



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 01/14/2026

ITEM NO: 4

DATE: January 9, 2026

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval to Modify Planned Development Ordinance 2281 to Allow for Lot Line Adjustments and Zone Change on Properties Zoned HR-2½:PD and HR-1. **Located at 16300 Greenridge Terrace, 16084 Greenridge Terrace, and 240 La Terra Court.** APNs 527-12-003, 527-12-004, and 527-15-002. Planned Development Application PD-25-004, Lot Line Adjustment Application M-25-006, and Zone Change Application Z-25-001. The Request for Modification of a Planned Development Ordinance is not Considered a Project Pursuant to the California Environmental Quality Act (CEQA). 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. The Request for a Zone Change is Exempt Pursuant to CEQA Section 15061 (b)(3). Property Owners: 16300 Greenridge Terrace and 240 La Terra Court - Greenridge Terrace Development, LLC; 16084 Greenridge Terrace - Richard Luu. Applicant: Hanna Brunetti. Project Planner: Sean Mullin.

RECOMMENDATION:

Forward a recommendation of approval to the Town Council on a request to modify Planned Development Ordinance 2281 to allow for a lot line adjustment and zone change on properties zoned HR-2½:PD and HR-1, located at 16300 Greenridge Terrace, 16084 Greenridge Terrace, and 240 La Terra Court.

PREPARED BY: Sean Mullin, AICP
Planning Manager

Reviewed by: Community Development Director and Town Attorney

SUBJECT: 16300 and 16084 Greenridge Terrace and 240 La Terra Court/
 PD-25-004, M-25-006, and Z-25-001
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PROJECT DATA:

Project Data			
	General Plan Designation	Zoning Designation	Parcel Size
16300 Greenridge Terrace	Hillside Residential	HR-2½:PD Hillside Residential (2½ to 10 acres/unit) with a Planned Development Overlay	7.75 acres (377,377 sf)
16084 Greenridge Terrace	Hillside Residential	HR-1 Hillside Residential (1 to 5 acres/unit)	1.00 acres (43,364 sf)
240 La Terra Ct	Hillside Residential	HR-2½:PD Hillside Residential (2½ to 10 acres/unit) with a Planned Development Overlay	5.17 acres (225,080 sf)
Applicable Plans and Standards	General Plan, Residential Design Guidelines, Hillside Development Standards and Guidelines		

Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Single-family residential	Hillside Residential	HR-1
South	Undeveloped	Hillside Residential	HR-2½:PD
East	Single-family residential	Agriculture	RC
West	Undeveloped	Hillside Residential	HR-1 and HR-2½:PD

CEQA:

The request to modify a planned development ordinance is not considered a project pursuant to the California Environmental Quality Act (CEQA). 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. The request for a zone change is exempt pursuant to CEQA Section 15061 (b)(3).

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FINDINGS:

- The request to modify a planned development ordinance is not considered a project pursuant to the California Environmental Quality Act (CEQA). 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. The request for a zone change is exempt pursuant to CEQA Section 15061 (b)(3).
- As required by Section 29.80.095 of the Town Code for granting approval of an amendment to a Planned Development Overlay Zone.
- Required determinations for compliance with the Subdivision Map Act's provisions regarding lot line adjustments as set forth in Government Code Section 66412(d).
- The proposed zone change is consistent with the General Plan and its Elements in that the proposed zoning is consistent with the existing General Plan Land Use designation.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).

ACTION:

Forward a recommendation regarding Planned Development application PD-25-004, Lot Line Adjustment application M-25-006, and Zone Change application Z-25-001 to the Town Council.

BACKGROUND:

The three subject properties are located south of Blossom Hill Road (Exhibit 1). Two properties are accessed from Blossom Hill Road via Greenridge Terrace: 16300 and 16084 Greenridge Terrace. The property located at 240 La Terra Court is accessed from the north side of La Terra Court. All three properties are undeveloped.

Planned Development (PD) Ordinance 2281 was adopted on April 16, 2019, and took effect on May 16, 2019 (Exhibit 4). The PD Ordinance allowed for the following:

1. Subdivision of one lot into eight lots.
2. Construction of eight market rate single-family detached residences.
3. Landscaping, private streets, trails, parking, and other improvements shown and required on the Official Development Plans.
4. Dedication of trail easements to the Town of Los Gatos as shown on the Official Development Plans.
5. Uses permitted are those specified in the HR-2½ zone.

