

ORDINANCE 2025-

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS
REPEALING AND REPLACING PLANNED DEVELOPMENT ORDINANCE 1412
ESTABLISHING DEVELOPMENT STANDARDS AND ALLOWABLE USES FOR
LOTS WITHIN THE PLANNED DEVELOPMENT OVERLAY ZONE**

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

SECTION I. Planned Development Overlay Zone

Ordinance No. 1412 is repealed and replaced with this Ordinance to retain the existing properties that are in the Planned Development Overlay Zone (shown in Exhibit A) and change the zoning of the property shown on the map (shown in Exhibit B), from O:PD (Office, Planned Development) to O:PD (Office, Planned Development).

SECTION II. Uses and Improvements Authorized.

- A. The following construction and use of improvements are authorized within the Planned Development Overlay Zone:
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.
- B. In addition to the foregoing construction and use of improvements, this ordinance authorizes a Planning application for the following construction and use of improvements for property located at 120 Oak Meadow Drive (APN 529-10-131) as shown on the Official Development Plan:
1. 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);

2. Lot coverage of 40.3 percent on Parcel A;
3. Construction of a single-family residence and site improvements requiring a Grading Permit on Parcel B.
4. Lot coverage of 42.6 percent on Parcel B;
5. Reduced setbacks for the single-family residence on Parcel B of no less than:
Front: 6 feet
Rear: 7 feet
Side (north): 3 feet
6. 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;
7. A driveway serving Parcel B with a maximum slope of 17.5 percent.

SECTION III. Compliance with Other Development Standards.

For all areas within the Planned Development Overlay Zone, 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.

With regard to the property at 120 Oak Meadow Drive, 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.

With regard to the property at 120 Oak Meadow Drive, 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 requires the following performance standards:

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. Severability.

In the event that a court of competent jurisdiction holds any Section, subsection, paragraph, sentence, clause, or phrase in this Ordinance unconstitutional, preempted, or otherwise invalid, the invalid portion shall be severed from this Ordinance and shall not affect the validity of the remaining portions of this Ordinance. The Town hereby declares that it would have adopted each Section, subsection, paragraph, sentence, clause, or phrase in this Ordinance irrespective of the fact that any one or more Sections, subsections, paragraphs, sentences, clauses or phrases in this Ordinance might be declared unconstitutional, preempted, or otherwise invalid.

SECTION VIII. California Environmental Quality Act (CEQA).

With regard to the previous Planned Development Overlay Zone, an Environmental Impact Report was prepared for the Planned Development and was certified by the Town Council on November 20, 1978.

With regard to 120 Oak Meadow Drive, the Town Council finds that the Project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Sections 15315: Minor Land Divisions; 15303: New Construction; and 15304: Minor Alterations to Land.

SECTION IX. Publication.

In accordance with Section 63937 of the Government Code of the State of California, this Ordinance takes effect 30 days from the date of its passage. The Town Council hereby directs the Town Clerk to cause this Ordinance or a summary thereof to be published or posted in accordance with Section 36933 of the Government Code of the State of California.

SECTION X. Effective Date.

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on the 21st day of January 2025, and adopted by the Town Council of the Town of Los Gatos at its regular meeting on the ____ day of ____ 2025, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

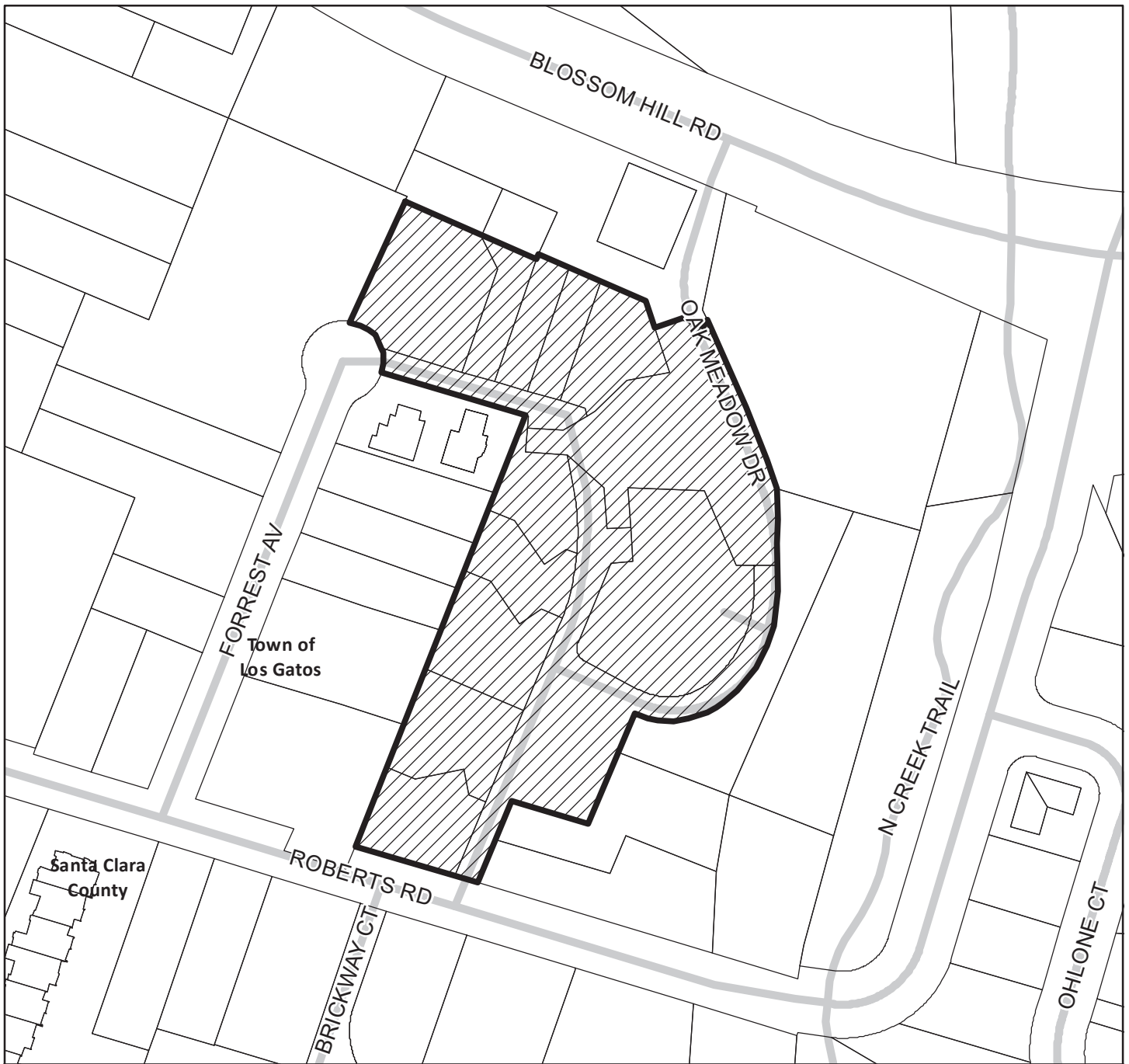
SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

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

DRAFT



TOWN OF LOS GATOS

Application No. PD-20-002 A.P.N. # 529-10-126, -127, -128, -129, -130, -131, -132, -133, -134, -135, -136, -137, and -999

Change of zoning map amending the Town Zoning Ordinance.

