE-FAMILY RESIDENTIAL) FOR A CALTRANS RIGHT-OF-WAY PROPERTY LOCATED ADJACENT TO 14685 OKA ROAD; AND APPLY THE HOUSING ELEMENT OVERLAY ZONE (HEOZ) TO PROVIDE FOR INCREASES TO THE ALLOWABLE DENSITY, HEIGHT, FLOOR AREA RATIO, AND LOT COVERAGE FOR RESIDENTIAL DEVELOPMENT ON THE FOLLOWING SITES INCLUDED IN THE SITES INVENTORY ANALYSIS OF THE 2023-2031 HOUSING ELEMENT: APN'S 424-06-116, 424-07-116, 424-08-029, 424-08-058, 424-08-059, 424-08-060, 424-08-074, AND 532-07-085; 620 AND 14000 BLOSSOM HILL ROAD; 16210, 16240, 16245, 16250, 16260, 16270, AND 16392 BURTON ROAD; CAL TRANS RIGHT-OF-WAY ADJACENT TO 14685 OKA ROAD; 110 AND 206 KNOWLES DRIVE; 445 LEIGH AVENUE; 440 LOS GATOS ALMADEN ROAD; 16603 LARK AVENUE; 14823, 14831, 14849, 14859, 14917, 14925, 15795, 16151, 16203, AND 16492 LOS GATOS BOULEVARD; 165 LOS GATOS SARATOGA ROAD; AND 14800 AND 14840 OKA ROAD

WHEREAS, the sites located at 16151 Los Gatos Boulevard and 620 Blossom Hill Road were added to the Town of Los Gatos' Draft Revised Housing Element based on the receipt of a property owner interest form;

WHEREAS, all other sites included in the Town of Los Gatos' adopted Housing Element were identified as sites with the potential for redevelopment with housing;

WHEREAS, the Town wishes to apply a Housing Element Overlay Zone to the sites identified in the sites inventory in order to encourage redevelopment with housing;

WHEREAS, the Planning Commission met on August 23, 2023, to hold a public hearing and receive public comments and continued the item to September 13, 2023;

WHEREAS, the Planning Commission received further public comments and recommended approval of the Zoning Code amendments at its regular meeting of September 13, 2023;

WHEREAS, the Town Council met on October 3, 2023, to hold a public hearing and continued the item to November 7, 2023;

WHEREAS, this matter was regularly noticed in conformance with State and Town law and came before the Town Council for public hearing on November 7, 2023;

WHEREAS, the Town Council accepted the report of the Planning Commission's recommendation of approval for the proposed Zoning Code amendments; and

WHEREAS, the Town Council considered all facts and information related to a request to change the Zoning for the above mentioned properties as shown in Exhibit A.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF LOS GATOS DO HEREBY ORDAIN AS FOLLOWS:

SECTION I

The Town Council finds as follows:

- A. No further Environmental Analysis is required as an Environmental Impact Report (EIR) was prepared and certified for the 2040 General Plan Update on June 30, 2022, which included the proposed Zoning Code amendments; and
- B. The zone changes are consistent with the General Plan and its elements in that the proposed zonings are consistent with the proposed General Plan land use designations; and
- C. That all proceedings have been conducted in compliance with the provisions of Government Code Section 65850 et seq.; and
- D. The Town Council considered all facts and information related to the proposal to apply the Housing Element Overlay Zone to the sites shown in Exhibit A.

SECTION II

The Town Code of the Town of Los Gatos is hereby amended to change the zoning of the Caltrans right-of-way property adjacent to 14685 Oka Road from R-1:8 (Single-Family Residential) to R-M (Multiple-Family Residential); and the properties at APN'S 424-06-116, 424-07-116, 424-08-029, 424-08-058, 424-08-059, 424-08-060, 424-08-074, and 532-07-085; 620 and 14000 Blossom Hill Road; 16210, 16240, 16245, 16250, 16260, 16270, and 16392 Burton Road; Cal Trans Right-of-Way Adjacent to 14685 Oka Road; 110 and 206 Knowles Drive; 445 Leigh Avenue; 440 Los Gatos Almaden Road; 16603 Lark Avenue; 14823, 14831, 14849, 14859, 14917, 14925, 15795, 16151, 16203, and 16492 Los Gatos Boulevard; 165 Los Gatos Saratoga Road; and 14800 and 14840 Oka Road to apply the Housing Element Overlay Zone (HEOZ) to each parcel as shown in Exhibit A.

SECTION III

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on the 7th day of November 2023, and adopted by the following vote as an ordinance of the Town of Los Gatos at a regular meeting of the Town Council of the Town of Los Gatos on the ___ day of _____ 2023. This ordinance shall take effect 30 days after the date it is adopted. The Town Clerk shall cause this ordinance or a summary thereof to be published in accordance with Section 36933 of the California Government Code.

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

ATTEST:

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

DATE: _____

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