



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

**Minutes of the Town Council Meeting
Tuesday, February 4, 2025
7:00 P.M.**

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

MEETING CALLED TO ORDER AT 7:01 P.M.

ROLL CALL

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

Absent: None

PLEDGE OF ALLEGIANCE

Council Member Rennie led the Pledge of Allegiance. The audience was invited to participate.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approve the Minutes of the January 21, 2025 Closed Session Town Council Meeting.
2. Approve the Minutes of the January 21, 2025 Town Council Meeting.
3. Adopt an Ordinance Amending Chapter 29 (Zoning Regulations) of the Town Code Regarding Considerations for an Architecture and Site Application, Findings for a Conditional Use Permit, Manufactured Housing, and Private Open Space and Community Recreation Space Requirements Pursuant to Implementation Program AQ of the 2023-2031 Housing Element. Adoption of this Ordinance is Exempt Pursuant to CEQA, Section 15061(b)(3) in That It Can be Seen With Certainty That It Will Not Impact the Environment. Town Code Amendment Application A-24-008. Project Location: Town Wide. Applicant: Town of Los Gatos. Ordinance Title: An Ordinance of the Town Council of the Town of Los Gatos Amending Chapter 29, "Zoning Regulations," of the Town Code to Amend Considerations for an Architecture and Site Application, Findings for a Conditional Use Permit, Manufactured Housing, and Private Open Space and Community Recreation Space Requirements. **ORDINANCE 2370**
4. Adopt an Ordinance Amending Chapter 29 (Zoning Regulations) of the Town Code Regarding Parking Standards Pursuant to Implementation Program AA of the 2023-2031 Housing Element. Adoption of this Ordinance is Exempt Pursuant to CEQA, Section 15061(b)(3) in That It Can be Seen With Certainty That It Will Not Impact the Environment. Town Code Amendment Application A-24-009. Project Location: Town Wide. Applicant: Town of Los Gatos. Ordinance Title: 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.

5. Adopt an Ordinance Establishing Development Standards and Allowable Uses for Lots Within the Planned Development Overlay Zone, Allowing Subdivision of One Lot into Two Lots, Construction of a Single-Family Residence, and Site Work Requiring a Grading Permit on Property Zoned O:PD. **Located at 120 Oak Meadow Drive.** APN 529-10-131. Subdivision Application M-20-011, Planned Development Application PD-20-002, Architecture and Site Application S-22-021. Categorically Exempt Pursuant to CEQA Guidelines Sections 15315: Minor Land Divisions; 15303: New Construction; and 15304: Minor Alterations to Land. Property Owners: Marty and Penny McFarland. Applicant: Terence J. Szewczyk (M-20-011 and PD-20-002). Applicant: Jay Plett, Architect (S-22-021). Project Planner: Sean Mullin. Ordinance Title: 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. **ORDINANCE 2371**
6. Authorize the Town Manager to Execute the Second Amendment to the Agreement for Consultant Services with DKS Associates to Extend the Term of the Agreement to September 30, 2025.
7. Authorize the Town Manager to Execute an Agreement not to exceed \$189,646 with Lisa Wise Consulting, Inc. for Consulting Services to Update and Provide Additional Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Developments.
8. Approve the 2025 Work Plans Recommended by the Town's Library Board, Arts and Culture Commission, Complete Streets and Transportation Commission, and Finance Commission.

Mayor Hudes pulled items eight and four.

Mayor Hudes stated that pulled consent items would be heard after verbal communications.

Mayor Hudes opened public comment.

Rachel Hinojosa, Bonnie View Mobile Home Park

- Commented on parking concerns related to item four.

Rich Stevens

- Commented on concerns with item four.

Jim

- Commented on parking concerns on Oka Road.

Mayor Hudes closed public comment.

MOTION: Motion by Council Member Ristow to approve consent items one through three and five through seven. Seconded by Council Member Rennie.

VOTE: Motion passed unanimously.

VERBAL COMMUNICATIONS

Jariah Jaug, Build a Future

- Requested Council pass a resolution to support affordable childcare.

Durga Acharya, Build a Future

- Requested Council pass a resolution to support affordable childcare.

Claire Baynes, Build a Future

- Requested Council pass a resolution to support affordable childcare.

Sean McCormick, Build a Future

- Requested Council pass a resolution to support affordable childcare.

Angela Boles King

- Commented on keeping the Firehouse.

Gus Who

- Commented on water rates, sports events, and concerns with safety on Lynne Avenue.

Lynley

- Commented on concerns and creating a family-friendly atmosphere.