Zone Change

From: O:PD To: O:PD

Prezoning



Forwarded by Planning Commission

Date: December 11, 2024

Approved by Town Council

Date:

Ord:

Clerk Administrator:

Mayor:



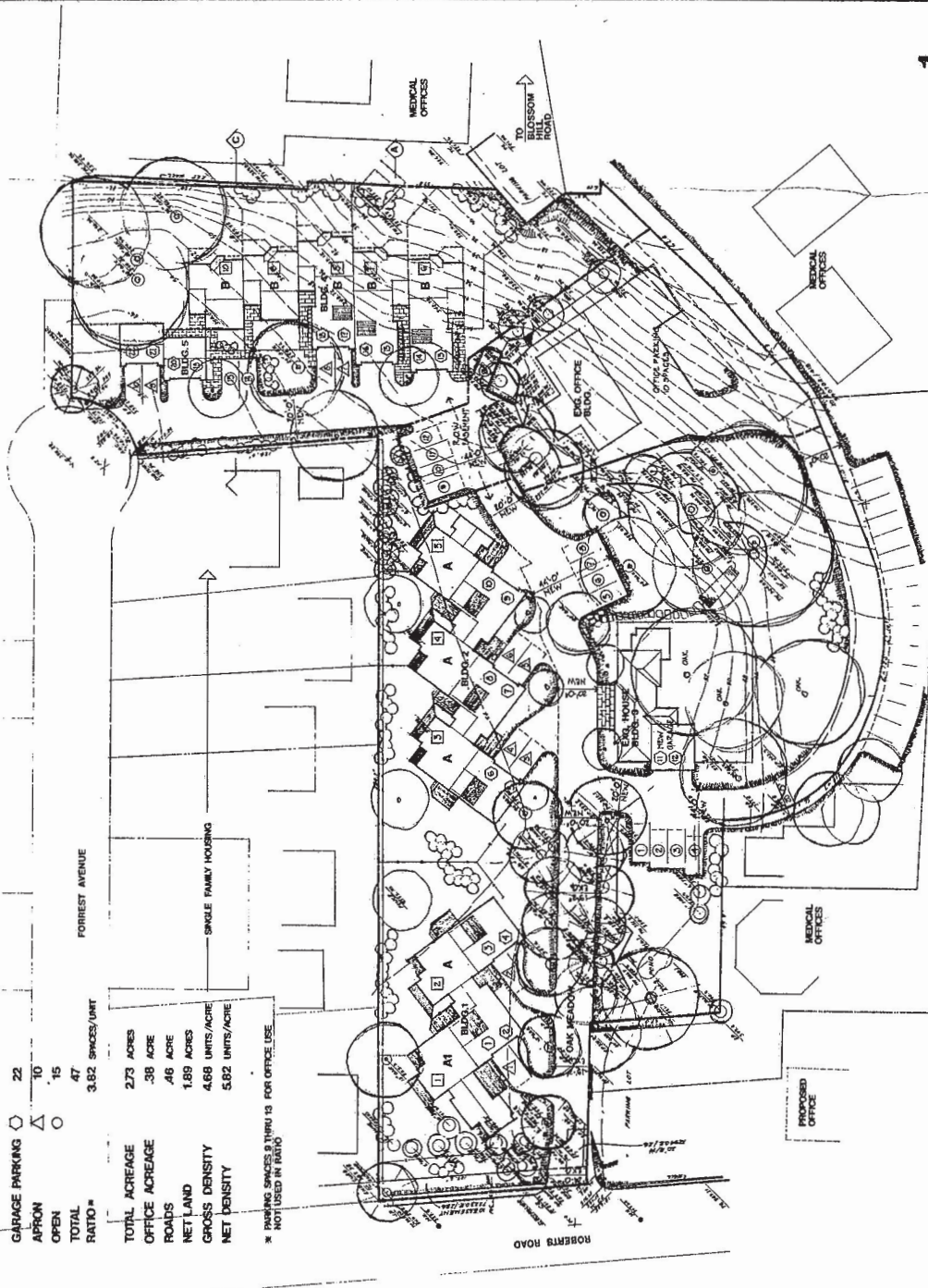
SITE PLAN

UNIT A	5
UNIT B	5
EXISTING HOUSE	1
TOTAL	11

GARAGE PARKING	22
APRON	10
OPEN	15
TOTAL	47
RATIO*	3.82 SPACES/UNIT

TOTAL ACREAGE	273 ACRES
OFFICE ACREAGE	.38 ACRE
ROADS	.46 ACRE
NET LAND	1.89 ACRES
GROSS DENSITY	4.68 UNITS/ACRE
NET DENSITY	5.82 UNITS/ACRE

