



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 09/01/2026

ITEM NO: 11

ADDENDUM

DATE: August 28, 2026

TO: Mayor and Town Council

FROM: Chris Constantin, Town Manager

SUBJECT: **Consider a Recommendation of Approval by the Planning Commission on Proposed Changes and Additions to the Town's Objective Design Standards for Multi-Family and Mixed-Use Projects. 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 Changes and Additions to the Town's Objective Design Standards for Multi-Family and Mixed-Use Projects Would Have a Significant Effect on the Environment. All Projects for Which the Objective Design Standards for Multi-Family and Mixed-Use Projects Will Apply Will Undergo Separate CEQA Review and Approval. Project Location: Town Wide. Applicant: Town of Los Gatos. Project Planner: Sean Mullin.**

Remarks:

Attachment eight contains public comments received before 3:00 p.m. on Friday, August 28, 2026.

ATTACHMENTS:

Previously Received with the September 1, 2026, Staff Report:

1. Draft Resolution
2. Draft Objective Design Standards for Multi-Family and Mixed-Use Residential Projects
3. Draft Objective Design Standards for Multi-Family and Mixed-Use Residential Projects in Track Changes
4. June 24, 2026, Planning Commission Staff Report with Exhibits
5. June 24, 2026, Planning Commission Verbatim Minutes
6. Errata of Planning Commission Suggestions
7. LWC Presentation Slides

Attachments received with this addendum:

8. Public comments received before 3:00 p.m. on Friday, August 28, 2026.

Housing in Los Gatos

From Judy Parkman [REDACTED]

Date Fri 8/28/2026 12:40 PM

To Council <Council@losgatosca.gov>; Clerk <Clerk@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>

[EXTERNAL SENDER]

Dear Mayor Moore and Council Members,

I have lived in Los Gatos for over 60 years, so I have watched this town change enormously over the course of my lifetime. Change and growth are inevitable, and I understand that Los Gatos also has housing obligations imposed by the state. I am not opposed to new housing.

What I am concerned about is whether, in meeting those obligations, we are doing everything we can to protect what has made Los Gatos such a special place to live.

Los Gatos is a relatively small town with established neighborhoods, mature trees, narrow streets and increasingly difficult traffic. The size and scale of new development matter here. Buildings that might fit comfortably in a larger city can feel completely out of proportion on a Los Gatos street or next to an established residential neighborhood.

That is why I believe the Objective Design Standards before you are so important. As Sacramento continues to limit local discretion over housing, I hope the Council will preserve every bit of local control that remains.

The standards should be specific enough to have real effect. Large buildings should have meaningful setbacks and upper-story step-backs when they are near smaller homes. Long, imposing building facades should be broken up. Mature trees and tree canopy should be protected wherever possible, and landscaping should be substantial rather than cosmetic. New buildings should relate to the scale of the neighborhoods around them.

I am also concerned about something that is easy to miss when projects are considered one at a time: their cumulative impact. More housing means more people using our streets, intersections, sidewalks, parks and other infrastructure. Those impacts should be taken seriously whenever the Town legally has the ability to do so.

Finally, I hope the Council will distinguish between development Los Gatos is required by state law to accommodate and additional height, density or intensity that remains within the Town's discretion. Meeting our legal housing obligations does not mean we have to say yes to everything.

After so many years here, I certainly don't expect Los Gatos to remain exactly as it was when I was growing up. But I do hope that the decisions we make today allow it to grow without losing the scale, character and livability that have made people want to call Los Gatos home for generations.

Thank you for considering my comments.

Judy Parkman