



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 02/17/2026

ITEM NO: 11

DATE: February 12, 2026

TO: Mayor and Town Council

FROM: Chris Constantin, Town Manager

SUBJECT: **Consider a Recommendation by the Planning Commission to Approve a Request to Modify Planned Development Ordinance 2281 to Allow for Two Lot Line Adjustments Between Three Properties and a Zone Change of a Portion of Land from HR-2½:PD to HR-1 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. 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 Categorically Exempt Pursuant to CEQA Guidelines Section 15061(b)(3): Common Sense Exemption. Property Owners: 16300 Greenridge Terrace and 240 La Terra Court: Greenridge Terrace Development, LLC; and 16084 Greenridge Terrace: Richard Luu. Applicant: Hanna Brunetti. Project Planner: Sean Mullin.**

Ordinance Titles: An Ordinance of the Town Council of the Town of Los Gatos repealing and replacing Planned Development Ordinance 2281 establishing development standards and allowable uses for lots within the Planned Development Overlay zone for property located at 16100 Greenridge Terrace (APN: 527-12-002).

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.

PREPARED BY: Sean Mullin, AICP
Planning Manager

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Community Development Director

SUBJECT: 16300 and 16084 Greenridge Terrace and 240 La Terra Court/
PD-25-004, M-25-006, and Z-25-001
DATE: February 12, 2026

RECOMMENDATION: Accept the Planning Commission's recommendation and introduce an Ordinance repealing and replacing Planned Development Ordinance 2281 to allow for two Lot Line Adjustments between three properties and a zone change on a portion of land from HR-2½:PD to HR-1; introduce an Ordinance effecting a zone change from HR-2½:PD to HR-1 for a portion of land; and adopt a Resolution approving two Lot Line Adjustments between three properties located at 16300 and 16084 Greenridge Terrace and 240 La Terra Court.

FISCAL IMPACT:

There is no fiscal impact associated with this action. Approving the amendment to Planned Development 2281, zone change, and Lot Line Adjustment applications would not in itself result in an impact on the Town's budget.

STRATEGIC PRIORITY:

The modification to the Planned Development Overlay zone, Lot Line Adjustment, and zone change support the Town's core goal of Community Character and the strategic priority to preserve the Town's small-town charm and provide a range of housing opportunities and historic neighborhoods, while diligently maintaining and implementing the Housing Element.

BACKGROUND:

The three subject properties are located south of Blossom Hill Road (Attachment 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 (Attachment 7, 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.

SUBJECT: 16300 and 16084 Greenridge Terrace and 240 La Terra Court/
PD-25-004, M-25-006, and Z-25-001
DATE: February 12, 2026

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 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.

On January 14, 2026, the Planning Commission received the staff report and public comments on the proposed project and forwarded a recommendation of approval to the Town Council by unanimous vote (Attachments 7 and 8).

The Town Council serves as the final decision-making body for the planned development, zone change, and Lot Line Adjustment applications.

DISCUSSION:

A. 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 (Attachment 7, 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 Attachment 7, Exhibit 10). 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.

B. Planning Commission

On January 14, 2026, the Planning Commission received the staff report and public comments on the proposed project and forwarded a recommendation of approval to the Town Council by unanimous vote (Attachments 7 and 8).

SUBJECT: 16300 and 16084 Greenridge Terrace and 240 La Terra Court/
PD-25-004, M-25-006, and Z-25-001
DATE: February 12, 2026

PUBLIC COMMENTS:

Project signage was installed on the site, and written notice was sent to property owners and tenants located within 500 feet of the subject properties. Project signs were updated following the Planning Commission hearing dates to show the Town Council hearing date and time. At the time of publication of this report, no public comments were received.

CONCLUSION:

The applicant requests approval to modify Planned Development Ordinance 2281 to allow for two Lot Line Adjustments between three properties and a zone change on properties zoned HR-2½:PD and HR-1, located at 16300 Greenridge Terrace, 16084 Greenridge Terrace, and 240 La Terra Court (Attachment 7, 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.

RECOMMENDATION:

Staff recommends that the Town Council take the following actions:

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; and the request for a zone change is exempt pursuant to CEQA Section 15061 (b)(3) (Attachment 2).
2. Make the required finding that the amendment to the Planned Development Overlay zone is consistent with Town Code Section 29.80.095 (Attachment 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) (Attachment 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 existing General Plan Land Use designation (Attachment 2);
5. Make the finding that the project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Attachment 2); and
6. Introduce an Ordinance repealing and replacing Planned Development Ordinance 2281 (Attachment 4);
7. Introduce an Ordinance to effect the Zone Change (Attachment 5); and

PAGE 5 OF 5

SUBJECT: 16300 and 16084 Greenridge Terrace and 240 La Terra Court/
PD-25-004, M-25-006, and Z-25-001
DATE: February 12, 2026

8. Adopt a Resolution approving Lot Line Adjustment application M-25-006 (Attachment 6).

A. Alternatives

Alternatively, the Town Council can:

1. Approve the applications with additional and/or modified conditions; or
2. Continue the matter to a date certain with specific direction; or
3. Deny the applications and make the required findings for denial.

COORDINATION:

This report was coordinated with the offices of the Town Manager and Town Attorney.

ENVIRONMENTAL ASSESSMENT:

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). A Notice of Exemption will not be filed.

ATTACHMENTS:

1. Location Map
2. Required Findings
3. Draft Conditions of Approval
4. Draft Planned Development Ordinance
5. Draft Zone Change Ordinance, with Exhibit A
6. Draft Resolution for Approval of the Lot Line Adjustment
7. January 14, 2026, Planning Commission Staff Report, with Exhibits 1 through 10
8. January 14, 2026, Planning Commission Verbatim Minutes

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