* PARKING SPACES & TURNS FOR OFFICE USE NOT USED IN RATIO



1

OAK MEADOW

TOWN OF LOS GATOS
SANTA CLARA COUNTY
CALIFORNIA

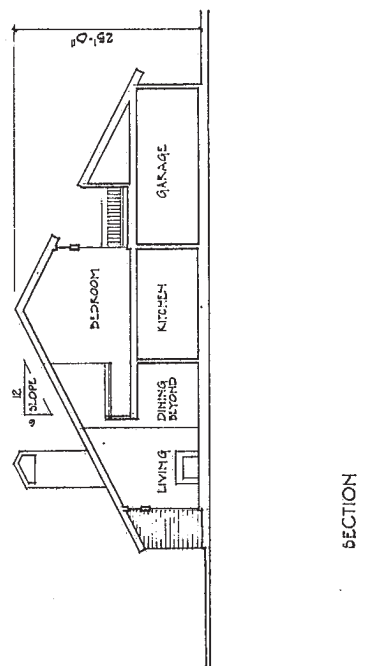
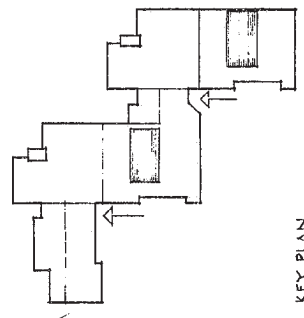
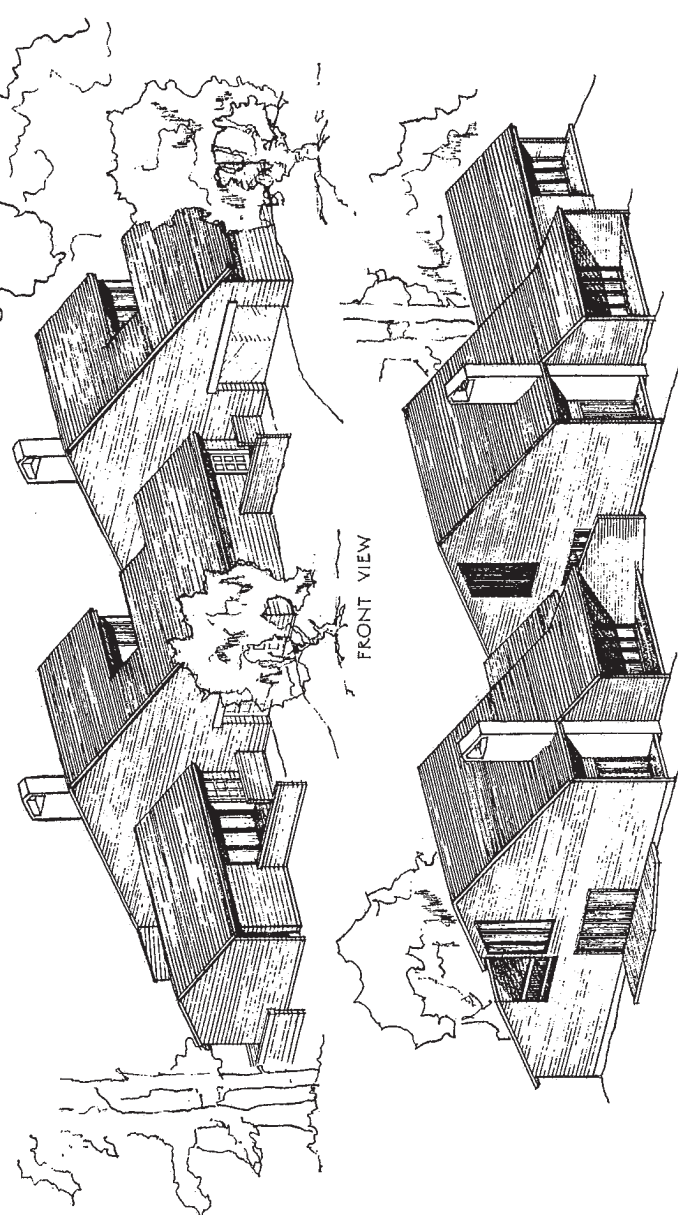
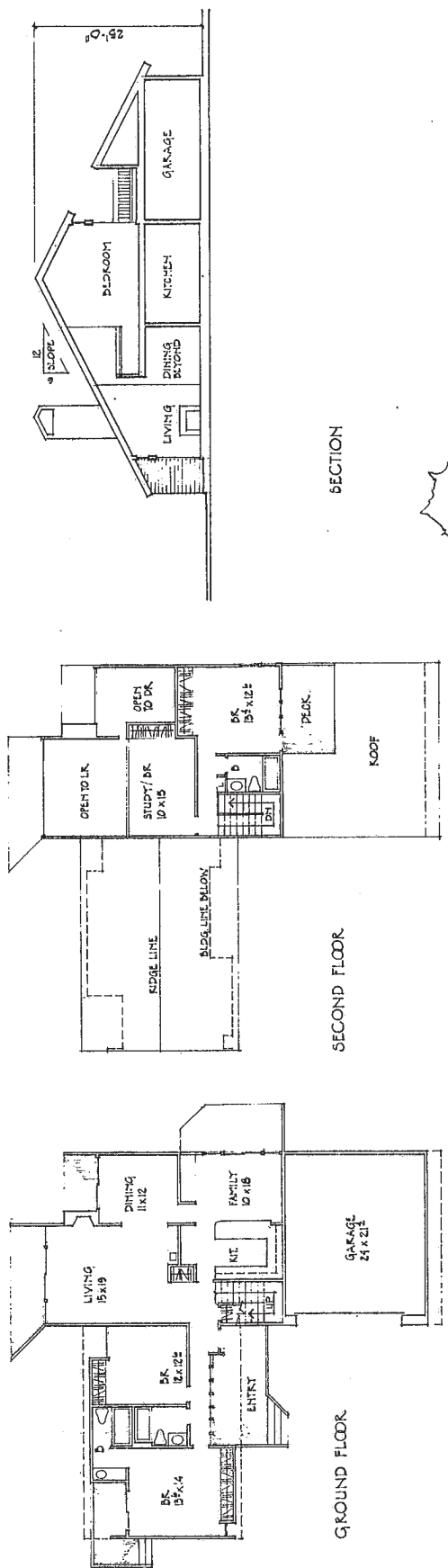
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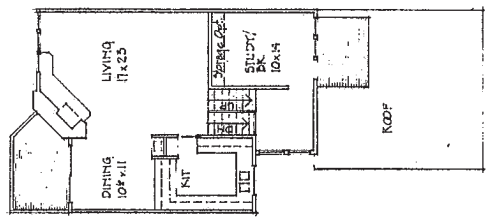
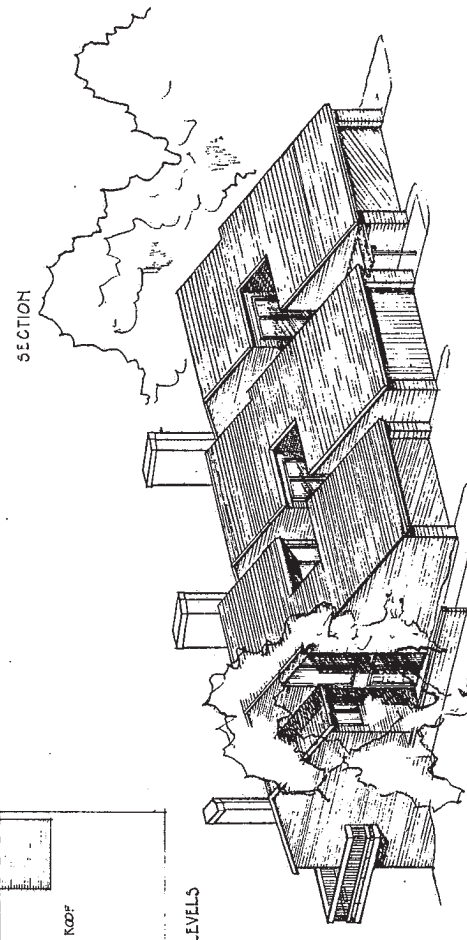
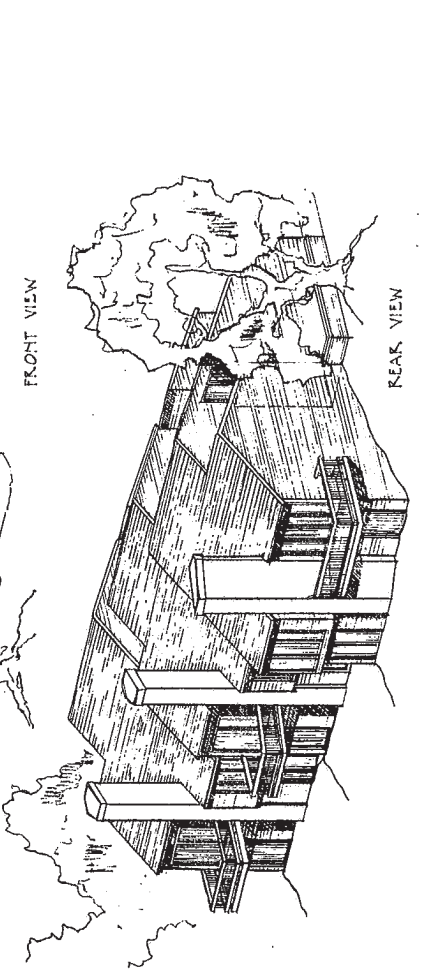
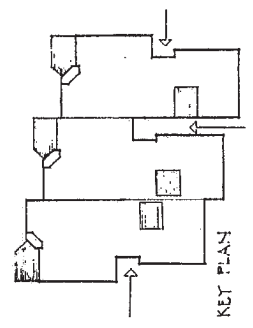
WILLIS AND ASSOCIATES INC AIA ARCHITECTS AND LAND PLANNERS SAN FRANCISCO CALIFORNIA

