

Town of Los Gatos
CODE COMPLIANCE BI-ANNUAL REPORT
July – December 2025

This Code Compliance report summarizes activities for the second half of 2025 (July 1 through December 31, 2025).

A total of 282 Notices of Violation were issued in the six-month reporting period. Of these 282 notices, 164 were violations of the Noise Ordinance (58 percent of all violations). Within the noise violation category above, gasoline powered leaf blowers continue to be the single most frequent violation in the Town at 144 violations. The miscellaneous violation category was the second highest category with 30 violations. 13 stop work notices were issued in the reporting period for construction without a permit. In the first half of 2025, only five stop work notices were issued.

Code Compliance also responded to three potentially dangerous trees concerns, eight corner sight triangle violations, and three illegal dumping referrals from Public Works staff.

The Los Gatos Monte Sereno Police Department referred three homeless encampments to Code Compliance and one social host violation during the reporting period. All three homeless encampments have been cleared, and the social host violation appeal has been set for February 13, 2026.

During the reporting period, the Special Council to the Town Attorney's Office and Code Compliance held seven Administrative Hearings before a Hearing Officer. The hearings were regarding three homeless encampments, one dilapidated roof, one hoarding condition, one illegal signage display, and one building permit hearing. The Hearing Officer upheld all Compliance Orders and five of the violations were resolved.

Table 1 indicates that overall violations have increased from 185 to 282 when compared to the previous reporting period. Of the 282 violations issued during the second half of 2025, only 29 are still active.

TABLE 1

COMPLIANCE ACTIVITY	July - Dec. 2024	Jan. - June 2025	July - Dec. 2025	Change from Jan. - June 2025 to July - Dec. 2025
Total violations reported	210	185	282	52.43%
Violations resolved	174	140	235	67.86%
Violations active	20	33	29	-12.12%
Voided	7	2	2	0.00%
Citation fees due	9	10	16	60.00%

Table 2 shows that the number of citations issued increased by 31.82%. Violations resulting in litigation have decreased by one, and referrals to the Town Attorney have increased by 40.00%.

TABLE 2

ENFORCEMENT ACTION	July - Dec. 2024	Jan. - June 2025	July - Dec. 2025	Change from Jan. - June 2025 to July - Dec. 2025
Citations issued	23	22	29	31.82%
Violations resulting in litigation	0	1	0	-100.00%
Referred to Town Attorney	9	5	7	40.00%

In early October 2025, Code Compliance staff were made aware of a prohibited retail business (head shop) moving into a downtown location. In coordination with Economic Development, Police, and Planning; we were able to contact the property owner, issue the business owners notice regarding the prohibited business, and cease the business from opening.

Table 3 details the types of complaints filed with the Town. Compared to the previous reporting period, the number of Code Compliance phone calls decreased by 11.86%, the number of online complaints has increased by 21.54%, and the total number of violations have increased by 52.43% from the previous reporting period.

TABLE 3

VIOLATION TYPE	July - Dec. 2024	Jan. - June 2025	July - Dec. 2025	Change from Jan. - June 2025 to July - Dec. 2025
Unlawful accessory structures	1	0	0	0.00%
Animal complaints	3	7	8	14.29%
Noise complaints	124	91	164	80.22%
Rubbish and garbage	12	7	7	0.00%
Building code violations	12	16	25	56.25%
Unlawful dwelling units	0	0	0	0.00%
Tree Violation	7	9	3	-66.67%
Overgrown weeds, bushes	20	19	15	-21.05%
Lighting complaints	3	2	2	0.00%
Encroachments, obstruction of right of way	6	7	7	0.00%
Inoperative vehicles (boats, trailers, motorhomes)	1	3	3	0.00%
Sign violations (A-frames, banners, no permits)	7	5	16	220.00%
Home occupation permit violations	0	0	1	100.00%
Conditional use permit violations	0	2	1	-50.00%
Miscellaneous violations	14	17	30	76.47%
TOTAL	210	185	282	52.43%
Total number of phone calls	579	371	327	-11.86%
Total number of online complaints	55	65	79	21.54%