TOWN OF LOS GATOS
COUNCIL MEETING AGENDA
DECEMBER 01, 2026
110 EAST MAIN STREET AND TELECONFERENCE
TOWN COUNCIL CHAMBERS
7:00 PM

Rob Moore, Mayor
Maria Ristow, Vice Mayor
Mary Badame, Council Member
Matthew Hudes, Council Member
Rob Rennie, Council Member

IMPORTANT NOTICE

This is a hybrid meeting and will be held in-person at the Town Council Chambers at 110 E. Main Street and virtually through Zoom Webinar (log-in information provided below). You may watch the Council meeting without providing public comment on Comcast cable channel 15 or at www.LosGatosCA.gov/TownYouTube. Members of the public may provide public comments for agenda items in-person or virtually by following the instructions listed at the end of the agenda.

To watch and participate via Zoom, please go to:
https://losgatosca-gov.zoom.us/j/86730363468?pwd=pfKQoh92JnbwOYwFvZqIdSSWpjxYoK.1
Enter Passcode: 577971

CALL MEETING TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

CONSENT ITEMS *(Consent Items are considered routine Town business and may be approved by one motion. Any member of the Council may remove an item from the Consent Items for comment and action. Members of the public may provide input on any or multiple Consent Item(s) when the Mayor asks for public comments on the Consent Items. If you wish to comment, please follow the Participation Instructions located at the end of this agenda. If an item is removed, the Mayor has the sole discretion to determine when the item will be heard. Each speaker is limited to no more than three (3) minutes or such time as authorized by the Mayor.)*

1. **Approve the Minutes of the November 17, 2026, Closed Session Town Council Meeting.**
   RECOMMENDED: Approve the Minutes of the November 17, 2026, Closed Session Town Council Meeting.

2. **Approve the Minutes of the November 17, 2026, Town Council Meeting.**
   RECOMMENDED: Approve the Minutes of the November 17, 2026, Town Council Meeting.

3. **Approve and Ratify the Accounts Payable Check Register and Payroll Report**
   RECOMMENDATION: Approve the Accounts Payable Check Register dated November 13, 2026 and ratify and approve the Payroll Report dated November 13, 2026.

4. **Authorize the Town Manager to Execute a Third Amendment to the Agreement for Consultant Services with BKF Engineers (BKF) to Extend the Performance Period for Design of the Highway 17 Pedestrian/Bicycle Overcrossing Project through December 31, 2029.**
   RECOMMENDATION: Authorize the Town Manager to execute a Third Amendment to the Agreement for Consultant Services with BKF Engineers (BKF) to extend the performance period for design of the Highway 17 Pedestrian/Bicycle Overcrossing Project (Project 8510) through December 31, 2029, with no increase to the current not-to-exceed contract amount.

5. **Authorize the Town Manager to Execute a Agreement for Services with SSS Fire Protection, Inc. for Fire Sprinkler and Fire Suppression System Inspection, Testing, Maintenance, and Certification in an amount not to exceed $134,845 and term ending June 30, 2031**
   RECOMMENDATION: Authorize the Town Manager to execute a agreement for services with SSS Fire Protection, Inc. for fire sprinkler and fire suppression system inspection, testing, maintenance, and applicable certification services in an amount not to exceed $134,845 and term ending June 30, 2031, consisting of $114,845 for scheduled service and up to $20,000 for unforeseen services.

6. **Actions Related to the Adult Recreation Center Roof Replacement Project: Approve and Ratify Additional Work; Authorize a First Amendment to the Construction Contract; Accept the Project as Complete; and Authorize Filing of the Notice of Completion**
   RECOMMENDATION: Approve and ratify additional dry rot repair work in the amount of $1,040 and authorize the Town Manager to execute the First Amendment to the Construction Contract with California Roofing Co., Inc., increasing the total contract amount from $182,440 to $183,480; accept the Adult Recreation Center Roof Replacement Project as complete; authorize the Town Manager to execute the Certificate of Acceptance and Notice of Completion; and authorize the filing of the Notice of Completion.