COLE REED ASSOCIATES
409 ALBERTO WAY
LOS GATOS, CA

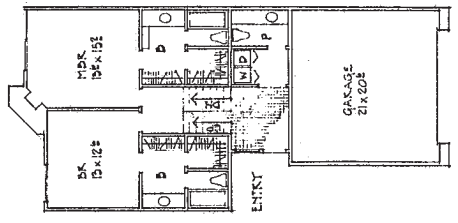
EXHIBIT B

EXHIBIT B

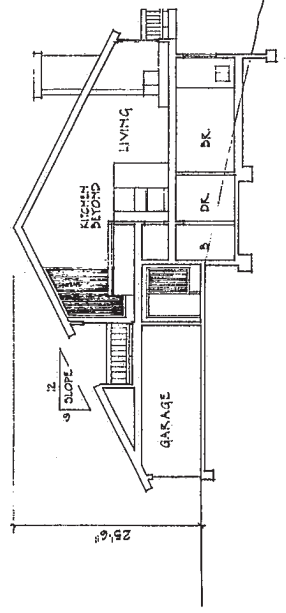




UPPER LEVELS



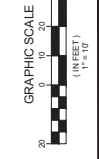
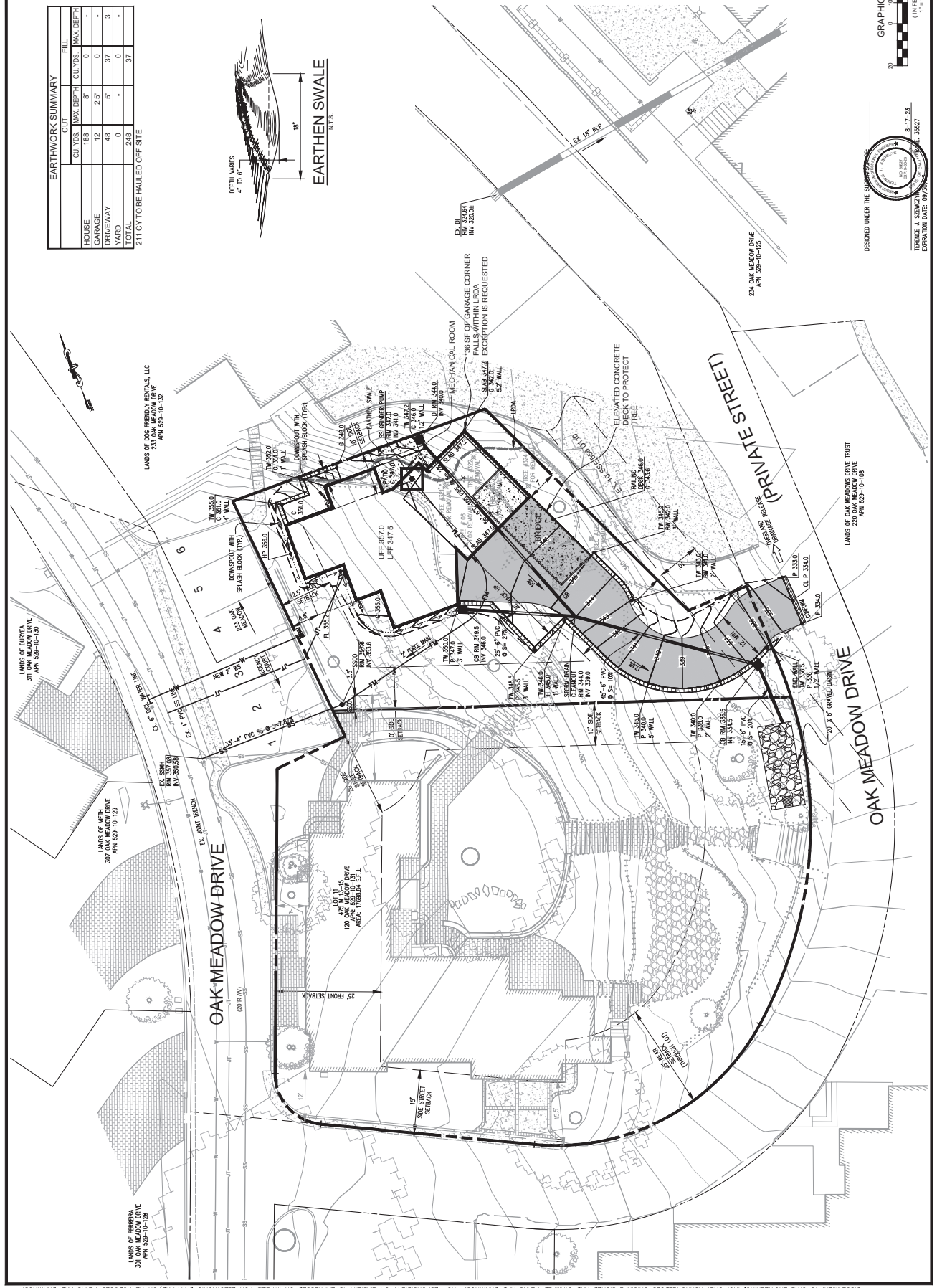
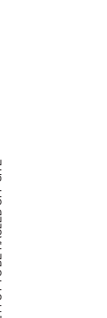
LOWER LEVELS



EARTHWORK SUMMARY

	CUT	FILL
HOUSE	188	0
GARAGE	12	2.5
DRIVEWAY	48	5
YARD	0	0
TOTAL	248	37

211 CY TO BE HAULED OFF SITE



08/17/2023 3:31pm
 P:\CAD\HFO\1047-TS CIVIL ENGINEERING\PROJECT\20-207-mcfarland-120-oak-meadows-draw\DWG\20-207 C4 SITE CROSS SECTIONS.dwg - C4

C-4
 SHEET NO.
 OF 4 SHEETS
 JOB NO.
 20-207

DESIGNED UNDER THE SUPERVISION OF:

