

AN ORDINANCE OF THE TOWN OF LOS GATOS AMENDING THE
ZONING ORDINANCE EFFECTING ZONE CHANGE NO. 25
FROM O TO O-PD

The Town Council of the Town of Los Gatos does ordain:

SECTION 1.

The Zoning Ordinance of the Town of Los Gatos is hereby amended to change the zoning of the property shown on the map which is attached hereto marked Exhibit A and is a part of this ordinance, from O (Office) to O-PD (Office-Planned Development).

SECTION 2.
Uses and Improvements Authorized

The PD (Planned Development Overlay) zone established by this ordinance authorizes the following construction and use of improvements:

1. Demolition of an existing one story residential structure.
2. Conversion of an existing two-story medical office structure into a residential townhouse unit.
3. Construction of 10 two-story residential townhouse units.
4. Landscaping, parking, and limited tree removal as may be granted under precise plan approval.
5. For that area within the boundary of the townhouse complex as shown on the Official Development Plan, the uses are those specified in the R-M (Multiple Family Residential) zone by Sections 4.32.020 (Permitted Uses) and 4.32.030 (Conditional Uses) of the Zoning Ordinance (as those sections exist at the time of the adoption of this ordinance or as they may be amended in the future). However, no use listed in Section 4.32.030 is allowed unless specifically authorized by this ordinance or by conditional use permit.

SECTION 3.
Compliance With Other Development Standards

For that area within the boundary of the townhouse complex as shown on the Official Development Plan the development standards of the Zoning Ordinance Section 4.32.080 and 4.32.090 shall apply. All general provisions in Article 3 of the Zoning Ordinance apply, and the provision of Chapters 4.10 and 4.40 of the Zoning Ordinance apply to the residential and nonresidential portion of the

Planned Development respectively except when the Official Development Plan specifically shows otherwise.

SECTION 4.
Permits

No construction permits shall issue in a manner complying with the requirements of Section 4.82.120 of the Zoning Ordinance.

SECTION 5.
Official Development Plan

The Official Development Plan for this Planned Development Overlay Zone consists of this ordinance and Exhibits B through D which are a part of this ordinance.

SECTION 6.
Performance Standards

In addition to the foregoing exhibits, the following performance standards are part of the Official Development Plan and must be complied with before issuance of any grading or construction permits.

1. The applicant shall dedicate sanitary and storm sewer easements, to the satisfaction of the Town Engineer.
2. The applicant shall guarantee, by contract and bond, the following improvements, to the satisfaction of the Town Engineer:
 - a. A 20 foot curb-to-curb roadway (with narrower sections where necessary to avoid significant tree growth) including curb and gutters and paving, from Roberts Road to Forrest Avenue.
 - b. Sanitary and storm sewers as required.
3. The applicant shall provide a final grading, drainage and traffic circulation plan, to the satisfaction of the Town Engineer.
4. If any indication of archeological remains are encountered during construction activities, all such activities should cease immediately until a qualified archeologist can ascertain the nature of the discovery and recommend mitigation if necessary.

SECTION 7.

This ordinance takes effect 30 days after the date it is adopted. Within 15 days after this ordinance is adopted the Town Clerk shall cause it to be published once in a newspaper of general circulation published and circulated in the Town.

This ordinance was introduced at a regular meeting of the Town Council
of the Town of Los Gatos on ^{Nov 20, 1978} November 20th, 1978, and adopted by the
following vote as an ordinance of the Town of Los Gatos at a regular meeting
of the Town Council on ^{Dec 4} December 4th, 1978.

AYES: COUNCIL MEMBERS Ruth Cannon, Thomas J. Ferrito, John B.
Lochner, Peter W. Siemens and Mardi Gualtieri