The final subdivision map was recorded on May 6, 2021. Development of single-family residences is currently underway on several of the eight properties in the La Terra subdivision. The subject properties at 16300 Greenridge Terrace and 240 La Terra Court are currently

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undeveloped.

The property located at 16084 Greenridge Terrace is not located in the La Terra subdivision and not subject to PD Ordinance 2281. This property is also undeveloped.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject properties are located south of Blossom Hill Road (Exhibit 1). Two properties are accessed from Blossom Hill Road via Greenridge Terrace: 16300 and 16084 Greenridge Terrace. The property located at 240 La Terra Court is accessed from the north side of La Terra Court. All three properties are undeveloped and are surrounded by single-family residential uses and undeveloped properties.

B. Project Summary

The applicant provided a Project Description and Letter of Justification detailing their request to modify Planned Development Ordinance 2281 to allow for a lot line adjustment and zone change on properties zoned HR-2½:PD and HR-1, located at 16300 Greenridge Terrace, 16084 Greenridge Terrace, and 240 La Terra Court (Exhibits 5 and 6). The proposed lot line adjustment between 16084 and 16300 Greenridge Terrace would relocate the common property line to the south, adding approximately 0.28 acres to 16084 Greenridge Terrace. The portion of land being added to 16084 Greenridge Terrace, which is zoned HR-1, would be rezoned from HR-2½:PD to HR-1.

The proposed lot line adjustment between 16300 Greenridge Terrace and 240 La Terra Court would reconfigure the existing common property line from its east-west configuration to an angled orientation that is more consistent with the contours of the hillside. This lot line adjustment would add approximately 0.01 acres to 240 La Terra Court. All existing trail, scenic, and open space easements would remain.

C. Zoning Compliance

The minimum lot size required in the HR zones is 40,000 square feet. The proposed lot line adjustments would result in properties that continue to meet this requirement. No development is proposed with this project. A summary of the existing and proposed sizes of each property is provided in the following table.

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Summary of Property Sizes			
	16300 Greenridge Ter	16084 Greenridge Ter	240 La Terra Ct
Zoning	HR-2½:PD	HR-1	HR-2½:PD
Minimum Required Lot Size	0.92 acres 40,000 sf	0.92 acres 40,000 sf	0.92 acres 40,000 sf
Existing Lot Size	7.75 acres 337,377 sf	1.00 acre 43,364 sf	5.17 acres 225,080 sf
Proposed Lot Size	7.44 acres 324,339 sf	1.28 acres 55,562 sf	5.18 acres 225,843 sf
Lot Size Change	-0.31 acre -13,038 sf	+0.28 acre +12,198 sf	+0.01 acre +763 sf

DISCUSSION:

A. Planned Development

The applicant is requesting approval to modify PD Ordinance 2281 to allow for the lot line adjustment between the three properties. Two changes to the PD are needed to accomplish this request. First, language would be added to Section III allowing for the lot line adjustment between the three properties. Second, a new map of the properties with adjusted lot lines would be added as Exhibit C to the PD Ordinance. All other aspects of the existing PD Ordinance would remain unchanged. Exhibit 7 includes a draft modified PD Ordinance.

The proposed amendment to PD Ordinance 2281 is consistent with the required findings include in Town Code Section 29.80.095.

B. Lot Line Adjustment

Two lot line adjustments are proposed with this project. The first would relocate the common property line between 16084 and 16300 Greenridge Terrace to the south, adding approximately 0.28 acres to 16084 Greenridge Terrace. The second would reconfigure the common lot line between 16300 Greenridge Terrace and 240 La Terra Court from its existing its east-west configuration to an angled orientation that is more consistent with the contours of the hillside. This lot line adjustment would add approximately 0.01 acres to 240 La Terra Court. All existing trail, scenic, and open space easements would remain.

Government Code Section 66412 (d) describes a ministerial approval process, providing objective approval criteria that simply require the Town to make certain factual determinations for approval of a lot line adjustment. The following determinations prescribed by Government Code Section 66412 (d) can all be made for the proposed lot line adjustment:

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;
2. That the parcels resulting from the lot line adjustment will conform to the local general plan;
3. That the parcels resulting from the lot line adjustment will conform to any applicable specific plans;
4. That the parcels resulting from the lot line adjustment will conform to any applicable coastal plan; and
5. That the parcels resulting from the lot line adjustment will conform to zoning and building ordinances.

C. Zone Change

The properties at 16300 Greenridge Terrace and 16084 Greenridge Terrace are zoned HR-2½:PD and HR-1 respectively. The proposed lot line adjustment between these two properties would transfer a 0.28-acre portion of land from 16300 Greenridge Terrace to 16084 Greenridge Terrace. A zone change is required for the transferred portion of land to be consistent with the HR-1 zoning of 16084 Greenridge Terrace.