7. **Adopt a Resolution Declaring Weeds a Public Nuisance, Ordering Notice of the Abatement, and Setting a Public Hearing for February 16, 2027, to Consider Objections to the Proposed Abatement**
   RECOMMENDATION: Adopt a resolution declaring weeds a public nuisance for properties listed on the 2027 Weed Abatement Program Commencement Report, ordering notice abatement, and setting a public hearing date for February 16, 2027, to consider objections to the proposed abatement.

8. **Approve a Side Letter of Agreement Between the Town of Los Gatos and the Town Employee Association (TEA) For the Utilization of Building Services Consultants**
   RECOMMENDATION: Approve a Side Letter Agreement between the Town of Los Gatos and the Town Employees' Association (TEA) for the utilization of Building Services consultants.

9. **Authorize the Town Manager to Execute First Amendments to Agreements with 4LEAF and Urban37 to Include Other Building Support Services Including Inspection, Code Compliance, or Permit Technician Support.**

RECOMMENDATION: Authorize the Town Manager to execute first amendments to agreements with 4LEAF and Urban37 to include other building support services including inspection, code compliance, or permit technician support.

VERBAL COMMUNICATIONS *(Members of the public are welcome to address the Town Council on any matter that is not listed on the agenda and is within the subject matter jurisdiction of the Town Council. The law generally prohibits the Town Council from discussing or taking action on such items. However, the Council may instruct staff accordingly. Town resources may not be used to facilitate audio or visual presentations. To ensure all agenda items are heard, this portion of the agenda is limited to 30 minutes. In the event additional speakers were not heard during the initial Verbal Communications portion of the agenda, an additional Verbal Communications will be opened prior to adjournment. Each speaker is limited to no more than three (3) minutes or such time as authorized by the Mayor.)*

PUBLIC HEARINGS *(Presentations during the Public Hearings portion of the agenda by appellants and applicants, including any expert or consultant assisting with the presentation, shall be limited to a total of no more than five (5) minutes for all speakers. Appellants and applicants shall be provided no more than three (3) minutes to rebut at the end of the public hearing. Visual presentations that require the use of staff resources shall be limited to appellants and applicants. Members of the public testifying at public hearings shall be limited to no more than three (3) minutes, or such time as authorized by the Mayor.)*

10. **Consider a Recommendation of Approval by the Planning Commission to Adopt a Resolution Amending the North Forty Specific Plan to Allow for a Senior Living Facility to be Authorized as a Permitted Use in the Northern District on Properties Zoned North Forty Specific Plan and North Forty Specific Plan:Housing Element Overlay Zone. Project Location: North Forty Specific Plan Area. North Forty Specific Plan Amendment Application A-26-002. Not Subject to CEQA Review Pursuant to CEQA Guidelines Section 15061 (b)(3) Because it Can Be Seen with Certainty That There Is No Possibility That the Amendment to the Specific Plan Would Have a Significant Effect on the Environment. All Projects to which the Specific Plan Applies Will Undergo Separate CEQA Review and Approval. Additionally, the Town Council Certified an Environmental Impact Report and Mitigation Monitoring and Reporting Program for the North Forty Specific Plan on January 20, 2015 and the Proposed Amendments Are Within the Scope of What was Previously Analyzed; Therefore, No Additional Environmental Review is Necessary for the Proposed Amendment. Property Owner: Tama Holdings LLC. Applicant: Jared Gamelin. Project Planner: Jocelyn Shoopman.**
    RECOMMENDATION: Adopt a resolution amending the North Forty Specific Plan to allow for a senior living facility to be authorized as a permitted use in the northern district on properties zoned North Forty Specific Plan and North Forty Specific Plan: Housing Element Overlay Zone.

11. **Consider a Recommendation by the Planning Commission to Introduce an Ordinance Amending Chapter 29 (Zoning Regulations) of the Town Code for Senate Bill (SB) 9 Regarding Urban Lot Splits and Two-Unit Housing Developments in Response to Changes in State Law. The Proposed Amendments to the Town Code are Not Considered a Project Under Section 15378 of the California Environmental Quality Act, and in Accordance with Government Code Section 66411.7 (n) and 65852.21 (k), SB 9**

Ordinances are Not a Project Subject to the California Environmental Quality Act. Town Code Amendment Application A-26-004. Project Location: Town Wide. Applicant: Town of Los Gatos. Project Planner: Ryan Safty.
RECOMMENDATION: Accept the Planning Commission's recommendation, conduct a public hearing, and introduce an Ordinance amending Chapter 29 (Zoning Regulations) of the Town Code for Senate Bill (SB) 9 regarding urban lot splits and two-unit housing developments in response to changes in state law.

