



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 10/21/2025

ITEM NO: 6

DATE: October 16, 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 Amending Planned Development Ordinance 2025 to Allow Modifications to Building E at 50 University Avenue (Old Town Center) on Property Zoned C-2:LHP:PD. Building E is Located at 31 University Avenue Within the Old Town Center. APN 529-02-044. Planned Development Modification Application PD-25-001. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: SRI Old Town, LLC. Applicant: Rick Nelson, MBH Architects. Project Planner: Erin Walters. Ordinance Title: An Ordinance of the Town Council of the Town of Los Gatos Amending Planned Development Ordinance 2025 to Allow Modifications to Building E at 50 University Avenue (Old Town Center).**

RECOMMENDATION: Adopt an Ordinance of the Town Council of the Town of Los Gatos modifying Planned Development Ordinance 2025 to allow modifications to Building E at 50 University Avenue (Old Town Center) on property zoned C-2:LHP:PD. Building E is located at 31 University Avenue within the Old Town Center.

FISCAL IMPACT:

There is no fiscal impact associated with this action. Modifying a Planned Development (PD) Ordinance does not in itself result in an impact on the Town's budget.

STRATEGIC PRIORITY:

The proposed project aligns with the adopted Core Goal of **Community Character** and the Strategic Priority to foster the economic vitality of businesses in Town.

PREPARED BY: Erin M. Walters
Senior Planner

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Community Development Director

BACKGROUND:

On October 7, 2025, the Town Council considered and voted unanimously to introduce an Ordinance modifying Planned Development Ordinance 2025 to allow modifications to Building E at 50 University Avenue (Old Town Center).

The Planned Development Ordinance 2025 references the address of 50 University Avenue, which includes all properties associated with the Old Town Center development. The applicant for the PD modification is located at 31 University Avenue (APN 529-02-044), Building E, a building located within the Old Town Center.

The Ordinance will amend the Planned Development Ordinance 2025 to remove the following requirements that Building E:

- Design structure to appear to be a collective of individual structures that abut each other;
- The roof design be reflective of the individual structures (break-up rooflines); and
- The corner tower be redesigned into a clipped corner design.

These modifications apply only to Building E, 31 University Avenue, within the Planned Development zoning and do not affect other buildings within the Old Town Center.

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 zone change (Attachment 1).

COORDINATION:

This report was coordinated with the offices of the Town Manager and Town Attorney.

ENVIRONMENTAL ASSESSMENT:

This is a project as defined under CEQA, but is Categorically Exempt, Section 15301: Existing Facilities. No significant effect on the environment will occur since the project uses an existing structure with no increase in floor area. A Notice of Exemption will not be filed.

ATTACHMENTS:

1. Draft Planned Development Ordinance

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