



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 02/03/2026

ITEM NO: 6

DATE: January 29, 2026

TO: Mayor and Town Council

FROM: Chris Constantin, Town Manager

SUBJECT: **Adopt an Ordinance of the Town Council of the Town of Los Gatos Effecting a Zone Change from C-2:LHP (Central Business District with a Landmark and Historic Preservation Overlay) to R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Preservation Overlay), for Property Located at 4 Tait Avenue. APN: 510-44-054. Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15061 (b)(3). Zone Change Application Z-25-002. Property Owner/Applicant: Town of Los Gatos. Project Planner: Sean Mullin.**

Ordinance Title: An Ordinance of the Town Council of the Town of Los Gatos Amending the Zoning Code from C-2:LHP (Central Business District with a Landmark and Historic Preservation Overlay) to R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Preservation Overlay) for Property Located at 4 Tait Avenue.

RECOMMENDATION: Adopt an Ordinance of the Town Council of the Town of Los Gatos effecting a Zone Change from C-2:LHP (Central Business District with a Landmark and Historic Preservation Overlay) to R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Preservation Overlay), for property located at 4 Tait Avenue.

FISCAL IMPACT:

There is no fiscal impact associated with this action. Approving the Zone Change application would not in itself result in an impact on the Town's budget.

PREPARED BY: Sean Mullin, AICP
Planning Manager

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

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SUBJECT: 4 Tait Avenue Rezone and General Plan Amendment/Z-25-002

DATE: January 29, 2026

STRATEGIC PRIORITY:

The zone change supports 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:

On January 20, 2026, the Town Council considered and voted unanimously to introduce an Ordinance effecting a Zone Change from C-2:LHP (Central Business District with a Landmark and Historic Preservation Overlay) to R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Preservation Overlay) on property located at 4 Tait Avenue (APN 510-44-054). The Ordinance (Attachment 1) will amend the zoning classification of the subject property as noted above, and adoption of the Ordinance would finalize the decision. The Ordinance will take effect 30 days after its adoption.

PUBLIC COMMENTS:

Public comments received between 11:01 a.m., Tuesday, January 20, 2026, and 11:00 a.m., Thursday, January 29, 2026, are included as Attachment 2.

COORDINATION:

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

ENVIRONMENTAL ASSESSMENT:

This is a project as defined under CEQA but is Categorically Exempt [Section 15061 (b)(3)]. A Notice of Exemption will not be filed.

ATTACHMENT:

1. Draft Ordinance for the Zone Change, with Exhibit A
2. Public comments received between 11:01 a.m., Tuesday, January 20, 2026, and 11:00 a.m., Thursday, January 29, 2026