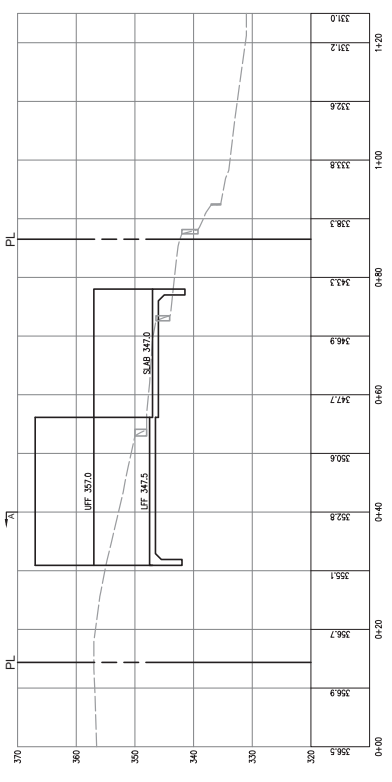
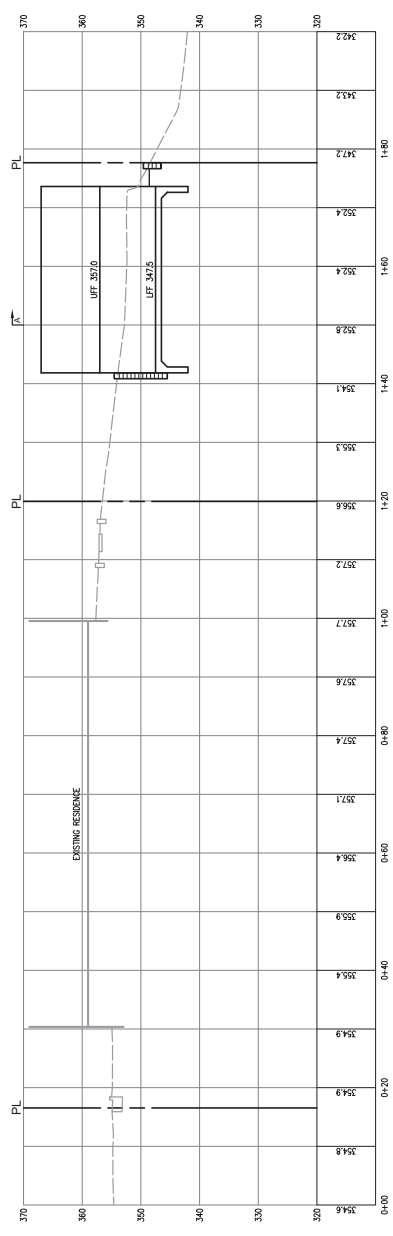
 TRAVIS J. SCHMITT
 EXPIRATION DATE: 08/17/25
 (IN FEET)
 1" = 10'

GRAPHIC SCALE
 0 10 20 30 40
 (IN FEET)
 1" = 10'

DATE	BY	REVISIONS
8-17-23		

SITE CROSS SECTIONS
 120 OAK MEADOW DRIVE
 LOS GATOS, CA 95032
 APN 529-10-131
 LANDS OF MCFARLAND
 MINOR SUBDIVISION AND
 PD ZONING AMENDMENT

TS CIVIL ENGINEERING, INC.
 1776 TECHNOLOGY DRIVE
 SAN JOSE, CA 95110
 FAX: 408.837.7550
 PH: 408.452.9300



(A) 301/307/311 OAK MEADOW DR



(B) 220 OAK MEADOW DR



(B) 220 OAK MEADOW DR



(C) 120 OAK MEADOW DR



(D) 233 OAK MEADOW DR



(D) 233 OAK MEADOW DR



(E) 234 OAK MEADOW DR

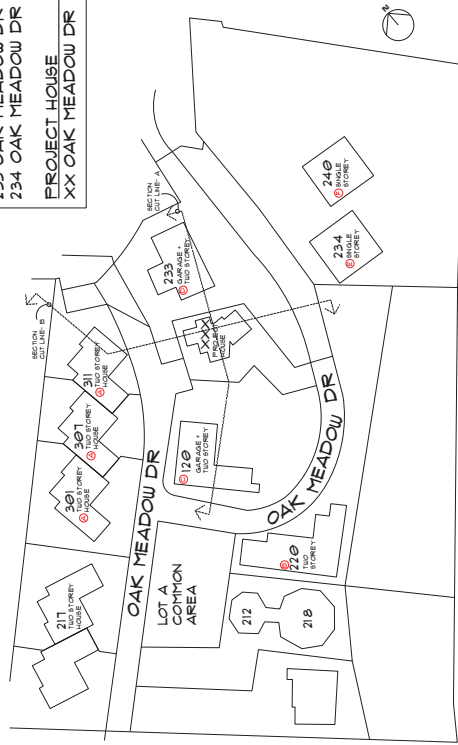


(F) 240/242 OAK MEADOW DR

FLOOR AREA/FAR COMPARISONS

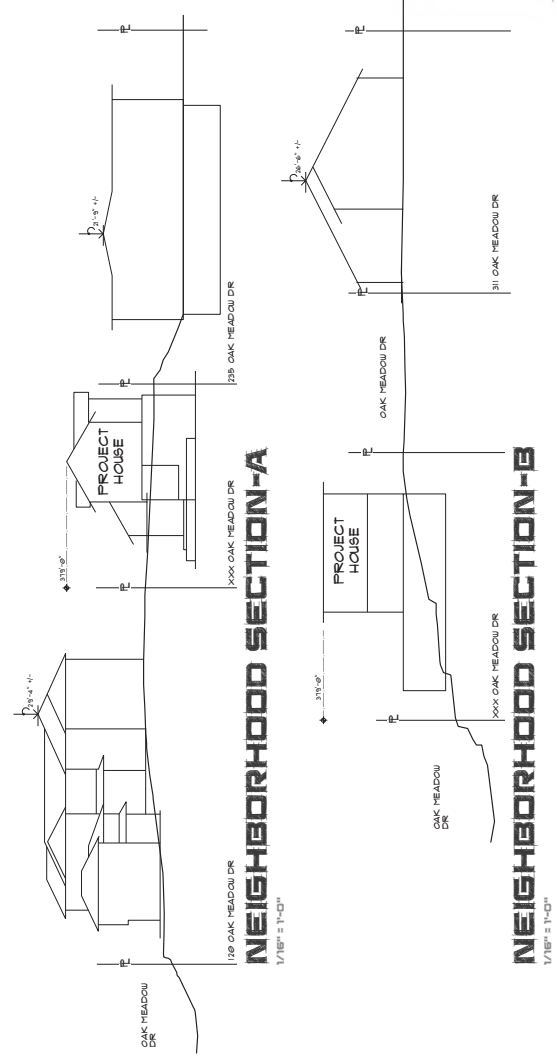
ADDRESS	LOT SIZE	FLR AREA	FAR HOUSE	GARAGE (SF)
301 OAK MEADOW DR	1352	*2620	0.356	484
307 OAK MEADOW DR	4194	*2620	**0.546	484
311 OAK MEADOW DR	4952	*2620	**0.579	484
220 OAK MEADOW DR	11703	*4507	**0.385	0
120 OAK MEADOW DR	11779	*3621	0.203	530
233 OAK MEADOW DR	19105	*3283	0.166	0
234 OAK MEADOW DR	41200	1156	0.042	0
PROJECT HOUSE				
XX OAK MEADOW DR	5249	1946	0.336	466.5