NOES: COUNCIL MEMBERS None

ABSTAIN: COUNCIL MEMBERS None

ABSENT: COUNCIL MEMBERS None

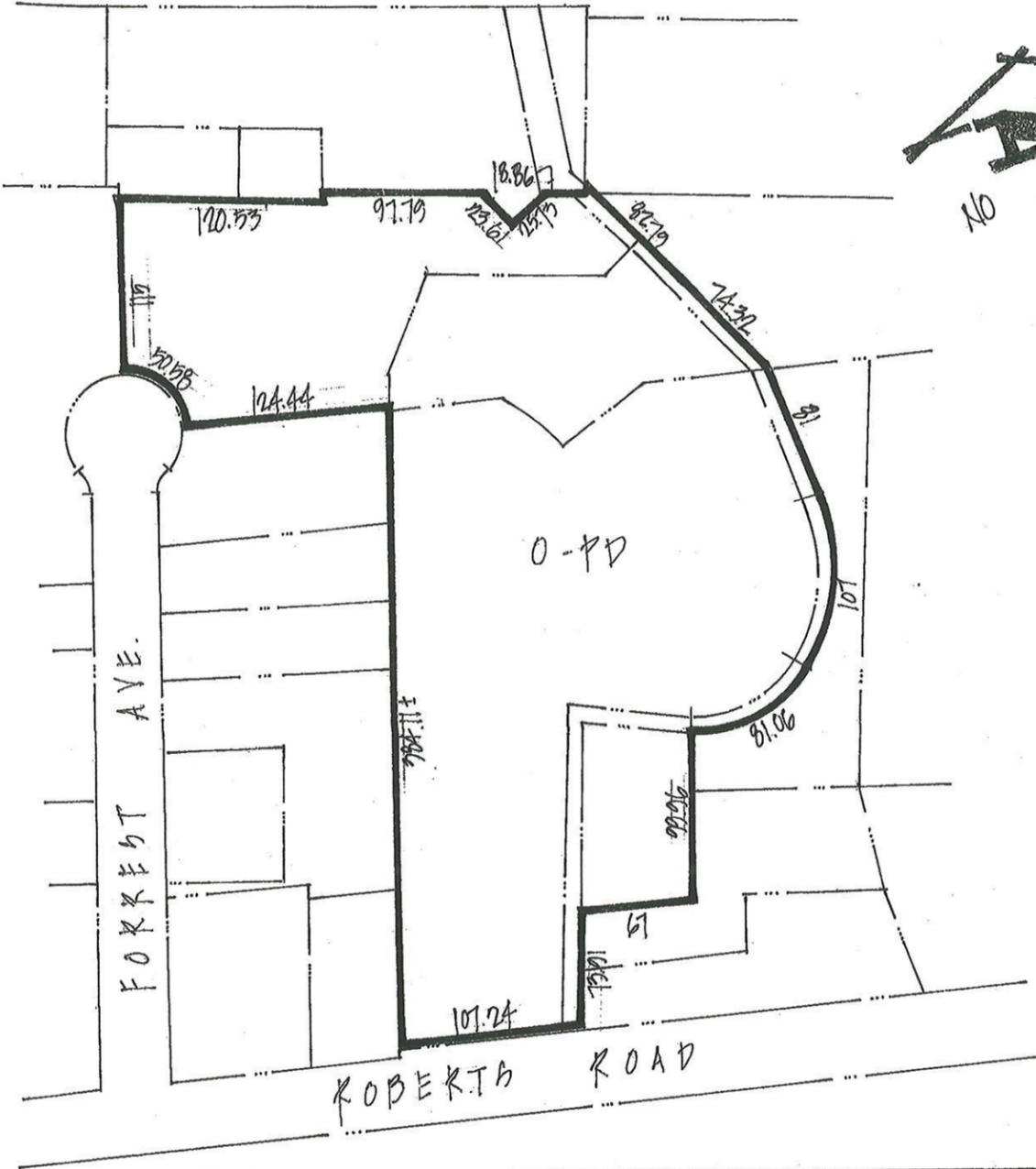
SIGNED:

Mardi Gualtieri
MAYOR OF THE TOWN OF LOS GATOS

ATTEST:

Rose E. Aldag
ASS'T CLERK OF THE TOWN OF LOS GATOS

BLOOM HILL RD.



