

**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 12/10/2025

ITEM NO: 6

DATE: December 5, 2025
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval for 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) and a General Plan Amendment to Change the Land Use Designation from Central Business District to Medium Density Residential, 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 and General Plan Amendment Application GP-25-002. Property Owner/Applicant: Town of Los Gatos. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request for approval for 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) and a General Plan Amendment to change the Land Use Designation from Central Business District to Medium Density Residential, for property located at 4 Tait Avenue.

PROJECT DATA:

General Plan Designation: Central Business District
Zoning Designation: C-2:LHP (Central Business District with a Landmark and Historic Preservation Overlay)
Applicable Plans & Standards: General Plan, Town Code
Parcel Size: 0.27 Acres

PREPARED BY: Sean Mullin, AICP
Planning Manager

Reviewed by: Community Development Director and Town Attorney

Surrounding Area			
	Existing Land Use	General Plan	Zoning
North	Residential	Medium Density Residential	R-1D
East	Commercial	Medium Density Residential and Central Business District	R-1D and C-2
South	Residential	Medium Density Residential	R-1D:LHP
West	Residential	Medium Density Residential	R-1D

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of 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 amendments to the Town Code and General Plan will have a significant effect on the environment, because the project does not include any modification that would affect the historic significance of the building.

FINDINGS:

- As required, pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, 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).
- As required by the General Plan, the proposed zone change is consistent with the General Plan and its Elements in that the proposed zoning is consistent with the proposed General Plan designation.
- As required by the General Plan, the General Plan amendment is internally consistent with the existing goals and policies of the General Plan and its corresponding elements.

ACTION:

The Planning Commission will provide a recommendation to the Town Council who will render the final decision on the proposal.

BACKGROUND:

The subject parcel is owned by the Town and located at the northeast corner of Tait Avenue and West Main Street in the Broadway Historic District (Exhibit 1). The property is developed with an approximately 2,525-square foot primary building and an ancillary outbuilding originally constructed as a fire station and later used as a museum. The museum use was discontinued several years ago. The primary building and outbuilding are currently unoccupied.

On August 4, 2020, the Town Council authorized the Town Manager to execute a long-term lease agreement with Tait Firehouse LLC for the subject property. The agreement allowed the property to remain in Town control, maintained the historic value of the property, required no monetary resources from the Town, and provided a potential annual revenue stream to the Town.

On April 20, 2021, the Town Council introduced an ordinance to rezone the property from R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Preservation Overlay) to C-2:LHP (Central Business District with a Landmark and Historic Preservation Overlay) and adopted a resolution approving a General Plan amendment to change the land use designation from Medium Density Residential to Central Business District (Exhibits 2 and 3). These changes were requested by the applicant at the time to allow the tenants of the building to lease the existing building for commercial uses. To date, a viable commercial tenant for the space has not been secured and the property remains unoccupied.

On January 21, 2025, the Council adopted a resolution declaring the property to be exempt surplus land pursuant to the Surplus Land Act [Government Code Section 54221(f)(1)(B)] and authorizing the Town Manager to pursue disposal of the property (Exhibit 4).

On October, 7, 2025, the Council approved an agreement for brokerage services for the disposition of the property.

Given the challenges experienced in trying to secure a viable commercial tenant for the property, the Town now seeks to return to the residential designation of the property by changing the zoning from C-2:LHP to R-1D:LHP, and a General Plan amendment to change the Land Use designation from Central Business District to Medium Density Residential.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject parcel is located at the northeast corner of Tait Avenue and West Main Street in the Broadway Historic District (Exhibit 1). The property is developed with an approximately 2,525-square foot primary building, constructed in 1927, originally built as a fire station and later used as a museum. An accessory building is located in the northeast corner of the property. The museum use was discontinued several years ago. The primary building and accessory building are currently unoccupied.

The subject parcel is surrounded by parcels with a Medium Density Residential General Plan Land Use designation and R-1D:LHP zoning designation to the north, south, and west (Exhibit 1). The parcel to the east has a Central Business District Land Use designation and C-2 zoning designation.

B. Project Summary

The Town seeks to return to the residential designation of the property by changing the zoning from C-2:LHP to R-1D:LHP and a General Plan amendment to change the Land Use designation from Central Business District to Medium Density Residential.