Lee Fagot

- Commented on concerns with safety and parking at a proposed development on Oka Road.

ITEM PULLED FROM CONSENT

4. Adopt an Ordinance Amending Chapter 29 (Zoning Regulations) of the Town Code Regarding Parking Standards Pursuant to Implementation Program AA of the 2023-2031 Housing Element. Adoption of this Ordinance is Exempt Pursuant to CEQA, Section 15061(b)(3) in That It Can be Seen With Certainty That It Will Not Impact the Environment. Town Code Amendment Application A-24-009. Project Location: Town Wide. Applicant: Town of Los Gatos. Ordinance Title: 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.

ORDINANCE 2372

Sean Mullin, Planning Manager, provided information addressing public comments received.

Mayor Hudes opened public comment.

Lana

- Commented on concerns with public transit.

Mayor Hudes closed public comment.

Council discussed the item.

MOTION: Motion by Council Member Badame to adopt an ordinance in Attachment 1 amending Chapter 29 (Zoning Regulations) of the Town Code regarding parking standards pursuant to Implementation Program AA of the 2023-2031 Housing Element. **Seconded by Vice Mayor Moore.**

VOTE: Motion passed unanimously.

8. Approve the 2025 Work Plans Recommended by the Town's Library Board, Arts and Culture Commission, Complete Streets and Transportation Commission, and Finance Commission.

Chris Constantin, Town Manager, provided additional information on the workplans.

Mayor Hudes opened public comment.

No one spoke.

Mayor Hudes closed public comment.

Council discussed this item.

MOTION: Motion by Council Member Badame to approve the 2025 work plans recommended by the Town's Library Board, Arts and Culture Commission, Complete Streets and Transportation Committee, and Finance Commission. **Seconded by Council Member Ristow.**

VOTE: Motion passed unanimously.

Council Member Ristow recused herself from item nine due to the location of her residence and left the Council Chambers.

PUBLIC HEARINGS

9. Consider a Recommendation by the Planning Commission to Approve a Planned Development for Construction of a Senior Living Community, Removal of Large Protected Trees, and Site Improvements Requiring a Grading Permit on Property Zoned R:PD; Adopt a Resolution Certifying the Final Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP); and Introduce an Ordinance Repealing Establishing Development Standards and Allowable Uses for Lots Within the Planned Development Overlay Zone. **Located at 110 Wood Road.** APN 510-47-038. An Environmental Impact Report has been Prepared for the Project. Planned Development

Application PD-20-001 and Environmental Impact Report EIR-21-002. Applicant: Rockwood Pacific. Property Owner: Front Porch Communities. Project Planner: Sean Mullin.

Ordinance Title: An Ordinance of the Town Council of the Town of Los Gatos Repealing and Replacing Planned Development Ordinance 938 Establishing Development Standards and Allowable Uses for Lots Within the Planned Development Overlay Zone. **RESOLUTION 2025-003**

Council provided the following disclosures:

- Vice Mayor Moore visited the site and met with project developers;
- Council Member Rennie met with the developers;
- Council Member Badame walked the site and met with the developers;
- Mayor Hudes stated he met with the developers, viewed the site, and met with neighbors of the project.

Sean Mullin, Planning Manager, presented the staff report.

Representatives of Rockwood Pacific, Applicant, provided opening remarks and commented in support of the project.

Mayor Hudes opened public comment.

Rob Stump

- Commented on the wildfire safety and stated support for the project.

Carin Yamamoto

- Commented on concerns with the proposed project.

Catherine Sommers

- Commented in support of the project.

Julie Southern

- Commented on concerns with the six-story proposal.

Alan Feinberg

- Commented in support of the proposed project.

Dima Rozenblat

- Commented in support of the proposed project.

Annie Schwartzstein

- Commented in support of the proposed project.

Grant Sedgwick

- Commented in support of the project.

Tom Picraux

- Commented in support of the proposed project.

Rich Stevens

- Commented on concerns with the proposed project and requested Council reject the project.

John Shepardson

- Commented on concerns with the proposed project.

Lee Fagot

- Commented on concerns with the proposed project.

Mayor Hudes closed public comment.

Representatives of Rockwood Pacific, Applicant, provided closing comments and answered Council questions.

Mayor Hudes called a recess at 9:06 p.m.

The meeting was reconvened at 9:12 p.m.