TOWN OF LOS GATOS

Application No. Z-78-5 Change of zoning map
 Amending Town Zoning Ordinance

Zone Change from 0 to O-PD
 Prezoning to _____

Approved by Planning Commission date OCTOBER 11, 1978

Approved by Town Council date 12-4-78 Ord. 1412

Town Clerk (ASS'T) Lucas E. Aldag Mayor Mardi Suabier

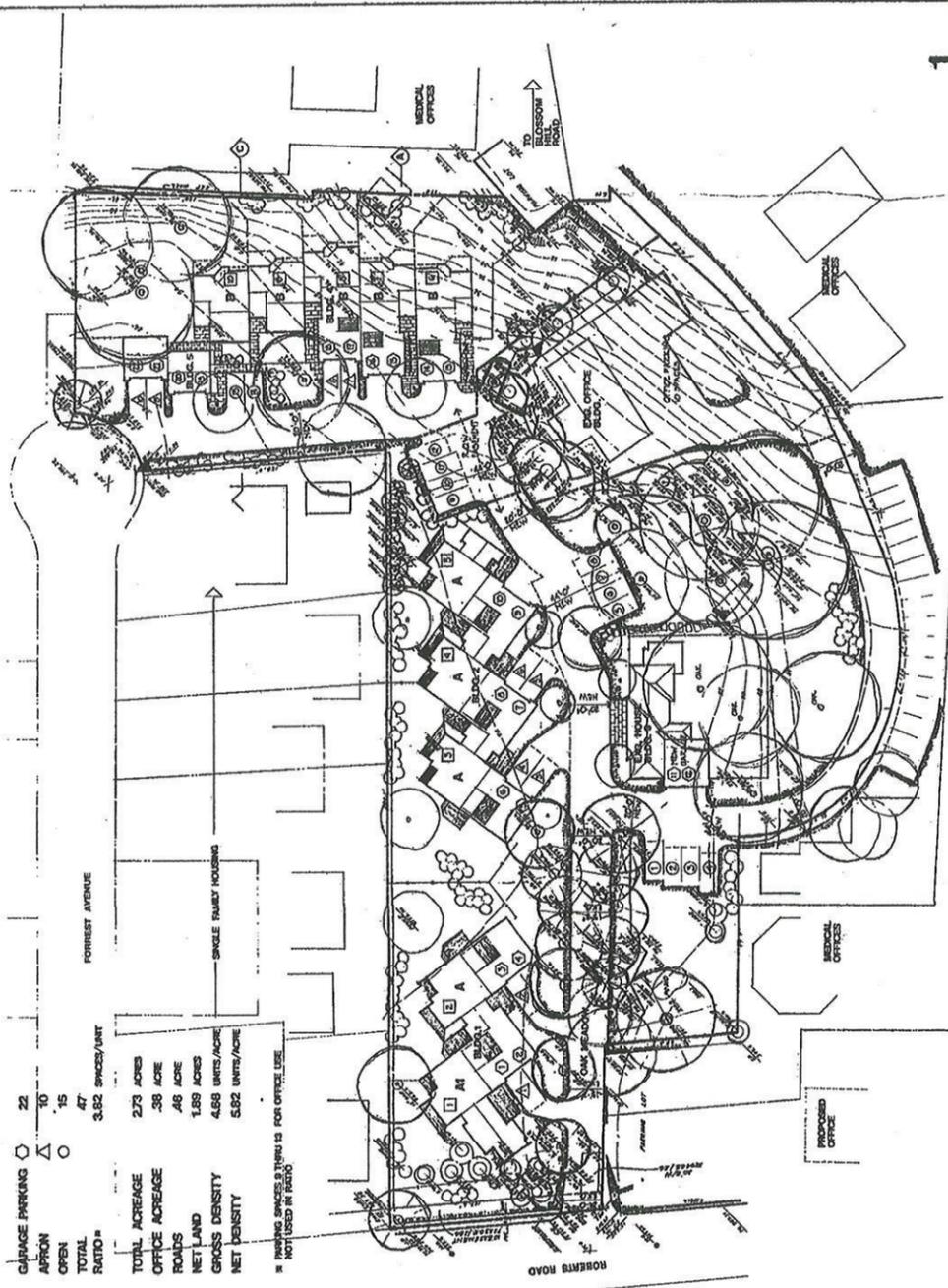
5.4



SITE PLAN

UNIT A	5
UNIT B	5
EXISTING HOUSE	1
TOTAL	11
GARAGE PARKING	
APRON	22
OPEN	10
TOTAL	47
RATIO*	3.92 SPACES/UNIT
TOTAL ACREAGE	
OFFICE ACREAGE	2.73 ACRES
ROADS	.38 ACRES
NET LAND	1.59 ACRES
GROSS DENSITY	4.56 UNITS/ACRE
NET DENSITY	5.62 UNITS/ACRE

* PARKING SPACES 13 THRU 15 FOR OFFICE USE.
NOT USED IN RATIO



OAK MEADOW

WILLIS AND ASSOCIATES INC AIA ARCHITECTS AND LAND PLANNERS SAN FRANCISCO CALIFORNIA

TOWN OF LOS GATOS
SANTA CLARA COUNTY
CALIFORNIA

COLE REED ASSOCIATES
409 ALBERTO WAY
LOS GATOS, CA.

