

DRAFT ORDINANCE

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS
TO 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: 15300, 15349, 15367, 15405,
15425, 15480, AND 15500 LOS GATOS BOULEVARD**

WHEREAS, the site located at 15480 and 15500 Los Gatos Boulevard was added to the Town of Los Gatos' Draft Revised Housing Element based on the receipt of a property owner interest form; and

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; and

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; and

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

WHEREAS, the Planning Commission received further public comments and recommended approval of application of the Housing Element Overlay Zone to the sites identified in the Housing Element sites inventory at its regular meeting of September 13, 2023; and

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

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; and

WHEREAS, November 7, 2023, the Town Council reviewed and commented on the proposed amendments and the Town Council voted to introduce the Ordinance; 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; and

WHEREAS, this matter was regularly noticed in for conformance with State an law and came before the Town Council for public hearing on November 21, 2023.

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

SECTION I. Findings.

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 Housing Element Overlay Zone is consistent with the General Plan and its elements in that the proposed zonings are consistent with the proposed General Plan land use designations and the sites inventory contained in the Housing Element; 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. Zoning Map of the Town of Los Gatos is hereby amended to the following:

The Housing Element Overlay Zone is hereby applied to the properties at 15300, 15349, 15367, 15405, 15425, 15480, and 15500 Los Gatos Boulevard as shown in Exhibit A to this Ordinance.

SECTION III. Effective Date.

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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