Council discussed the item and commented about adding a condition of approval to convert 11 units to BMR (Blow Market Rate units)

Gabrielle Whelan, Town Attorney stated the Council could add a general condition to the end of the performance standards that are in the ordinance to read: prior to issuance of the first building permit, the applicant agrees to implement the commitment to begin enrolling 11 market rate units at the El Sombroso Oaks Senior Housing Community in either the Property Based or Housing Choice Voucher program as described in its letter dated February 4 and included as a desk item. The Town Attorney also stated the performance standards need to have the Parks and Public Works conditions added from the Planning Commission staff report.

MOTION: Motion by Council Member Badame to adopt the draft resolution in Attachment 3 to make the required CEQA Findings of Fact in Attachment 3 - Exhibit A; certify the Final EIR in Attachment 2; and adopt the mitigation monitoring and reporting program in Attachment 3 - Exhibit B; and introduce the ordinance in Attachment 4 affecting the zone change and approving Planned Development Ordinance Application PD-20-002 with modification of the proposed alternate design per Attachment 12 for a net loss of two units and also adding the general condition and performance standards as stated by the Town Attorney (“prior to issuance of the

first building permit, the applicant agrees to implement the commitment to begin enrolling 11 market rate units at the El Sombroso Oaks Senior Housing Community in either the Property Based or Housing Choice Voucher program as described in its letter dated February 4 and included as a desk item"); and add the Parks and Public Works conditions added from the Planning Commission staff report are part of the ordinance that is being introduced. **Seconded by Vice Mayor Moore.**

VOTE: Motion passed 4-0. Council Member Ristow recused.

COUNCIL/TOWN MANAGER REPORTS

Council Matters

- Council Member Rennie stated he attended a Silicon Valley Clean Energy Authority (SVCEA) Risk Oversight Committee meeting, a Valley Water Commission meeting; met with Melissa form KCAT; attended the new County Supervisor swearing-in; and met with the La Rinconada Golf Course Project team.
- Vice Mayor Moore stated he attended a Los Gatos Anti Racism Coalition Town Hall; attended the Town's all employee breakfast, the Peninsula Division League of California Cities Legislative Address, the swearing-in of County Supervisor Margaret Abe-Koga, a Red Cross California Wildfires Elected Official Briefing, a Valley Transportation Authority (VTA) press conference, a CalCities informational meeting on the impact of immigration orders; and requested the Council consider agendizing an item to discuss the impact of the new policies coming from the federal administration related to federal grants and funding.
- Council Member Ristow stated she attended a SVCEA Board meeting, a VTA Policy Advisory Committee meeting; met with the Vice Chair of VTA Policy Advisory Committee, a Los Gatos Anti-Racism Coalition Town Hall; served employees at the Town's all employee breakfast; attended a Silicon Valley Peninsula Division Legislative Address, the swearing-in of County Supervisor Margaret Abe-Koga, a documentary screening "Blindspot" at the Palo Alto Jewish Community Center (JCC); met with the Los Gatos Chamber of Commerce Executive Director, the Los Gatos Little League President, members of the West Valley Muslim Association, the Complete Streets and Transportation Commission Chair, the leadership at La Rinconada Club, the Executive Director of Safe Routes to School, and KCAT.
- Council Member Badame stated she participated in a Silicon Valley Animal Control Authority (SVACA) Board meeting; met with Ryan Rosenberg of Los Gatos Thrives Foundation; met with the Executive Director of the West Valley Solid Waste Management; and attended a Council Policy Committee meeting.
- Mayor Hudes stated he met with community members regarding SB 330 and Builders Remedy; attended the Town's all employee breakfast, a meeting of Mayors by San Jose Mayor Matt Mayhan, a Cities Association Board meeting, a West Valley Mayors and Managers meeting, a Council Policy Committee Meeting; and commented on the Los Gatos Thrives Monday movies.

The Mayor agreed to work with the Town Manager to create a future item agenda related to Vice Mayor Moore's request regarding federal funding.

Town Manager Matters

- Addressed the White House Office of Management and Budget memorandum regarding pausing disbursement of federal funds.
- Announced wayfinding signage has been installed.
- Announced a mid-year recruitment for two short-term seats for the General Plan Committee, two short-term seats for the Personnel Board, and the Planning Commission. Applications are due February 24, and interviews will be held on Tuesday, March 4.
- Announced Town Administrative Offices will be closed on Feb 17 in observance of the Presidents' Day holiday.

Gabrielle Whelan, Town Attorney, stated the Town Council met in closed session to discuss anticipated litigation and there is no reportable action.

ADJOURNMENT

The meeting adjourned at 10:04 p.m.

Respectfully Submitted:

/s/Jenna De Long, Deputy Town Clerk