Scale: 1/4" = 20 ft.
Date: 3/22/87
Job No. 0703

1

5.5

EXHIBIT B

EXHIBIT B

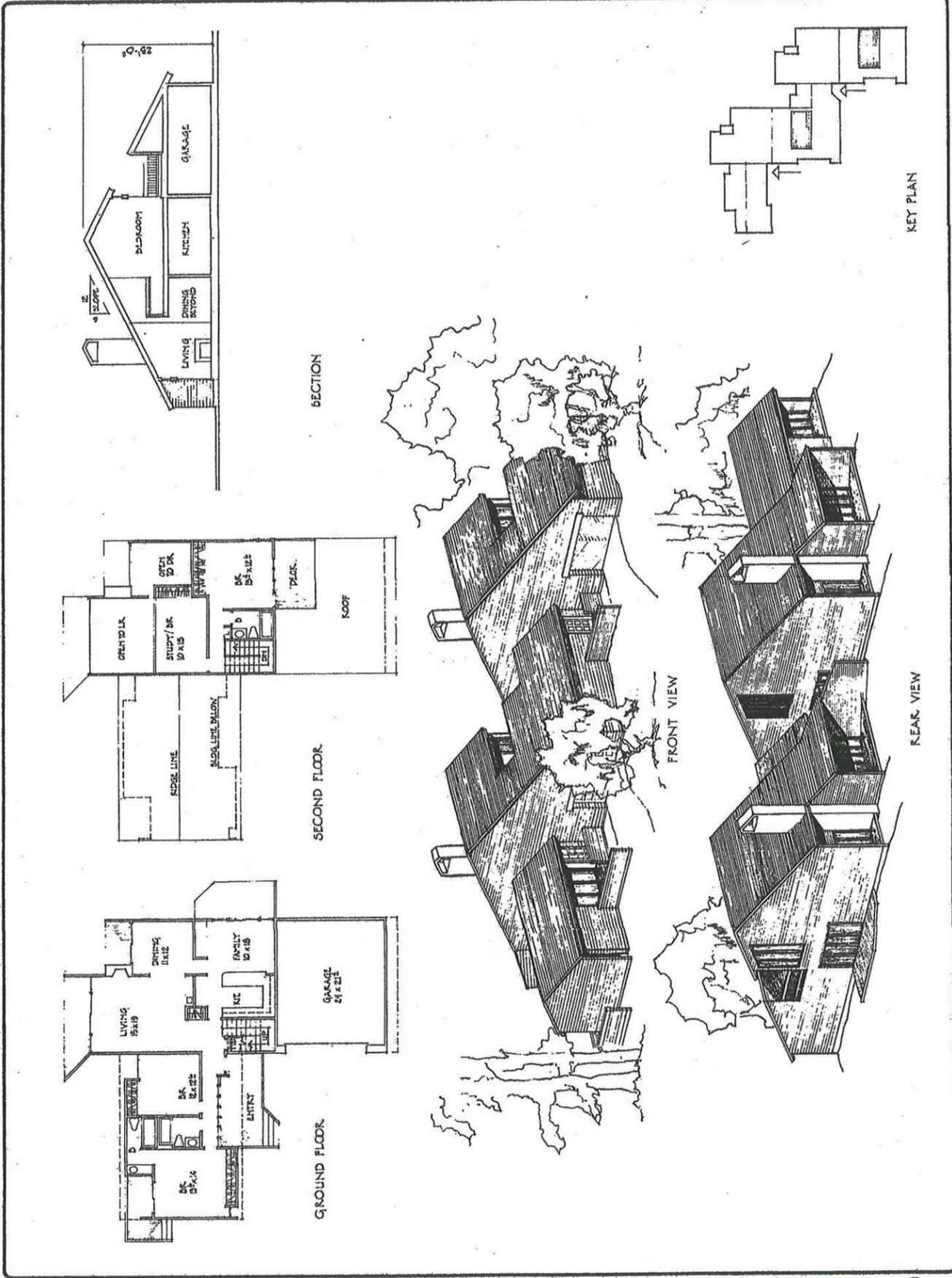
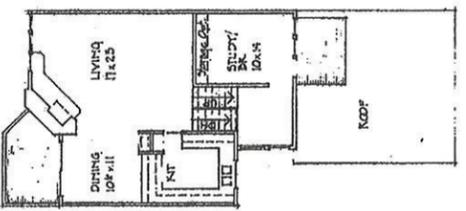
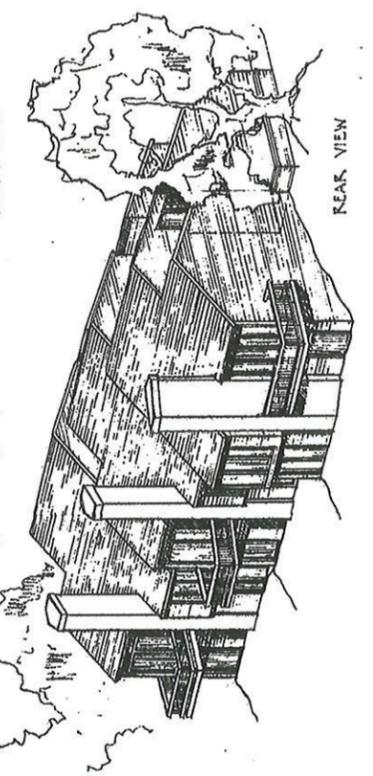
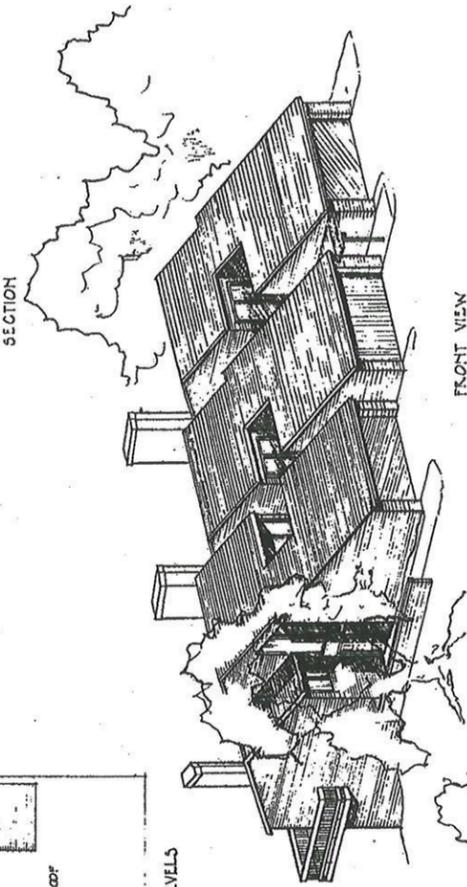