ANALYSIS
 *6 NEIGHBOR HOMES HAVE GREATER FLOOR AREA
 **3 NEIGHBOR HOMES HAVE GREATER FAR
 AS THE STREETSCAPE ILLUSTRATES, THE PROJECT HOUSE BLENDS AMICABLY WITH THE SCALE OF THE NEIGHBORHOOD



NEIGHBORHOOD PLAN

1" = 50'



NEIGHBORHOOD SECTION-A

1/8" = 1'-0"

NEIGHBORHOOD SECTION-B

1/8" = 1'-0"

M-FARLAND

408.334.4551
 jay@plettarc.com
 www.pletparc.com
 213 Plettarc Way
 Los Gatos, CA 95030

JAY PLETT
 ARCHITECT

Print date :
 10.03.24
 09.01.24
 02.29.24
 12.14.21

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Revisions :
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 PLAN CK
 PRICING SET
 CONST SET
 Scale :
 Date :
 Sheet

A-1.1

Print date: 10/03/24
 02.23.24
 11/11/23
 12.27.22

JAY PLETT

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 213 Bean Avenue
 Los Gatos, CA 95030

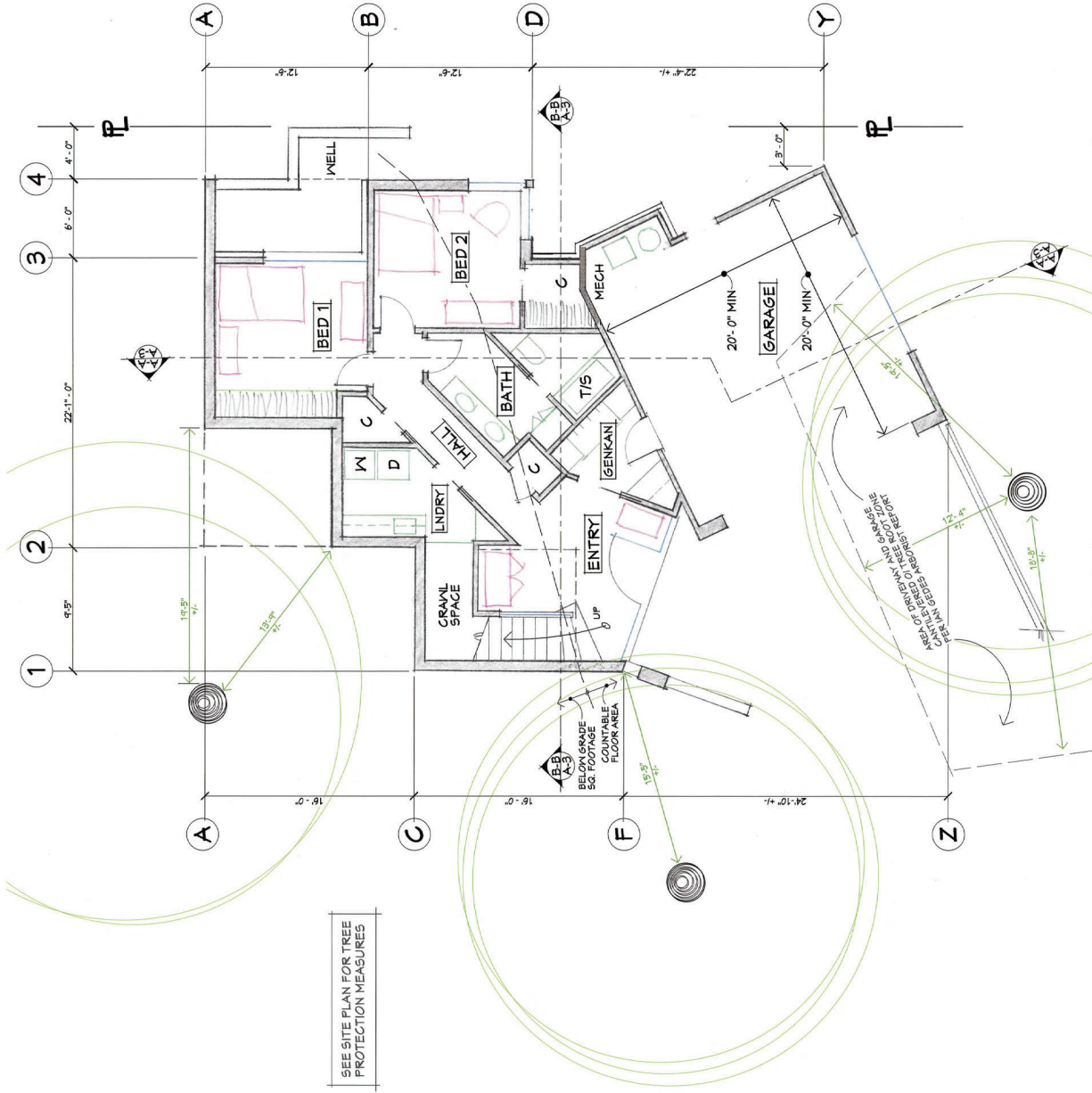
McFARLAND
 OAK MEADOW DR.
 LOS GATOS

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A-2



LOWER LEVEL / BASEMENT / GARAGE

1/4" = 1'-0"

