

ORDINANCE

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS
AMENDING PLANNED DEVELOPMENT ORDINANCE 1412 PROVIDING
ADDITIONAL PERFORMANCE STANDARDS SPECIFIC TO ONE LOT
ADDRESSED AS 120 OAK MEADOW DRIVE (APN 529-10-131)
RELATING TO SUBDIVISION OF SAID LOT INTO TWO LOTS,
CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE,
SITE IMPROVEMENTS REQUIRING A GRADING PERMIT, LOT SIZE,
LOT COVERAGE, SETBACKS, DRIVEWAY SLOPE, AND
BUILDINGS LOCATED OUTSIDE OF THE LEAST RESTRICTIVE
DEVELOPMENT AREA AND
REPEALING PLANNED DEVELOPMENT ORDINANCE 1412**

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

SECTION I

The Zoning Ordinance of the Town of Los Gatos is hereby amended to change the zoning of the property shown on the map which is attached hereto marked Exhibit A and is a part of this ordinance, to include new Planned Development (PD) regulations under the zone O-PD (Office-Planned Development).

SECTION II

Uses and Improvements Authorized

The Planned Development Overlay zone established by Ordinance 1412 authorized the following construction and use of improvements and remain in effect with this ordinance:

1. Demolition of an existing one-story residential structure.
2. Conversion of an existing two-story medical office structure into a residential townhouse unit.
3. Construction of 10 two-story residential townhouse units.
4. Landscaping, parking, and limited tree removal as may be granted under precise plan approval.
5. For that area within the boundary of the townhouse complex as shown on the

Official Development Plan, the uses are those specified in the R-M (Multiple Family Residential) zone by Sections 29.040.610 (Permitted Uses) and 29.40.615 (Conditional Uses) of the Zoning Ordinance (as those sections exist at the time of the adoption of this ordinance or as they may be amended in the future). However, no use listed in Section 29.40.615 is allowed unless specifically authorized by this ordinance or by conditional use permit.

In addition to the foregoing construction and use of improvements authorized by Ordinance 1412, the amended Planned Development Overlay zone established by this ordinance authorizes the following construction and use of improvements as shown on the Official Development Plan:

6. Subdivision of one 17,699 square-foot lot addressed as 120 Oak Meadow Drive (APN 529-10-131) into two lots consisting of Parcel A (11,906 square feet) and Parcel B (5,793 square feet);
7. Lot coverage of 40.3 percent on Parcel A;
8. Floor Area Ratio of 0.30 (3,621 square feet) on Parcel A;
9. Construction of a single-family residence and site improvements requiring a grading permit on Parcel B.
10. Lot coverage of 42.6 percent on Parcel B;
11. Floor Area Ratio of 0.34 (1,946 square feet) on Parcel B;
12. Reduced setbacks for the single-family residence on Parcel B of no less than:
 - Front: 6 feet
 - Rear: 7 feet
 - Side (north): 3 feet
13. Portions of the single-family residence on Parcel B as shown on the Official Development Plan located in the Least Restrictive Development Area as defined by the Hillside Development Standards and Guidelines;
14. A driveway serving Parcel B with a maximum slope of 17.5 percent.

SECTION III

Compliance with Other Development Standards

For that area within the boundary of the townhouse complex as shown on the Official Development Plan the development standards of the Town Code Sections 29.40.640 and 29.40.645 shall apply. All general provisions in Article 3 of the Zoning Ordinance apply, and the provision of Chapters Article IV, Residential Zones and Article V, Nonresidential Zones of the Zoning Ordinance apply to the residential and nonresidential portion of the Planned Development respectively except when the Official Development Plan specifically shows otherwise.

SECTION IV

Permits

Architecture and Site Approval, Subdivision Approval, recordation of the Parcel Map, and issuance of all required permits is required before construction work for the single-family residence on Parcel B as shown in the Official Development Plan.

SECTION V

Official Development Plan

The attached Exhibit A (Map), Exhibit B (Site Plan), Exhibit C (Unit A Plan), Exhibit D (Unit B Plan), Exhibit E (Tentative Map), Exhibit F (Civil Plans for Parcel B), and Exhibit G (Architectural Plans for Parcel B), are part of the Official Development Plan.

SECTION VI

Performance Standards

The Planned Development Overlay zone established by Ordinance 1412 provided for the following performance standards and remain in effect with this ordinance:

1. The applicant shall dedicate sanitary and storm sewer easements, to the satisfaction of the Town Engineer.
2. The applicant shall guarantee, by contract and bond, the following improvements, to the satisfaction of the Town Engineer:

3. A 20-foot curb-to-curb roadway (with narrower sections where necessary to avoid significant tree growth) including curb and gutters and paving, from Roberts Road to Forrest Avenue.
4. Sanitary and storm sewers as required.
5. The applicant shall provide a final grading, drainage and traffic circulation plan, to the satisfaction of the Town Engineer.
6. If any indication of archeological remains are encountered during construction activities, all such activities should cease immediately until a qualified archeologist can ascertain the nature of the discovery and recommend mitigation if necessary.

SECTION VII

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on _____, and adopted by the following vote as an ordinance of the Town of Los Gatos at a meeting of the Town Council of the Town of Los Gatos on _____, and becomes effective 30 days after it is adopted.

COUNCIL

MEMBERS: AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

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