



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 03/03/2026

ITEM NO: 2

DATE: February 26, 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 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); and Adopt 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. Located at 16300 and 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 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)

PREPARED BY: Sean Mullin, AICP
Planning Manager

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

PAGE 2 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 26, 2026

to HR-1 (Hillside Residential, one to five acres for each dwelling unit) for a portion of property located at 16084 Greenridge Terrace.

RECOMMENDATION: Adopt 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); and Adopt 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. 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 the Planned Development 2281 and zone change applications would not in itself result in an impact on the Town's budget.

STRATEGIC PRIORITY:

The modification to the Planned Development Overlay zone 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:

On February 17, 2026, the Town Council considered and voted unanimously to introduce the above referenced Ordinances and adopted a Resolution approving the Lot Line Adjustment application. Adoption of the Ordinances included as Attachments 1 and 2 would finalize the decision. The Ordinances will take effect 30 days after adoption.

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

PAGE 3 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 26, 2026

time of publication of this report, no public comments were received.

COORDINATION:

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

ENVIRONMENTAL ASSESSMENT:

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 Zone Change is Categorically Exempt Pursuant to CEQA Guidelines Section 15061(b)(3): Common Sense Exemption. A Notice of Exemption will not be filed.

ATTACHMENTS:

1. Draft Planned Development Ordinance
2. Draft Zone Change Ordinance, with Exhibit A

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