Print date :
 10.03.24
 10.01.24
 02.29.24
 9.14.23
 12.21.22

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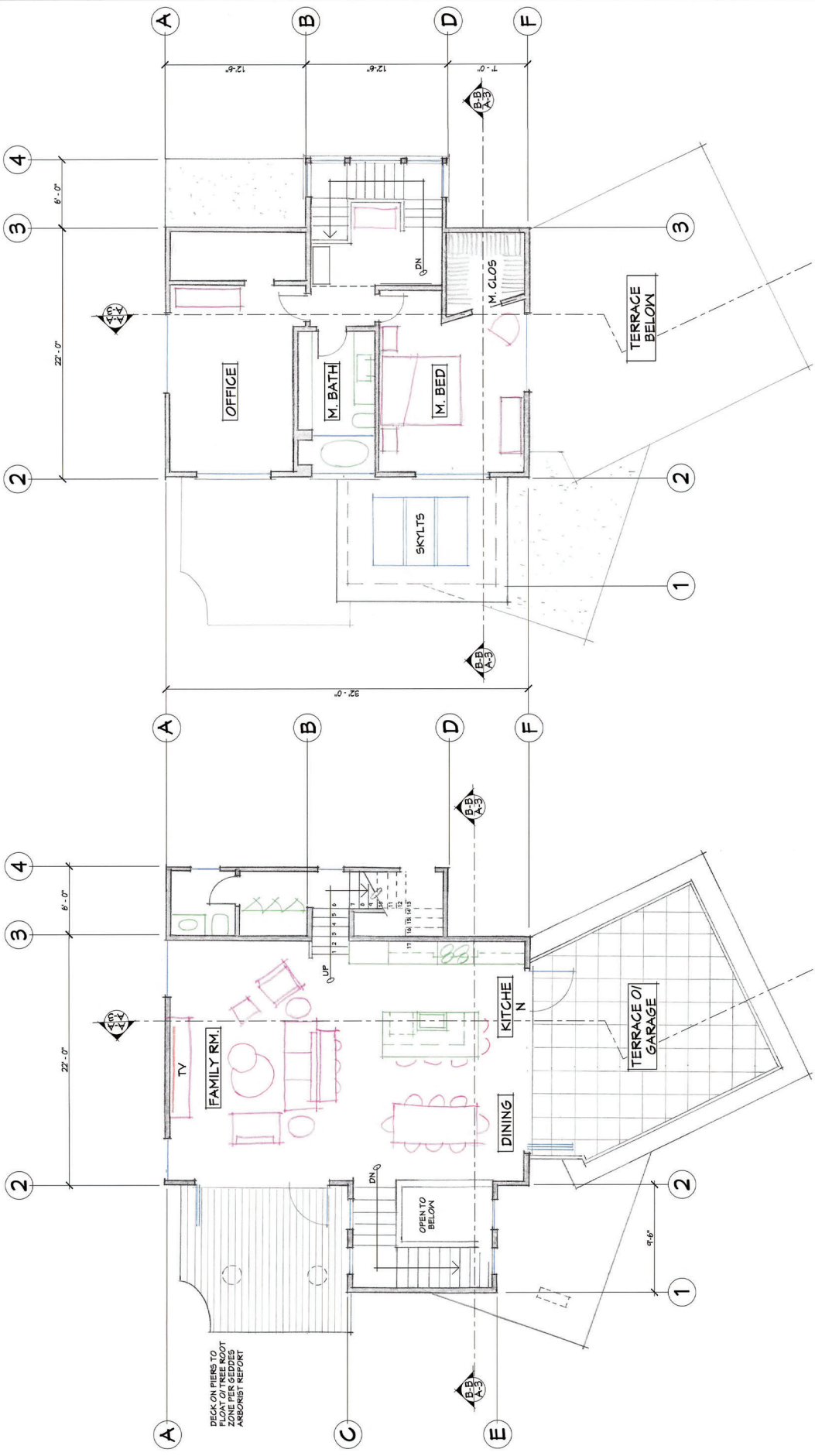
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Scale:	
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Sheet

A-3



UPPER
 1/4" = 1'-0"
 10.27.21

MAIN
 1/4" = 1'-0"
 10.27.21

DECK ON PIERS TO
 FLOAT ON TREE ROOT
 ZONE PER SEDDES
 AGAINST REPORT

Print date :
 10.03.24
 10.01.24
 02.29.24
 04.14.24
 12.21.22

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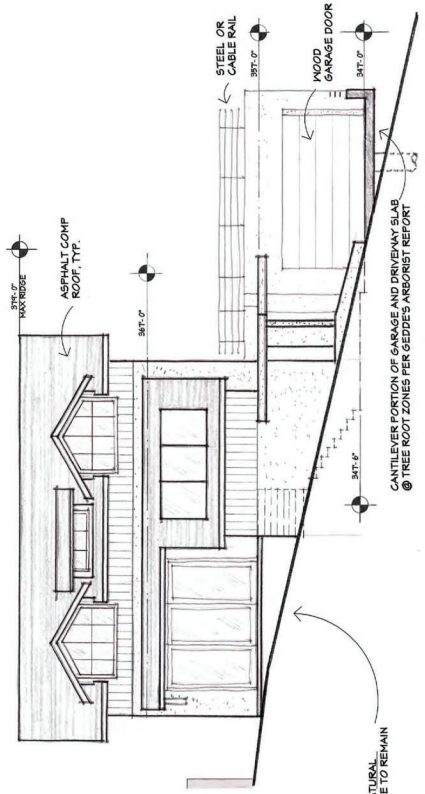
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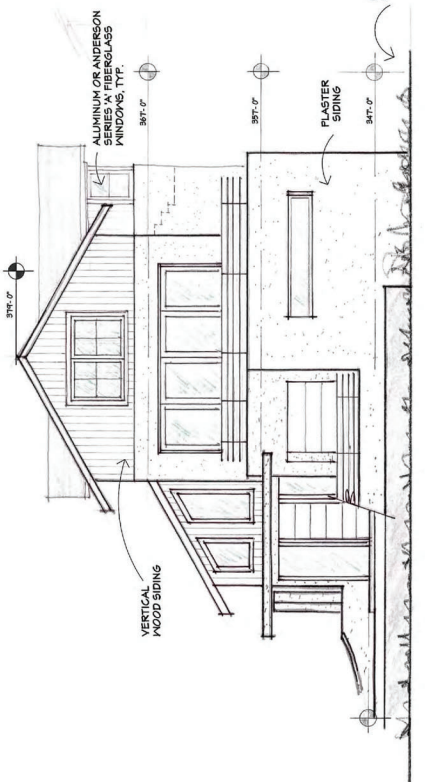
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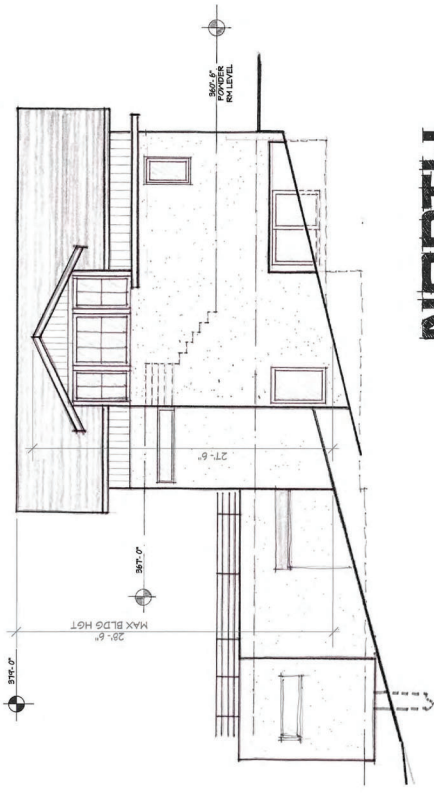
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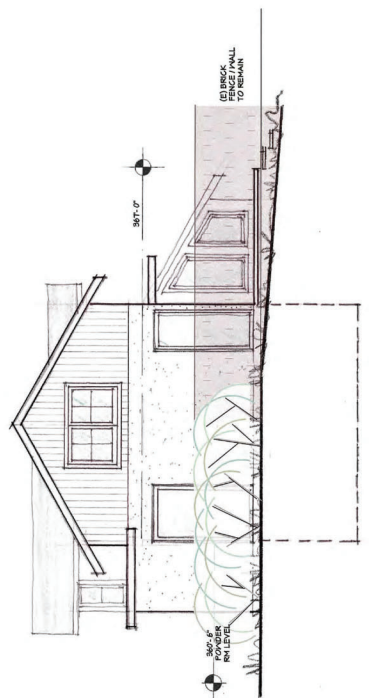
SOUTH



