

Draft Resolution to  
be modified by Town  
Council deliberations  
and direction.

**RESOLUTION 2026-**  
**RESOLUTION OF THE TOWN COUNCIL**  
**OF THE TOWN OF LOS GATOS**  
**APPROVING LOT LINE ADJUSTMENT APPLICATION M-25-006**  
**TO ADJUST COMMON PROPERTY LINES BETWEEN**  
**16300 GREENRIDGE TERRACE, 16084 GREENRIDGE TERRACE, AND**  
**240 LA TERRA COURT.**

**WHEREAS,** the applicant requests approval of Lot Line Adjustment application M-25-006 to adjust the common lot line between 16084 and 16300 Greenridge Terrace (Santa Clara County Assessor Parcel Numbers 527-15-002 and 527-12-003) and to adjust the common lot line between 16300 Greenridge Terrace and 240 La Terra Court (Santa Clara County Assessor Parcel Numbers 527-12-003 and 527-12-004) as shown in Exhibit A; and

**WHEREAS,** the Planning Commission recommended approval of Lot Line Adjustment application M-25-006 at its regularly noticed public hearing on January 14, 2026, making the required findings and determinations; and

**WHEREAS,** this matter was regularly noticed in conformance with State and Town law and came before the Town Council for public hearing on \_\_\_\_\_, 2026; and

**WHEREAS,** the Town Council accepted the report of the Planning Commission's recommendation of approval for the proposed Lot Line Adjustment; and

**WHEREAS,** the Town Council considered all facts and information related to a request to adjust the common lot line between 16084 and 16300 Greenridge Terrace (Santa Clara County Assessor Parcel Numbers 527-15-002 and 527-12-003) and to adjust the common lot line between 16300 Greenridge Terrace and 240 La Terra Court (Santa Clara County Assessor Parcel Numbers 527-12-003 and 527-12-004) as shown in Exhibit A.

**NOW, THEREFORE, BE IT RESOLVED,** that the Town Council hereby approves Lot Line Adjustment application M-25-006 to adjust the common lot line between 16084 and 16300 Greenridge Terrace (Santa Clara County Assessor Parcel Numbers 527-15-002 and 527-12-003) and to adjust the common lot line between 16300 Greenridge Terrace and 240 La Terra Court (Santa Clara County Assessor Parcel Numbers 527-12-003 and 527-12-004) as shown in Exhibit A.

Finding for the California Environmental Quality Act (CEQA):

1. The request for a Lot Line Adjustment is Statutorily Exempt from CEQA as a ministerial approval in accordance with Public Resources Code Section 21080 (b)(1) (CEQA Statute) and CEQA Guidelines Section 15268

Finding for Consistency with the Town's General Plan:

1. That the lot line adjustment is consistent with the existing goals and policies of the General Plan and its corresponding Elements, including but not limited to Goals LU-1, LU-6, and CD-14, and Policies LU-6.1, LU-6.4, LU-6.5, CD-14.1, and CD-14.2.

Determinations for compliance with the Subdivision Map Act's provisions regarding lot line adjustments as set forth in Government Code Section 66412 (d):

1. **That the lot line adjustment is between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created:**

The lot line adjustment is between three adjoining parcels. The land taken from one parcel is being added to the adjoining parcel, and three parcels will remain as a result.

2. **That the parcels resulting from the lot line adjustment will conform to the local general plan:**

The lot line adjustment is consistent with the existing goals and policies of the General Plan and its corresponding Elements, including but not limited to Goals LU-1, LU-6, and CD-14, and Policies LU-6.1, LU-6.4, LU-6.5, CD-14.1, and CD-14.2

3. **That the parcels resulting from the lot line adjustment will conform to any applicable specific plans:**

The parcels resulting from the lot line adjustment will conform with the Hillside Specific Plan.

4. **That the parcels resulting from the lot line adjustment will conform to any applicable coastal plan:**

The Town has no applicable coastal plan to which the lot line adjustment must conform.

**5. That the parcels resulting from the lot line adjustment will conform to zoning and building ordinances.**

The three parcels resulting from the lot line adjustment will be in conformance with the Town's Zoning and Building Ordinances.

**PASSED AND ADOPTED** at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the \_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS  
LOS GATOS, CALIFORNIA

DATE: \_\_\_\_\_

ATTEST:

TOWN CLERK OF THE TOWN OF LOS GATOS  
LOS GATOS, CALIFORNIA

DATE: \_\_\_\_\_

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