

RESOLUTION 1993-62

RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF LOS GATOS
ADOPTING A DEVELOPMENT POLICY FOR IN-FILL PROJECTS

WHEREAS, the Town is primarily built out and the balance of undeveloped land consists predominantly of in-fill parcels; and

WHEREAS, it is important that these in-fill parcels are development compatible with surrounding neighborhoods.

RESOLVED: the Town Council hereby adopts a development policy for in-fill projects attached to this resolution as Exhibit A.

PASSED AND ADOPTED at a regular meeting of the Town Council held on the 3rd day of May, 1993, by the following vote:

COUNCIL MEMBERS:

AYES: Randy Attaway, Steven Blanton, Linda Lubeck, Patrick O'Laughlin,
Mayor Joanne Benjamin

NAYS: None

ABSENT: None

ABSTAIN: None

SIGNED: /s/ Joanne Benjamin
MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

/s/ Marian V. Cosgrove
CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DEVELOPMENT POLICY FOR IN-FILL PROJECTS

1. In-fill projects should contribute to the further development of the surrounding neighborhood (i.e. improve circulation, contribute to or provide neighborhood unity, eliminate a blighted area, not detract from the existing quality of life).
2. An in-fill project should be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures, provide comparable lot sizes and open space, consider garage placement, setbacks, density, provide adequate circulation and on-street parking. In-fill development should blend rather than compete with the established character of the area.
3. Corridor lots may be considered if it decreases the amount of public street and is consistent with objects #1 and #2. It must be demonstrated that a benefit to surrounding properties is being provided.
4. The Planned Development process should only be used to accomplish objects #1 and #2. The applicant shall demonstrate the benefit of a Planned Development through excellence in design.
5. Approval of an in-fill project shall demonstrate a strong community benefit and findings of benefit shall be part of the record.
6. Recommend that any new development proposal be reviewed by the Conceptual Development Advisory Committee.

C32\MISC\IN-FILL

EXHIBIT A