

A P P E A R A N C E S:

Los Gatos Planning
Commissioners: Emily Thomas, Chair
Kendra Burch, Vice Chair
Jeffrey Barnett
Susan Burnett
Adam Mayer
Joseph Sordi
Rob Stump

Community Development Director: Joel Paulson

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LOS GATOS PLANNING COMMISSION 1/14/2026, Item #4,
16300 Greenridge Terrace, 16084 Greenridge Terrace,
and 240 La Terra Court

PROCEEDINGS:

CHAIR THOMAS: We will now be moving on to Item 4, which is to consider a request for approval to modify Planned Development Ordinance 2281 to allow for a Lot Line Adjustment and Zone Change on property 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 a modification of a Planned Development Ordinance is not considered a project pursuant to the California Environmental Quality Act. The request for a Lot Line Adjustment is 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 also exempt pursuant to California Environmental Quality Act Section 15061(b)(3).

Property owners are 16300 Greenridge Terrace and
240 La Terra Court - Greenridge Development, LLC; 16084
Greenridge Terrace - Richard Luu. The Applicant is Hanna
Brunetti.

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1 Before we get the Staff Report, can I get a show
2 of hands from Commissioners who visited the property,
3 although it is an interesting visit, because there's not a...
4 We understand; we all get it.

5 COMMISSIONER BARNETT: To the extent that it was
6 (inaudible).

7 CHAIR THOMAS: Yes, that it was visitable,
8 exactly, thank you. Then, are there any disclosures, more
9 importantly for this one?

10 Mr. Mullin, will you be presenting the Staff
11 Report for us? Thank you.

12 SEAN MULLIN: Thank you, again. Before you
13 tonight are consideration of two Lot Line Adjustments, an
14 amendment to the Greenridge Terrace Planned Development
15 Ordinance, and a rezone. The three subject properties are
16 located south of Blossom Hill Road. Two are located in the
17 La Terra subdivision, which was created through that PD
18 Ordinance, and one is just outside and adjacent to the
19 subdivision. All three properties are currently
20 undeveloped.

21 The Applicant proposes two Lot Line Adjustments
22 between the three properties, because the property
23 configurations within the PD area would change and
24 modification of the applicable PD Ordinance is required.

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1 Additionally, a portion of one property affected
2 by the Lot Line Adjustment in the PD would be transferred
3 to the neighboring property outside the PD area, and that
4 necessitates a Zone Change from HR-2½:PD to HR-1 to match
5 the receiving property.

6 All proposed lots would meet the zoning
7 requirements for HR properties and all aspects of the PD
8 would remain unchanged, except for what is proposed here to
9 allow for the Lot Line Adjustment.

10 Staff recommends that the Planning Commission
11 forward a recommendation of approval to the Town Council,
12 who will render the final decision on the project. This
13 concludes my presentation and Staff is available to answer
14 any questions.

16 CHAIR THOMAS: Questions for Staff? Vice Chair
17 Burch.

18 VICE CHAIR BURCH: Just to clarify, Mr. Mullin,
19 we don't normally see Lot Line Adjustments. Are we seeing
20 this specifically because of the modification to the PD?

21 SEAN MULLIN: Yes, typically Lot Line Adjustments
22 are forwarded to the DRC since they're a ministerial
23 action, but our Town Code requires that they go to a public
24 hearing. Because there's a PD Ordinance and a Zone Change
25 here, in a vacuum the Planning Commission has the authority

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1 to grant approval of the Zone Change. Both of them would
2 need to go all the way to the Town Council.

3 VICE CHAIR BURCH: Thank you.

4 CHAIR THOMAS: Any other questions for Staff? We
5 will now open the public portion of the public hearing on
6 Item 4 and give the Applicant an opportunity to address the
7 Commission for up to five minutes. Who will be speaking for
8 the Applicant team tonight? Please state your name for the
9 record, and you can adjust the microphone, and however you
10 want to split your time, you have five minutes.

11
12 AMANDA MUSY-VERDEL: Good evening, Amanda Musy-
13 Verdel with Hanna-Brunetti. We're doing a Lot Line
14 Adjustment to a project that was approved it feels like
15 yesterday, but I think it was six years ago. I think Vice
16 Chair Burch was the only member on the Planning Commission
17 at the time. At the time we got this approved we were like,
18 thank God, it finally got approved, and now that we're
19 going through developing the lots, we realized that maybe
20 what we decided ten years ago wasn't the best way of
21 developing the property within the eight-lot subdivision.

22
23 What we were doing is just aligning it so that
24 the house and yard and the trail that got added in towards
25 the end develops better for our property, and while we were
doing the Lot Line Adjustment, there is a little dog leg

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1 that our property has that just makes more sense to give it
2 to Mr. Luu so that we could all develop our properties in a
3 more Town-friendly manner.

4 If there are any questions, I'd be happy to
5 answer.

6 CHAIR THOMAS: Commissioner Sordi.

7 COMMISSIONER SORDI: More for curiosity than
8 anything, but do you have anything that shows the preferred
9 layout and building footprint itself, bringing it up?

10 AMANDA MUSY-VERDEL: We don't have building
11 footprints, but we have like the location of...

12 SEAN MULLIN: We're having technical difficulty
13 with the screen share.

14 AMANDA MUSY-VERDEL: I really want your overhead
15 projector back.

16 VICE CHAIR BURCH: I have lobbied for that.

17 AMANDA MUSY-VERDEL: Yes, if this can make the
18 record. But that's kind of the intent of the development,
19 and so what's there in the yellow is a trail easement, and
20 you can see the topography of the lots and how the general
21 house and yard locations line up better.