OTHER BUSINESS *(Each speaker is limited to no more than three (3) minutes or such time as authorized by the Mayor.)*

12. **Adopt a Resolution Proclaiming a Local Emergency the 2026-2027 El Niño Winter Storm Conditions**
RECOMMENDATION: Adopt a Resolution proclaiming the existence of a local emergency the 2026-2027 El Niño winter storm conditions.

13. **Receive the Fiscal Condition Analysis Report, Future Growth and Sustainability Study Fiscal Impact Analysis, and Asset Liability Management Study; Authorize a $5.5 Million Additional Discretionary Payment to CalPERS; and Direct Future Annual Pension Payments**
RECOMMENDATION: Authorize a one-time Additional Discretionary Payment (ADP) to CalPERS of up to $5.5 million, funded with approximately $4.2 million from the Section 115 Pension Trust and $1.3 million from the Pension/OPEB Committed Reserve; authorize the Town Manager, or designee, to identify the CalPERS amortization bases to be paid down and execute any necessary documents and budget adjustments necessary to implement the ADP, provided the total payment does not exceed $5.5 million or the confirmed available balances; and direct staff to replace the existing annual $390,000 Pension Trust contribution with a direct annual ADP to CalPERS, subject to appropriation in each annual budget and consistent with adopted Town financial policies.

COUNCIL MATTERS *(Members of the public who wish to speak on matters listed under Council Matters may do so under Verbal Communications.)*

MANAGER MATTERS

ATTORNEY MATTERS AND CLOSED SESSION REPORT

ADJOURNMENT *(Council policy is to adjourn no later than eleven p.m. unless a majority of Council votes for an extension of time.)*

ADA NOTICE - In compliance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting, please contact the Clerk's Office at (408) 354-6834. Please notify the Clerk's Office at least two (2) business days prior to the meeting so that reasonable arrangements can be made to ensure accessibility in compliance with 28 CFR §35.102-35.104 and related provisions.

NOTICE REGARDING SUPPLEMENTAL MATERIALS - Materials related to an item on this agenda submitted to the Town Council after initial distribution of the agenda packets are available for public inspection in the Clerk's Office at Town Hall, 110 E. Main Street, Los Gatos and on the Town's website at www.losgatosca.gov. Town Council agendas and related materials can be viewed online at https://losgatos-ca.municodemeetings.com/.

HOW TO PARTICIPATE

Members of the public may provide public comments for agenda items in-person or virtually through the Zoom Webinar by following the instructions listed below.

The public is welcome to provide oral comments in real-time during the meeting in three ways:

Zoom Webinar (Online): To participate from a PC, Mac, iPad, iPhone or Android device. Please use this URL to join: https://losgatosca-gov.zoom.us/j/86730363468?pwd=pfKQoh92JnbwOYwFvZqIdSSWpjxYoK.1 Passcode: **577971**. You can also type in **867 3036 3468** in the "Join a Meeting" page on the Zoom website at www.zoom.us and use passcode **577971**. When the Mayor announces the item for which you wish to speak, click the "raise hand" feature in Zoom.

Telephone: To participate by phone please dial 1 (408) 961-3927 or 1 (855) 758-1310 for US Toll-free and use Meeting ID: **867 3036 3468**. When the Mayor announces the item for which you wish to speak, press *9 on your telephone keypad to raise your hand.

In-Person: Please complete a "speaker's card" located on the back of the chamber benches and submit it to the Town Clerk before the meeting or when the Mayor announces the item for which you wish to speak.

NOTES: Comments will be limited to three (3) minutes or less at the Mayor's discretion. If you are unable to participate in real-time, you may email to Clerk@losgatosca.gov the subject line "Public Comment Item #__ " (insert the item number relevant to your comment).

Deadlines to submit written comments are:

-3:00 p.m. the Thursday before the Council meeting for inclusion in the agenda packet.

-3:00 p.m. the Friday and Monday before the Council meeting for inclusion in an addendum.

-11:00 a.m. the day of the Council meeting for inclusion in a desk item.