

**DRAFT ORDINANCE**

Draft Ordinance: subject to modification by Town Council based on deliberations and direction

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS  
AMENDING THE ZONING CODE EFFECTING A ZONE CHANGE  
FROM HR-2½:PD (HILLSIDE RESIDENTIAL, TWO AND ONE-HALF TO 10 ACRES FOR  
EACH DWELLING UNIT, PLANNED DEVELOPMENT)  
TO HR-1 (HILLSIDE RESIDENTIAL, ONE TO FIVE ACRES FOR EACH DWELLING UNIT)  
FOR A PORTION OF PROPERTY LOCATED AT 16084 GREENRIDGE TERRACE.**

**WHEREAS**, the applicant requests approval to change the zoning from HR-2½:PD (Hillside Residential, two and one-half to 10 acres for each dwelling unit, planned development) to HR-1 (Hillside Residential, one to five acres for each dwelling unit) for a portion of property being added to 16084 Greenridge Terrace through approval of Lot Line Adjustment application M-25-006 between 16084 and 16300 Greenridge Terrace (Santa Clara County Assessor Parcel Numbers 527-15-002 and 527-12-003) as shown in Exhibit A; and

**WHEREAS**, the Planning Commission recommended approval of the zone change at its regularly noticed public hearing on January 14, 2026, finding that the HR-1 (Hillside Residential, one to five acres for each dwelling unit) zoning is consistent with the zoning of property at 16084 Greenridge Terrace and the neighboring properties; and

**WHEREAS**, this matter was regularly noticed in conformance with State and Town law and came before the Town Council for public hearing on February 17, 2026; and

**WHEREAS**, the Town Council accepted the report of the Planning Commission's recommendation of approval for the proposed zone change; and

**WHEREAS**, the Town Council considered all facts and information related to a request to change the zoning from HR-2½:PD (Hillside Residential, two and one-half to 10 acres for each dwelling unit, planned development) to HR-1 (Hillside Residential, one to five acres for each dwelling unit) for a portion of property being added to 16084 Greenridge Terrace through approval of Lot Line Adjustment application M-25-006 between 16084 and 16300 Greenridge Terrace (Santa Clara County Assessor Parcel Numbers 527-15-002 and 527-12-003) as shown on Exhibit A.

**NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF LOS GATOS DOES HEREBY  
ORDAIN AS FOLLOWS:**

**SECTION I. Legislative Findings.**

1. With regard to CEQA, there is no possibility that this project will have a significant impact on the environment; therefore, the project is not subject to the California Environmental Quality Act, Section 15061 (b)(3), in that it can be seen with certainty that there is no possibility that the proposed zone change will have a significant effect on the environment, because the project does not include any physical development.
2. With regard to required consistency with the Town's General Plan, the zone change is consistent with the General Plan and its 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.

**SECTION II. Zone Change.**

The Town Code of the Town of Los Gatos is hereby amended to change the zoning from HR-2½:PD (Hillside Residential, two and one-half to 10 acres for each dwelling unit, planned development) to HR-1 (Hillside Residential, one to five acres for each dwelling unit) for a portion of property being added to 16084 Greenridge Terrace through approval of Lot Line Adjustment application M-25-006 between 16084 and 16300 Greenridge Terrace (Santa Clara County Assessor Parcel Numbers 527-15-002 and 527-12-003) as shown on Exhibit A.

**SECTION III. Severability.**

In the event that a court of competent jurisdiction holds any Section, subsection, paragraph, sentence, clause, or phrase in this Ordinance unconstitutional, preempted, or otherwise invalid, the invalid portion shall be severed from this Ordinance and shall not affect the validity of the remaining portions of this Ordinance. The Town hereby declares that it would have adopted each Section, subsection, paragraph, sentence, clause, or phrase in this Ordinance irrespective of the fact that any one or more Sections, subsections, paragraphs,

sentences, clauses, or phrases in this Ordinance might be declared unconstitutional, preempted, or otherwise invalid.

#### **SECTION IV. Publication.**

The Town Council hereby directs the Town Clerk to cause this Ordinance or a summary thereof to be published or posted in accordance with Section 36933 of the Government Code of the State of California.

#### **SECTION V. Effective Date.**

In accordance with Section 36937 of the Government Code of the State of California, this Ordinance takes effect 30 days from the date of its passage. This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on the 17<sup>th</sup> day of February 2026, and adopted by the following vote as an Ordinance of the Town of Los Gatos at a meeting of the Town Council of the Town of Los Gatos on the \_\_\_\_\_ day of \_\_\_\_\_ 2026, and becomes effective 30 days after it is adopted. In lieu of publication of the full text of the Ordinance within fifteen (15) days after its passage, a summary of the Ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the Town Council and a certified copy shall be posted in the office of the Town Clerk, pursuant to GC 36933(c)(1).

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS  
LOS GATOS, CALIFORNIA

ATTEST:

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

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