DISCUSSION:

A. Zoning

The Town is proposing 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). The proposed zoning would be consistent with the General Plan Land Use designation if the proposed General Plan amendment is approved. Permitted uses in the R-1D or multiple-family residential downtown zone include single- and two-family dwellings provided that there is not more than one principal residential structure on a lot, family daycare homes, and small-family residential care facilities. The subject parcel is bound by parcels with a R-1D zoning designation to the north and west (Exhibit 1). The parcel south has a R-1D:LHP zoning designation and the parcel to the east has a C-2 zoning designation

The proposed zone change would not affect the existing Landmark and Historic Preservation Overlay (LHP).

B. General Plan Land Use Designations

The Town is proposing a General Plan amendment to change the Land Use designation from Central Business District to Medium Density Residential. The Medium Density Residential designation (5 -12 dwelling units per acre) would be consistent with the proposed R-1D zoning and provides for multiple-family residential, duplex, and/or small single-family homes.

The subject parcel is bound by parcels with a Medium Density Residential designation to the north, south, and west. The parcel to the east has a Central Business District General Plan Land Use designation.

C. General Plan Goals/Policies/Strategies

Applicable General Plan goals and policies that should be used to evaluate the proposed General Plan amendment and zone change applications for this site include, but are not limited to:

Land Use Goals

- LU-1 To preserve, promote, and protect the existing small-town character and quality of life within Los Gatos.
- LU-6 To preserve and enhance the existing character and sense of place in residential neighborhoods.

Land Use Policies

- LU-1.4 Infill projects shall be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures, and should blend rather than compete with the established character of the area.
- LU-6.1 Protect existing residential areas from the impacts of nonresidential development.
- LU-6.3 Protect existing residential areas from adjacent nonresidential uses by assuring that buffers are developed and maintained.
- LU-6.4 Prohibit uses that may lead to the deterioration of residential neighborhoods, or adversely impact the public safety or the residential character of a residential neighborhood.
- LU-6.5 The type, density, and intensity of new land use shall be consistent with that of the immediate neighborhood.

Community Design Goals

- CD-6 To promote and protect the physical and other distinctive qualities of residential neighborhoods.
- CD-10 To maintain the historic character of the Downtown.
- CD-12 To preserve significant historic and architectural features within the Town.
- CD-13 To support and encourage thoughtful rehabilitation or reuse of historic structures.

Community Design Policies

- CD-6.1 Reduce the visual impact of new construction and/or remodels on the Town and its neighborhoods.
- CD-10.1 Encourage the preservation, restoration, rehabilitation, reuse, and maintenance of existing buildings Downtown.
- CD-12.1 Avoid demolishing historic buildings, unless the Planning Commission finds, based on substantial evidence, that there is no feasible means to ensure the preservation of the structure.
- CD-12.2 Encourage the preservation, maintenance, and adaptive reuse of existing residential, commercial, or public buildings.

PUBLIC COMMENTS:

A project identification sign was installed on site consistent with Town policy and written notice was sent to property owners and occupants within 300 feet of the property. At the time of this report's preparation, the Town has not received any public comment.

ENVIRONMENTAL REVIEW:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of 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 amendments to the Town Code and General Plan will have a significant effect on the environment, because the project does not include any modification that would affect the historical significance of the building.

CONCLUSION:

A. Summary

The Town seeks to return to the residential designation of the property by changing the zoning from C-2:LHP to R-1D:LHP and a General Plan Amendment to change the Land Use designation from Central Business District to Medium Density Residential. The proposed zone change and General Plan amendment would be consistent with the existing pattern of zones and land uses adjacent to downtown (Exhibit 1). Additionally, reuse of the existing historic structure is supported by the General Plan goals and policies.

B. Recommendation

Based on the analysis above, staff recommends that the Planning Commission consider the existing and proposed zoning and General Plan Land Use designation and forward a recommendation for approval of the amendments to the Town Council. If the Planning Commission finds merit with the proposed amendments, it should:

1. Make the required finding that 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) (Exhibit 2);
2. 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 proposed General Plan Land Use designation (Exhibit 2);
3. Make the required finding that the General Plan amendment is internally consistent with the existing goals and policies of the General Plan and its Elements (Exhibit 2); and
4. Forward a recommendation of approval of Zone Change Application Z-25-002 General Plan Amendment Application GP-25-002 and to the Town Council.