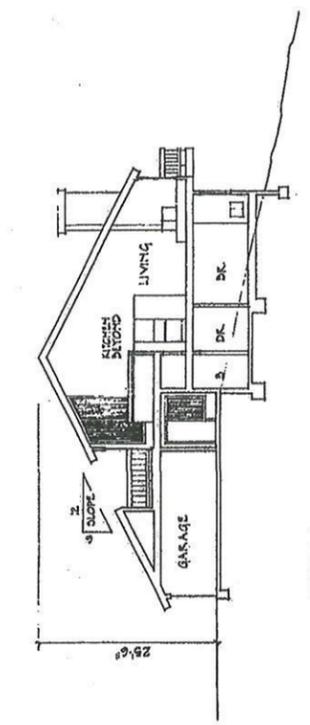


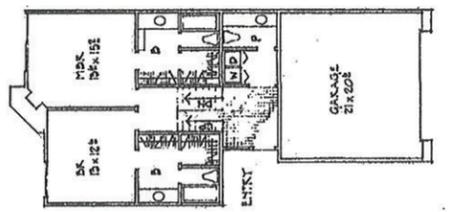
EXHIBIT C

EXHIBIT C 5.6

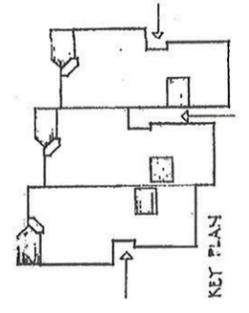
EXHIBIT D



UPPER LEVELS



LOWER LEVELS



KEY PLAN

EXHIBIT D 57