22 COMMISSIONER SORDI: Okay. So, it's on existing
23 Lot 3, the one-acre lot that we're trying to (inaudible)?
24

1 AMANDA MUSY-VERDEL: That would be Mr. Luu's lot.
2 That would gain extra property. Lots 1 and 2 within the
3 subdivision is an even swap.

4 COMMISSIONER SORDI: Is it just one house that
5 you're trying to improve the placement to jibe with the
6 contours, or is it all?

7 AMANDA MUSY-VERDEL: Actually, the houses would
8 remain in the same location, it's just making the yard...

9 COMMISSIONER SORDI: Oh, it's more for yard and
10 more for... Okay.

11 AMANDA MUSY-VERDEL: Yes, and more privacy and
12 more in line with the topography of the lots.

13 COMMISSIONER SORDI: Okay. Yes, I'm really
14 familiar with this area, because I actually go roaring
15 through on my gravel bike. I don't know if I'm going to be
16 allowed to do it when you're done building.

17 AMANDA MUSY-VERDEL: There's a trail easement of
18 you.

19 COMMISSIONER SORDI: And I did do that just the
20 other day. That's all I had, thanks.

21 CHAIR THOMAS: Commissioner Barnett.

22 COMMISSIONER BARNETT: This is also perhaps
23 theoretical, but I understand the easement is going to be
24 preserved as part of this development.

1 AMANDA MUSY-VERDEL: Yes.

2 COMMISSIONER BARNETT: Can you describe what it
3 is? Is it an equestrian trail, or a pedestrian trail? Is it
4 defined in some way.

5 SEAN MULLIN: There are actually a number of
6 easements affecting the subdivision. There are some scenic
7 easements and there are some open space easements. Those
8 two types of easements function basically as conservation
9 easements where development can't happen. There is also a
10 trail easement, and I can't remember the exact language of
11 the trail easement, but I believe it's multi-purpose or
12 multi-use trail, so it's not specific to hiking, cycling,
13 or equestrian. That's my recollection.

15 COMMISSIONER BARNETT: I see. Thank you.

16 CHAIR THOMAS: Any other questions? Commissioner
17 Sordi.

18 COMMISSIONER SORDI: Sorry, that raises another
19 question, just more out of curiosity. Would the trail
20 easement, once the development is complete, allow someone
21 to connect from La Terra all the way through Greenridge? In
22 other words, you would go from Shady Lane and you could go
23 all the way to Blossom Hill Road and back again?

24 AMANDA MUSY-VERDEL: There is one trail easement
25 that will connect you into Francis Oaks Way, and one trail
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1 easement that will take you around to the future trail
2 that's on the other side of (inaudible).

3 COMMISSIONER SORDI: Okay, thank you.

4 CHAIR THOMAS: Any other questions? Thank you
5 very much. I don't think we have any other questions. Are
6 there any member of the public that wish to speak on Item
7 4? Any hands raised on Zoom?

8 DIRECTOR PAULSON: No hands.

9
10 CHAIR THOMAS: Okay, if you need to come up to do
11 a closing argument. Okay, are there any additional
12 questions we have for the Applicant team before we close
13 the public hearing? We will now close the public portion of
14 the public hearing on Item 4, and I invite Commissioners to
15 ask questions of Staff and make a motion. I can start off.

16 Yesterday when we met with Staff to get
17 clarification, it's like a small Lot Line Adjustment.
18 Normally we would never see this, but because it's Planned
19 Development and the Zone Change with reassigning some land
20 with the lot, it just ended up being something that came in
21 front of us, but there are no major changes to the PD, and
22 it is good to note, no changes even to where the plans are
23 for structures to be. It's just really more based on the
24 topography and for yard usage and everything, so I feel
25

1 very confident with approving this. If anyone has any other
2 things or would like to make a motion. Commissioner Stump.

3 COMMISSIONER STUMP: Just had a question about
4 how the motion would be structured. There are a significant
5 number of findings. I assume that all of these findings
6 have to be made by the Commission.

7 SEAN MULLIN: That's correct, and I would defer
8 to Ms. Whelan on whether you need to state those findings
9 verbatim in your motion, or by reference.

10 DIRECTOR PAULSON: I'll start. You don't need to
11 reference them individually, you can say, "As stated in the
12 Staff Report," unless Mr. Whelan has a more proper way to
13 say that.

15 ATTORNEY WHELAN: I agree.

16 COMMISSIONER STUMP: Well then, if I can, I'd
17 like to put forward a motion.

18 CHAIR THOMAS: Go for it.

19 COMMISSIONER STUMP: I move to forward a
20 recommendation of approval to the Town Council on a request
21 to modify Planned Development Ordinance 2281 that allows a
22 Lot Line Adjustment and Zone Change on property zoned HR-
23 2½:PD and HR-1. Located at 16300 Greenridge Terrace, 16084
24 Greenridge Terrace, and 240 La Terra Court.

This motion includes recommending that the Town Council make their required findings and approvals as outlined in our document. I can make the required finding for CEQA, required findings for amending a Planned Development, and required determinations for compliance with the Subdivision Maps Act provisions regarding Lot Line Adjustments as set forth in Government Code 66412D.

I can make the required finding that the Zone Change is consistent with the Town's General Plan and that there is required compliance with the zoning regulations.

CHAIR THOMAS: Is there a second? Vice Chair Burch.

VICE CHAIR BURCH: I'll second the motion.

CHAIR THOMAS: Any discussion? I'll call the question. All those in favor, please raise your hand. The motion passes unanimously. This was a recommendation, so no appeal rights.

DIRECTOR PAULSON: That's correct.

CHAR. THOMAS: Great. Thank you.

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