C. Alternatives

Alternatively, the Planning Commission can:

1. Continue the matter to a date certain with specific direction;
2. Provide a recommendation for approval with modifications to the Town Council; or
3. Provide a recommendation for denial to the Town Council providing findings for denial.

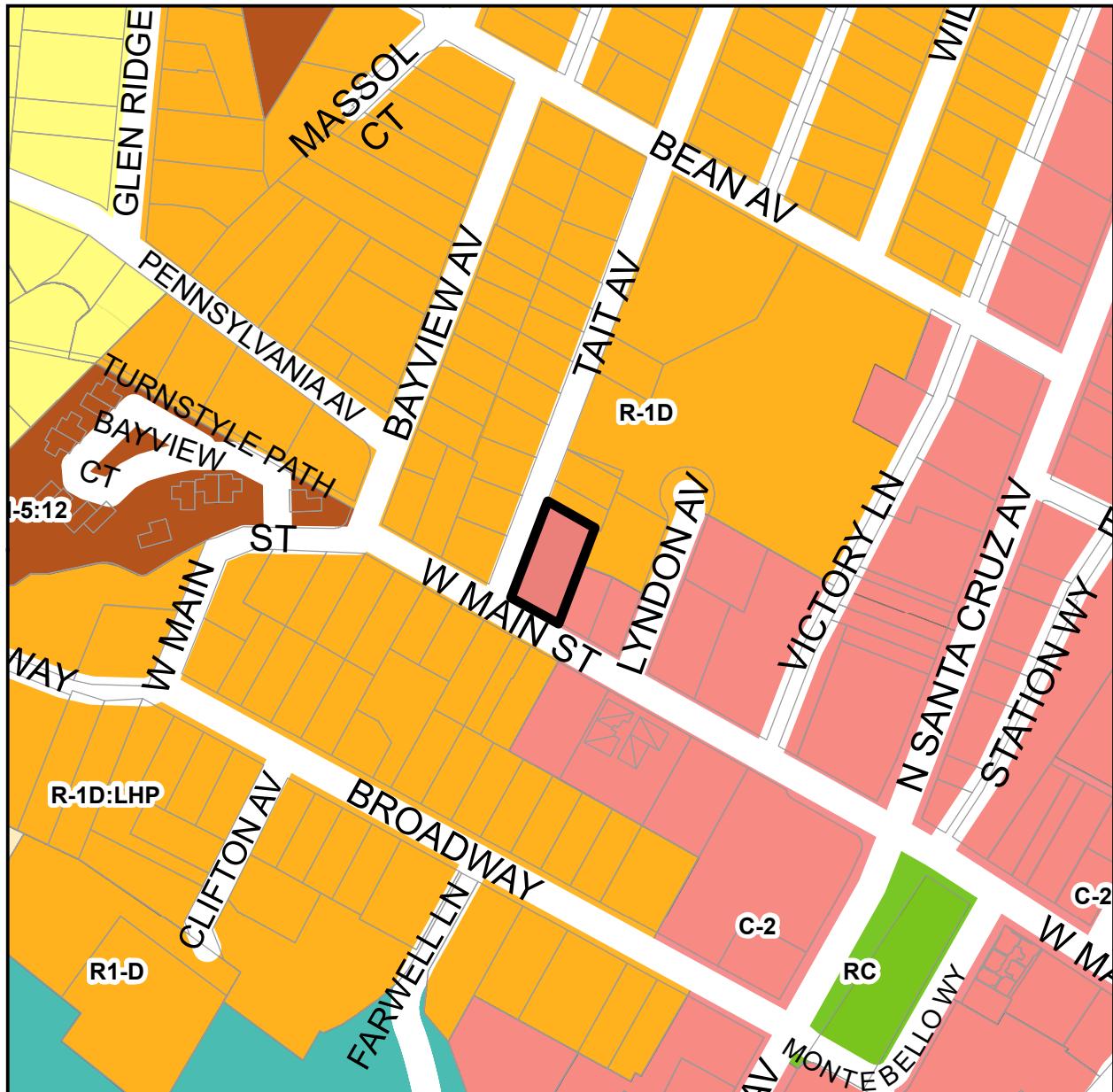
EXHIBITS:

