

DRAFT ORDINANCE

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS
AMENDING CHAPTER 29, "ZONING REGULATIONS," OF THE TOWN CODE
REGARDING PARKING STANDARDS, PURSUANT TO
IMPLEMENTATION PROGRAM AA OF THE 2023-2031 HOUSING ELEMENT**

WHEREAS, the 2023-2031 Housing Element, which was adopted on June 4, 2024, and subsequently found in compliance with housing element law on July 10, 2024, by the California Department of Housing and Community Development, provides that the Town will amend Chapter 29 (Zoning Regulations) of the Town Code regarding parking standards;

WHEREAS, on December 10, 2024, the Planning Commission reviewed the proposed amendments to Chapter 29 (Zoning Regulations) of the Town Code, found that the proposed amendments are consistent with the goals and policies of the Town's General Plan, and recommended adoption of the proposed amendments by the Town Council;

WHEREAS, the amendments are consistent with the General Plan and its Elements; and

WHEREAS, the amendments are consistent with Chapter 29, "Zoning Regulations" of the Town Code.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Los Gatos as follows:

SECTION I. Incorporation of Recitals.

The Town Council finds that the above Recitals are true and correct and are incorporated herein by reference.

SECTION II. Subsection (b) of Section 29.10.150, "Number of off-street spaces required," of Chapter 29, "Zoning Regulations," is amended to read as follows:

- (b) *Parking requirements for downtown.* The parking requirements for various uses in the downtown are as follows:
 - (1) *Retail and commercial stores, shops, personal service businesses, specialty food retail, restaurants, bars, nightclubs, and tap/tasting rooms.* One (1) parking space for each three hundred (300) square feet of gross floor area.
 - (2) *Business and professional offices, retail banks, financial and investment services, insurance companies, social service agencies, and studios.* One (1) parking space for each two hundred fifty (250) square feet of gross floor area.
 - (3) *Theaters.* One (1) parking space for each three hundred (300) square feet of gross floor area.
 - (4) For uses not specifically listed in this subsection the requirements shall be as set forth in subsection (c).

SECTION III. Subsection (c) of Section 29.10.150, “Outside downtown parking requirements,” of Chapter 29, “Zoning Regulations,” is amended to read as follows:

- (c) *Outside downtown parking requirements.* The number of off-street parking spaces required for areas outside the downtown is set in this subsection. When a use is not listed in this subsection, the Planning Director shall determine the parking requirements by analogy to the requirements for the listed uses.

SECTION IV. Subsection (c)(3) of Section 29.10.150, “Outside downtown parking requirements,” of Chapter 29, “Zoning Regulations,” is amended to read as follows:

- (3) *Multiple-unit dwellings in all zones and two-family dwellings in the R-1D zone.* One and one-half (1½) times the number of living units in such dwellings, except multiple-unit dwellings and mixed-use developments that include a multiple-unit dwelling component that are located within one-half (½) mile walking distance of public transportation shall provide one (1) parking space per dwelling unit. For the purposes of this subsection, public transportation means a high-quality transit corridor, as defined in subdivision (b) of Public Resources Code Section 21155, or a major transit stop, as defined in Public Resources Code Section 21064.3.

SECTION V. Subsection (c)(6) of Section 29.10.150, “Outside downtown parking requirements,” of Chapter 29, “Zoning Regulations,” is amended to read as follows:

- (6) *Hospitals.* One and one-half (1½) parking spaces for each bed.

SECTION VI. 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 VII. California Environmental Quality Act (CEQA).

The Town Council finds that this Ordinance is exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) in that it can be seen with certainty that it will not significantly affect the physical environment in that it will modifications to parking standards.

SECTION VIII. 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 IX. 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