



TOWN OF LOS GATOS COUNCIL AGENDA REPORT

Minutes of the Town Council Special Meeting Tuesday, January 13, 2026

The Town Council of the Town of Los Gatos conducted a special meeting in person and via teleconference.

MEETING CALLED TO ORDER AT 5:03 P.M.

ROLL CALL

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

Absent: None.

VERBAL COMMUNICATION

Member of the Public

- Commented on concerns regarding noticing and opposition of the proposed project.

OTHER BUSINESS

1. Consider a Recommendation by the Planning Commission and Adopt a Resolution to Approve Architecture and Site and Subdivision Applications to Construct a Mixed-Use Residential Development (450 Units), a Vesting Tentative Map, Site Improvements Requiring a Grading Permit, and Removal of Large Protected Trees Under Senate Bill 330 (SB 330) on Property Zoned North Forty Specific Plan: Housing Element Overlay Zone. Located at 14859, 14917, 14925, and 16392 Los Gatos Boulevard; 16250, 16260, and 16270 Burton Road; and Assessor Parcel Number 424-07-116. APNs 424-07-009, -052, 053, -081, -094, -095, -115, and -116. Architecture and Site Application S-23-031 and Subdivision Application M-23-005. **RESOLUTION 2026-001**

Jocelyn Shoopman, Senior Planner, presented the staff report.

Gabrielle Whelan, Town Attorney, gave a presentation on the applicable state laws.

The Council asked questions.

Mayor Moore opened public comment.

Steve O'Connell, Applicant Representative and Eric Phillips, Attorney

- Gave a presentation on the proposed project and provided additional information.

Hadiyah Fain, Vice President of Marketing and Developing Service of Life Services Alternatives

- Commented in support of inclusionary and affordable housing.

Alex Kamas

- Commented in support of the proposed project.

Tom Picraux

- Commented in support of the proposed affordable housing.

Jak Van Nada

- Commented on concerns and stated opposition to the proposed project.

Dennise Jauregui, Executive Director of Housing Choices

- Commented in support of the proposed project.

Carin Yamamoto

- Commented on various concerns with the proposed project.

Milissa Sandoval

- Commented in support of the proposed affordable housing for people with intellectual and developmental disabilities.

Jay Vaswani

- Commented in support of the proposed affordable housing for people with intellectual and developmental disabilities.

Joanne Rodgers

- Commented on various concerns with the proposed project.

Gia Pham, Housing Choices

- Commented in support of the proposed affordable housing for people with intellectual and developmental disabilities.

Lisa Harris

- Commented on in support of affordable housing and concerns related to mental illness.

Lee Quintana

- Commented in support of the proposed project.

Joe Rodgers

- Commented on concerns with the proposed project.

Sandy Decker

- Commented on concerns with the proposed project.

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SUBJECT: Minutes of the Town Council Special Meeting of January 13, 2026

DATE: February 3, 2026

Edward Morimoto

- Commented in support of the proposed project and affordable housing.

Tiffany Sieber

- Commented on concerns with the proposed project.

Brent V.

- Commented on concerns with the proposed affordable housing and State housing mandates.

Jennifer Lucas, State Council on Developmental Disabilities

- Commented in support of the proposed project.

Shannon

- Commented on concerns with the proposed project.

Raymond Tersini

- Commented in support of the proposed project.

Manuel Salazar

- Commented in support of the proposed project.

Mayor Moore called a recess at 7:16 p.m.

Mayor Moore reconvened the meeting at 7:22 p.m.

The applicant team provided closing comments.

Mayor Moore closed public comment.

Council asked questions and discussed the item.

Mayor Moore called a recess at 9:13 p.m.

Mayor Moore reconvened the meeting at 9:22 p.m.

MOTION: Motion by Council Member Hudes to continue this item to a special meeting on January 27, at 5:00 p.m., and to take further public comment on any information that was not available to them prior to this meeting, and to take additional correspondence and reports. **Seconded by Council Member Badame.**

VOTE: Motion failed 2-3. Council Member Rennie, Vice Mayor Ristow, and Mayor Moore voted no.

Council further discussed the item.

Mayor Moore called a recess at approximately 10:38 p.m.

Mayor Moore reconvened the meeting at approximately 10:45 p.m.

Council Members provided the following disclosures:

- Council Member Rennie stated he met with the applicant and residents.
- Council Member Hudes stated he met with the development team and visited the site.
- Mayor Moore stated he met with the development team and visited the site.
- Council Member Ristow stated she met with the developers and visited the site.
- Council Member Badame stated she was Chair of the Planning Commission when Phase One was heard, met Don Capobres, and toured the site.

MOTION: Motion by Council Member Rennie to keep staff's recommendation on this portion [Condition of Approval 5 - Deed Restriction and Covenant]. Seconded by Vice Mayor Ristow.

VOTE: Motion passed 4-1. Council Member Hudes voted no.

Council asked the Town Attorney about a condition of approval to ensure the open space is publicly accessible in perpetuity.

Gabrielle Whelan, Town Attorney, stated that Council could include a condition of approval that says the part marked as open space on the tentative map will be maintained as open space for the life of the project.

MOTION: Motion by Mayor Moore to include in the Conditions of Approval as stated [by the Town Attorney]. Seconded by Vice Mayor Ristow.

VOTE: Motion passed unanimously.

MOTION: Motion by Council Member Rennie to include [in the Condition of Approval - Material Hauling Route and Permit] the words "or parking" [to the last sentence]. Seconded by Vice Mayor Ristow.

VOTE: Motion passed unanimously.

Mayor Moore reopened the hearing to ask the applicant team questions.

The applicant team answered questions from the Council.

Mayor Moore closed the hearing.

After further discussion, Town Attorney Whelan provided a recommended improvement to the

preference language to say at all times, 25 percent of the BMP units in building G1 shall be subject to a preference for individuals with developmental disabilities.

MOTION: Motion by Vice Mayor Ristow to accept that condition of approval [(Condition of Approval – Below Market Price (BMP) Units, Affordable Building) to state “at all times 25 percent of the BMP (Below Market Rate) units in building G1 shall be subject to a preference for individuals with developmental disabilities”]. **Seconded** by Council Member Rennie.

VOTE: Motion passed unanimously.

MOTION: Motion by Vice Mayor Ristow to consider a recommendation by the Planning Commission and adopt a resolution to approve the Architecture and Site and Subdivision applications to construct a mixed-use residential development of 450 units, a vesting tentative map, site improvements requiring a Grading Permit, and removal of large protected trees under Senate Bill 330 on property zoned North Forty Specific Plan: Housing Element Overlay Zone, located at 14859, 14917, 14925, and 16392 Los Gatos Boulevard; 16250, 16260, and 16270 Burton Road; and Assessor Parcel Number 424-07-116; APNs 424-07-009, -052, -053, -081, -094, -095, -115, and -116. Architecture and Site Application S-23-031 and Subdivision Application M-23-005, including the recommended modifications to the conditions of approval provided in the addendum dated January 12, 2026, and the modifications to the conditions of approval that were previously voted on this evening. **Seconded** by Council Member Rennie.

VOTE: Motion passed 3-2. Council Members Badame and Hudes voted no.

ADJOURNMENT

The meeting adjourned at 11:37 p.m.

Respectfully Submitted:

/s/Jenna De Long, Deputy Town Clerk