1. Location Maps (showing existing and proposed General Plan Land Use designations and Zoning)
2. Ordinance 2317
3. Resolution 2021-009
4. Resolution 2025-002
5. Draft Required Findings
6. Draft Ordinance for the Zone Change, with Exhibit A
7. Draft Resolution for the General Plan Amendment, with Exhibit A
8. Property Plans

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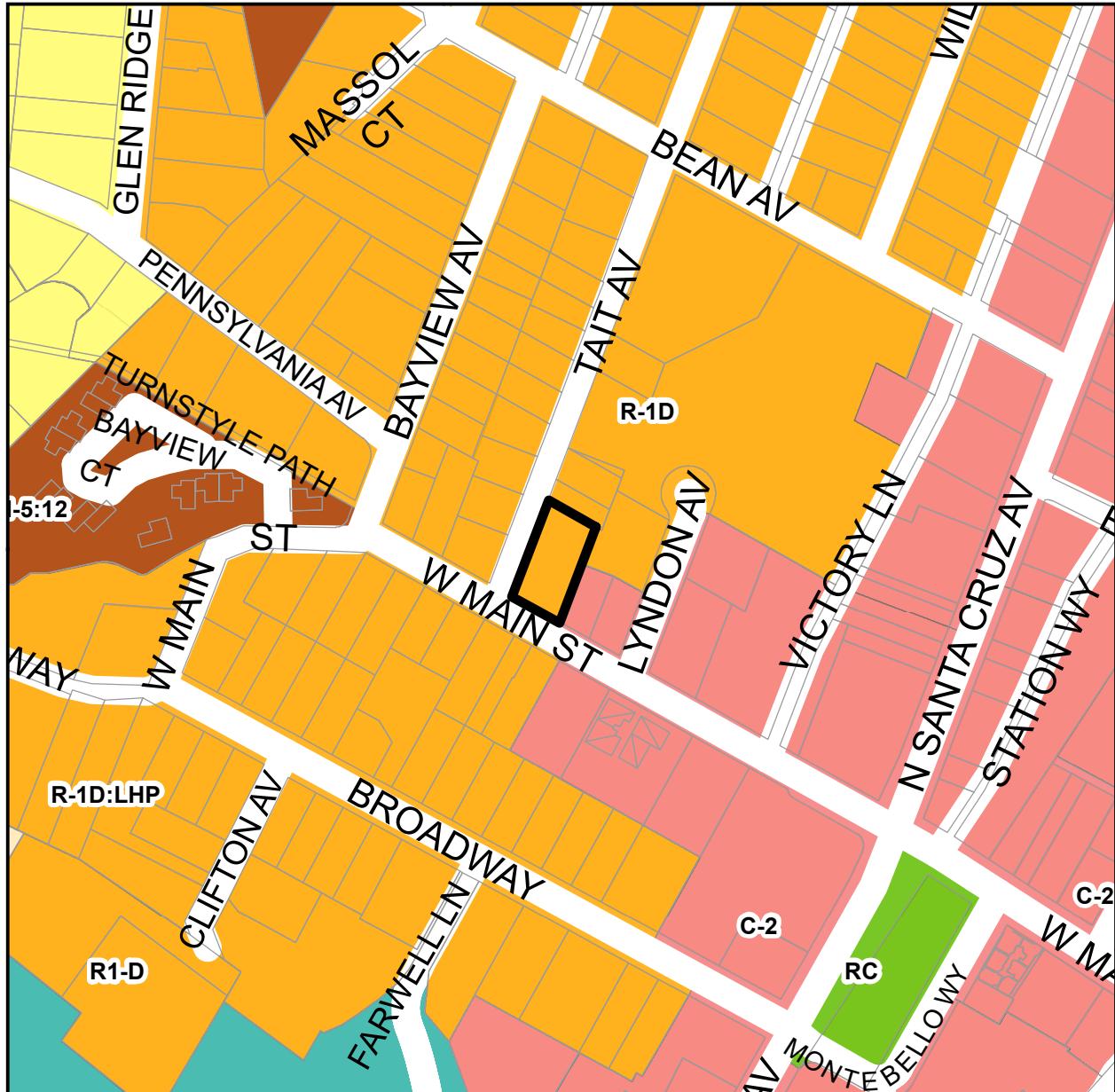
4 Tait Avenue