EAST



NORTH



WEST

ELEVATIONS

3/16" = 1'-0"

Print date : 10.03.24
10.03.22

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Los Gatos, CA 95030

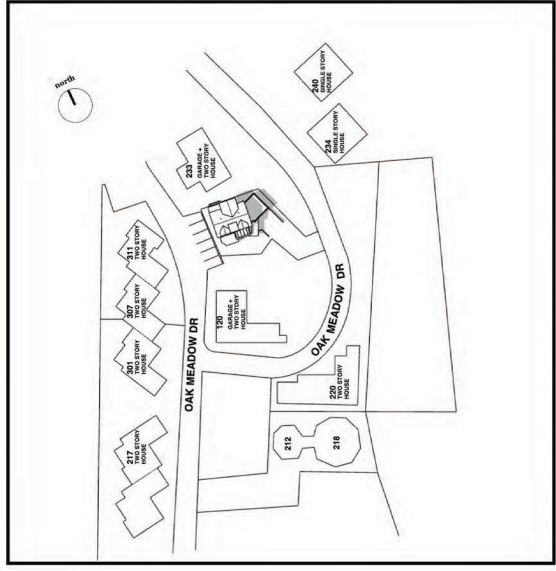
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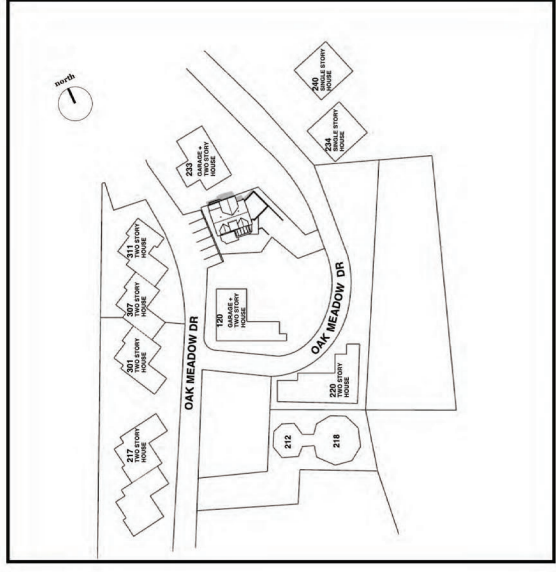
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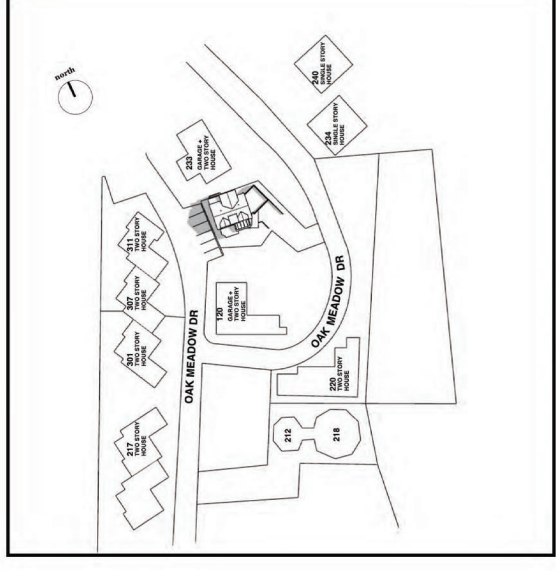
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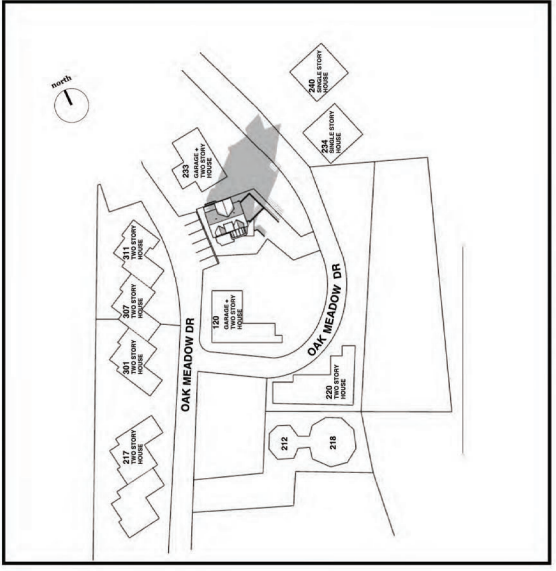
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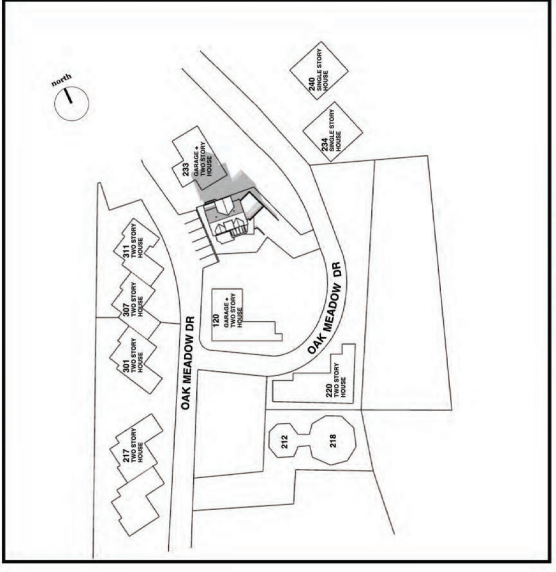
JUNE 21 @ 12PM



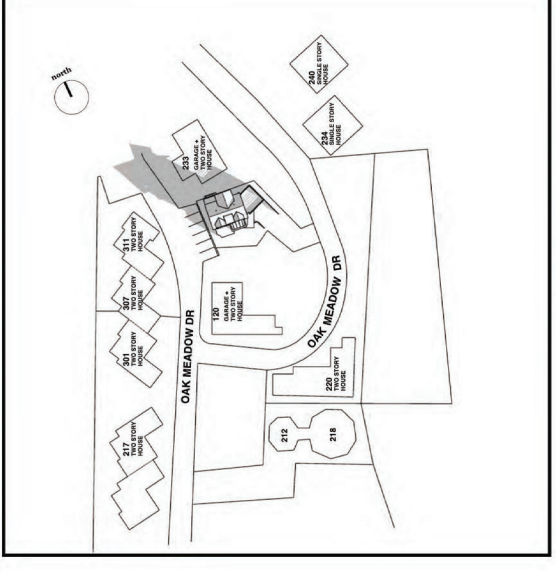
JUNE 21 @ 3PM



DEC 21 @ 9AM



DEC 21 @ 12PM



DEC 21 @ 3PM

SHADOW STUDY
NOT TO SCALE