D. General Plan Goals/Policies/Strategies

Applicable General Plan goals and policies that can be used to evaluate the proposed project include, but are not limited to:

Land Use Goals

- LU-1 To preserve, promote, and protect the existing small-town character and quality of life within Los Gatos.
- LU-6 To preserve and enhance the existing character and sense of place in residential neighborhoods.

Land Use Policies

- LU-6.1 Protect existing residential areas from the impacts of nonresidential development.
- LU-6.4 Prohibit uses that may lead to the deterioration of residential neighborhoods, or adversely impact the public safety or the residential character of a residential neighborhood.
- LU-6.5 The type, density, and intensity of new land use shall be consistent with that of the immediate neighborhood.

Community Design Goals

- CD-14 To preserve the natural beauty and ecological integrity of the Santa Cruz Mountains and surrounding hillsides by regulating new homes.

Community Design Policies

- CD-14.1 Minimize development and preserve and enhance the rural atmosphere and natural plant and wildlife habitats in the hillsides.
- CD-14.2 Limit hillside development to that which can be safely accommodated by the Town's rural, two-lane roads.

E. CEQA Determination

The request to modify a planned development ordinance is not considered a project pursuant to the California Environmental Quality Act (CEQA). 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. The request for a zone change is exempt pursuant to CEQA Section 15061 (b)(3).

PUBLIC COMMENTS:

A project identification sign was installed on site consistent with Town policy and written notice was sent to property owners and occupants within 500 feet of the property. At the time of this report's preparation, the Town has not received any public comment.

CONCLUSION:

A. Summary

The applicant is requesting approval to modify Planned Development Ordinance 2281 to allow for a lot line adjustment and zone change on properties zoned HR-2½:PD and HR-1, located at 16300 Greenridge Terrace, 16084 Greenridge Terrace, and 240 La Terra Court. The proposed lot line adjustment between 16084 and 16300 Greenridge Terrace would relocate the common property line to the south, adding approximately 0.28 acres to 16084 Greenridge Terrace. The portion of land being added to 16084 Greenridge Terrace would be rezoned from HR-2½:PD to HR-1 to be consistent with the existing zoning of 16084 Greenridge Terrace.

The proposed lot line adjustment between 16300 Greenridge Terrace and 240 La Terra Court would reconfigure the existing common property line from its east-west configuration to an angled orientation that is more consistent with the contours of the hillside. This lot

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line adjustment would add approximately 0.01 acres to 240 La Terra Court. All existing trail, scenic, and open space easements would remain.

B. Recommendation

If the Planning Commission finds merit with the proposed project, staff recommends the Commission take the following actions to forward the PD, Lot Line Adjustment, and Zone Change applications to the Town Council with a recommendation for approval of the proposed project, by recommending that the Town Council:

1. Make the required findings that the request to modify a planned development ordinance is not considered a project pursuant to the California Environmental Quality Act (CEQA). 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. The request for a zone change is exempt pursuant to CEQA Section 15061 (b)(3) (Exhibit 2).
2. Make the required finding that the amendment to the Planned Development Overlay Zone is consistent Town Code Section 29.80.095 (Exhibit 2);
3. Make the required determinations for compliance with the Subdivision Map Act's provisions regarding lot line adjustments as set forth in Government Code Section 66412 (d) (Exhibit 2);
4. Make the required finding that the proposed zone change is consistent with the General Plan and its Elements in that the proposed zoning is consistent with the proposed General Plan Land Use designation (Exhibit 2);
5. Make the finding that the project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2); and
6. Forward a recommendation of approval of Planned Development application PD-25-004, Lot Line Adjustment application M-25-006, and Zone Change application Z-25-001 to the Town Council.

C. Alternatives

Alternatively, the Planning Commission can:

1. Continue the matter to a date certain with specific direction;
2. Provide a recommendation for approval with modifications to the Town Council; or
3. Provide a recommendation for denial to the Town Council providing findings for denial.

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EXHIBITS:

1. Location Map
2. Required Findings
3. Recommended Conditions of Approval
4. Planned Development Ordinance 2281
5. Project Description
6. Letter of Justification
7. Draft Planned Development Ordinance
8. Draft Zone Change Ordinance, with Exhibit A
9. Draft Resolution for Approval of the Lot Line Adjustment
10. Lot Line Adjustment Plans

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