

ORDINANCE 2141 AMENDMENT

ORDINANCE OF THE TOWN OF LOS GATOS AMENDING ORDINANCE NO. 2141 RELATING TO A REVISION TO THE SITE PLAN TO ACCOMMODATE AN ADDITIONAL UNIT AS PERMITTED BY ORDINANCE 2141, AND A SALES TRAILER/MODEL HOME OFFICE AT 15350 WINCHESTER BLVD.

THE DEVELOPMENT REVIEW COMMITTEE OF THE TOWN OF LOS GATOS

DOES ORDAIN AS FOLLOWS:

SECTION I

The site plan and authorization of uses are hereby amended to reflect an additional unit as permitted by Performance Standard #21 of Planned Development Ordinance 2141 and a sales trailer/model home office.

SECTION II

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

1. Demolition of the existing one story duplex, detached garage and shed.
2. Demolition of the Villa Felice restaurant including administrative offices and support services and the motel.
3. Construction of 29 market rate single family residences and five Below Market Price units.
4. Landscaping, streets, parking, open space and other site improvements shown and required on the Official Development Plan.
5. A sales trailer and/or model home offices.
6. All other residential uses and improvements listed in Ordinance No. 1396 for the existing Villa Felice Townhouse development are still valid.

7. Ordinance No 2141 is still valid in conjunction with the amendments made by this ordinance.
8. Uses permitted are those specified in the underlying RM (Multiple Family Residential) zone by Sections 29.40.610 (Permitted Uses) and 29.20.185 (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, subject to any restrictions or other requirements specified elsewhere in this ordinance including, but not limited to, the Official Development Plan. However, no use listed in Section 29.20.185 is allowed unless specifically authorized by this Ordinance, or by Conditional Use Permit.

SECTION III

The attached Exhibit A (Development Plans), are part of the Official Development Plan of Ordinance 2141.

SECTION IV

This Amendment was approved at a regular meeting of the Planning Commission of the Town of Los Gatos on January 25, 2006.