

RESOLUTION 2026-

**RESOLUTION OF THE PLANNING COMMISSION OF THE
TOWN OF LOS GATOS DETERMINING THAT THE DISPOSITION OF LAND IS IN
CONFORMANCE WITH THE TOWN OF LOS GATOS 2040 GENERAL PLAN FOR
PROPERTY ZONED R-1D:LHP (SINGLE-FAMILY RESIDENTIAL DOWNTOWN WITH A
LANDMARK AND HISTORIC PRESERVATION OVERLAY).**

**PROPERTY LOCATION: 4 TAIT AVENUE
APN 510-44-054
PROPERTY OWNER: TOWN OF LOS GATOS**

WHEREAS, the Town of Los Gatos (“Town”) owns the real property located at 4 Tait Avenue (Santa Clara County Assessor Parcel Number 510-44-054); and

WHEREAS, California Government Code Section 65402 provides in part that a local agency’s acquisition or disposal of real property shall be submitted to and reported upon by the planning agency with respect to conformity with the adopted general plan applicable thereto; and

WHEREAS, on January 21, 2025, the Town Council adopted Resolution 2025-002 declaring the property located at 4 Tait Avenue to be exempt surplus land pursuant to the Surplus Land Act [CA Government Code Section 54221(f)(1)(B)] and authorizing the Town Manager to pursue disposition of the property; and

WHEREAS, on October, 7, 2025, the Town Council approved an agreement for brokerage services for the disposition of the property. The Town is currently in contract with a potential buyer for the property; and

WHEREAS, the Town requests that the Planning Commission determine that the disposition of land is in conformance with the Town of Los Gatos 2040 General Plan for property zoned R-1D:LHP, located at 4 Tait Avenue (Santa Clara County Assessor Parcel Number 510-44-054); and

WHEREAS, the Town adopted the Town of Los Gatos 2040 General Plan on June 30, 2022. On April 2, 2024, the Town Council voted to rescind the 2040 Land Use Element and 2040 Community Design Element, reverting back to the 2020 Land Use Element and 2020 Community Design Element; and

WHEREAS, the 2040 General Plan contains multiple goals and policies within the Housing Element that support a consistency finding for the disposition of the subject property, including:

- **Goal HE-1:** Facilitate All Types of Housing Construction.
The Town encourages the production of diverse new housing options to ensure that an adequate supply is available to meet the existing and future needs of all residents.
- **Policy HE-1.7:** Infill opportunities in single-family neighborhoods.
The Town shall increase access to opportunity for lower-income households by encouraging infill of smaller units in single-family neighborhoods (e.g., ADUs, multi-generational housing units, and SB 9 projects).
- **Policy HE-4.5:** Preserve residences of historic or architectural value.
The Town shall encourage the preservation of residential buildings with historic or architectural value.

WHEREAS, the subject property is designated within the 2040 General Plan as Medium Density Residential; and

WHEREAS, disposition of the subject property would provide an opportunity for residential use of the property, additional residential development, and preservation of the historic firehouse building; and

WHEREAS, the Town intends to dispose of the subject property for private development and preservation of the historic firehouse building purposes; and

WHEREAS, on June 10, 2026, the Planning Commission reviewed the proposed disposition of the subject property to determine whether such disposition is in conformance with the Town of Los Gatos 2040 General Plan; and

WHEREAS, the Planning Commission considered all testimony and materials submitted along with any and all subsequent reports and materials submitted regarding this matter.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission:

1. The Recitals above are incorporated into these findings.
2. The following findings are made by the Planning Commission of the Town of Los Gatos. The facts and evidence that support these findings are also contained and explained in the record of proceedings for the proposed request, including without limitation the staff report for the Planning Commission hearings.

(A) Finding required for the California Environmental Quality Act (CEQA):

This determination is not subject to CEQA review pursuant to CEQA, Section 15061 (b)(3). This Section states that an activity is covered by the commonsense exemption that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA review. The disposition

of the property located at 4 Tait Avenue will not involve nor approve any physical change nor any reasonably foreseeable future change and does not include any modification that would affect the historic significance of the building or the physical environment.

(B) Findings required by CA Government Code Section 65402:

Based on the foregoing, the Planning Commission hereby determines that the disposition of the property located at 4 Tait Avenue (Santa Clara County Assessor Parcel Number 510-44-054) for private development purposes conforms with the 2040 General Plan and adopts this resolution for purposes of reporting General Plan conformance pursuant to CA Government Code Section 65402.

3. Pursuant to Town Code Section 29.20.275, this decision is appealable to the Town Council within ten days of adoption of this resolution.
4. If any section, subsection, sentence, clause, or phrase of this resolution is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this resolution.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the Town of Los Gatos, California, held on the 10th day of June 2026, by the following vote:

PLANNING COMMISSIONERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

CHAIR OF THE TOWN OF LOS GATOS
PLANNING COMMISSION

DATE: _____

ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR

DATE: _____

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