

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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