Existing Zoning



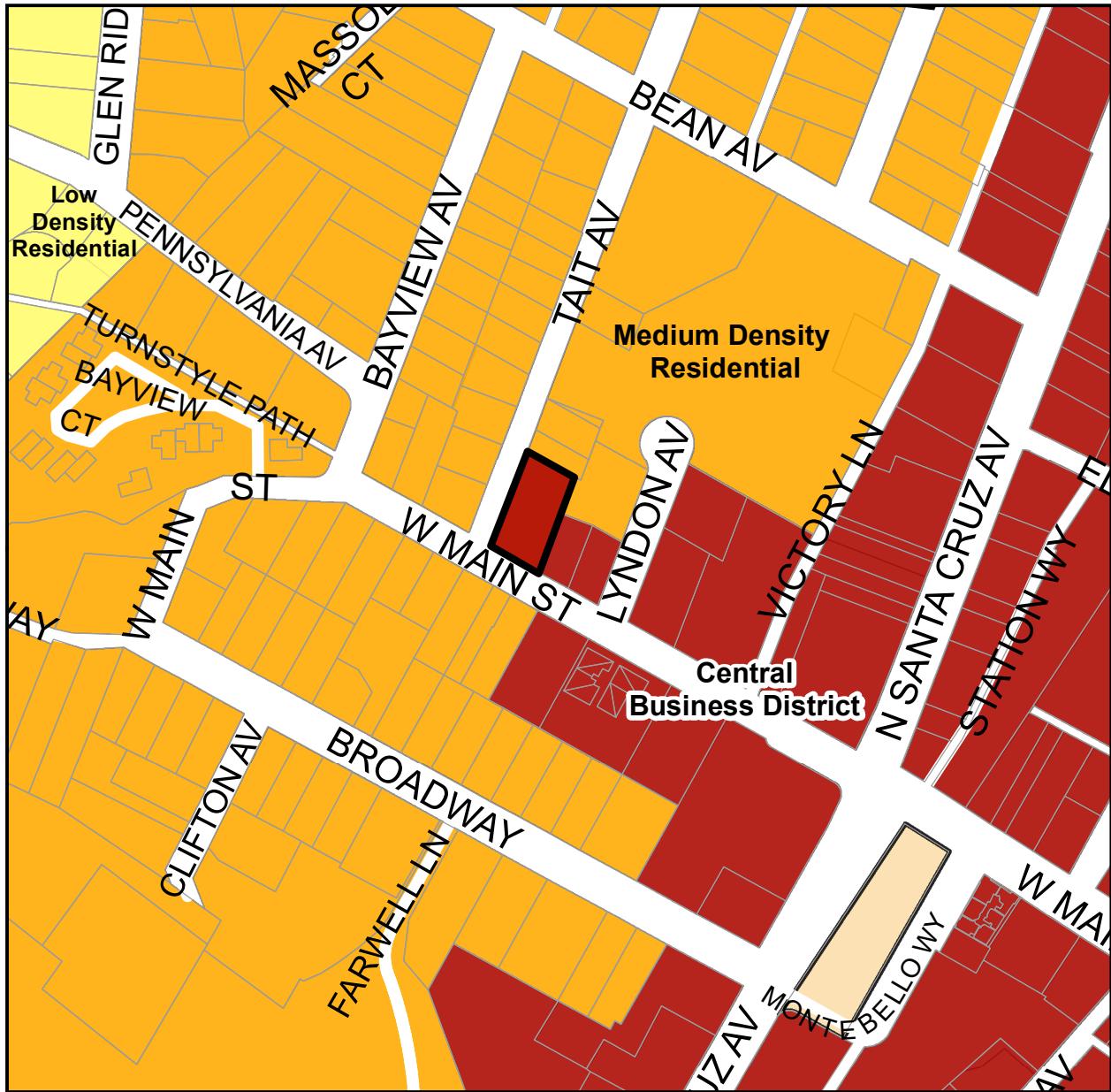
4 Tait Avenue

Proposed Zoning



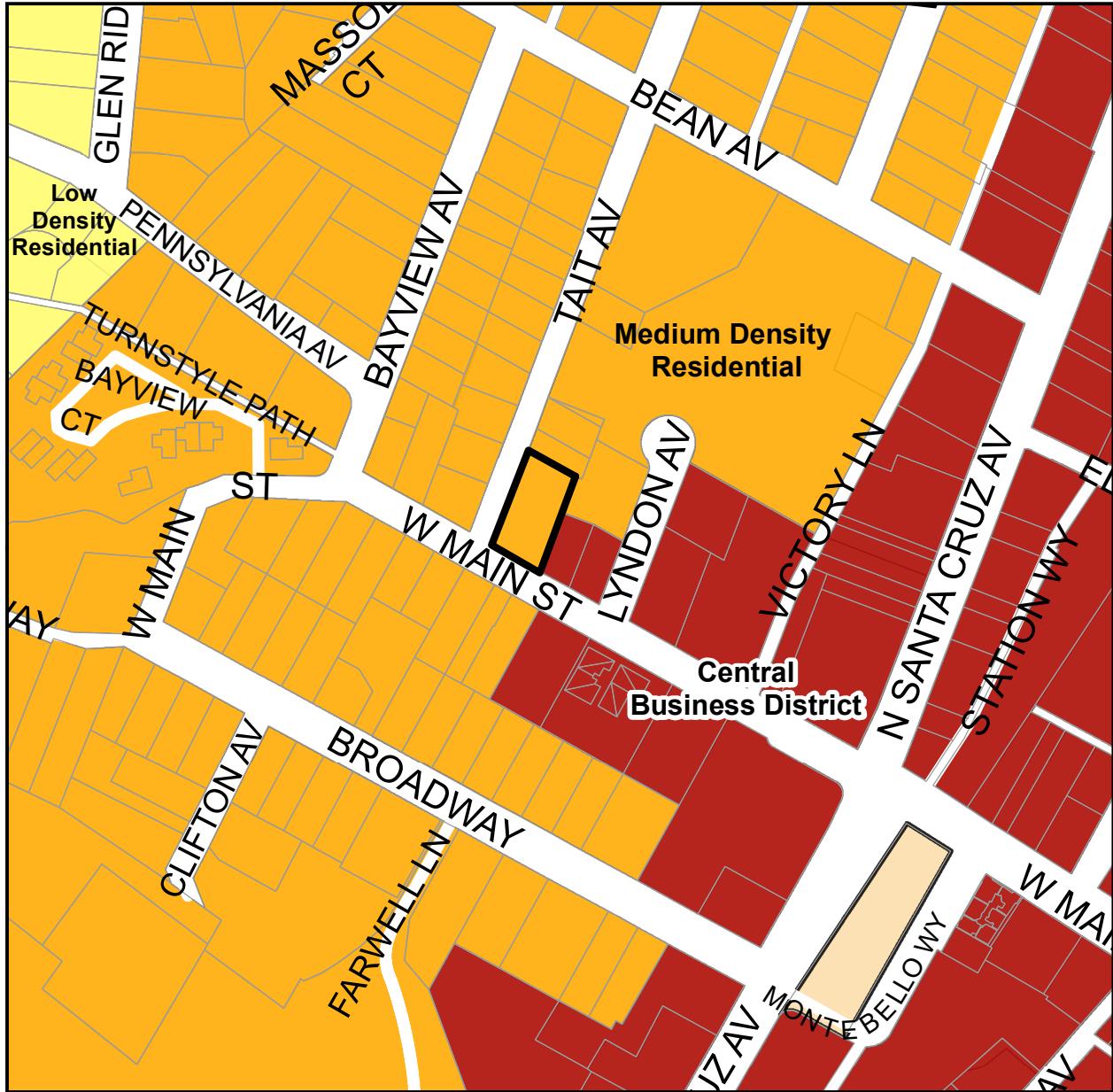
4 Tait Avenue

Existing General Plan Land Use Designation



4 Tait Avenue

Proposed General Plan Land Use Designation



AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS
AMENDING THE ZONING CODE
FROM R-1D:LHP (SINGLE-FAMILY RESIDENTIAL DOWNTOWN WITH A LANDMARK
AND HISTORIC PROPERTY OVERLAY)
TO C-2:LHP (CENTRAL BUSINESS DISTRICT WITH A LANDMARK AND HISTORIC
PROPERTY OVERLAY)
FOR A PROPERTY LOCATED AT 4 TAIT AVENUE

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

SECTION I

The Town Code of the Town of Los Gatos is hereby amended to change the zoning of the property at 4 Tait Avenue (Santa Clara County Assessor Parcel Number 510-44-054) as shown on the map attached hereto as Exhibit A, and is part of this Ordinance, from R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Property Overlay) to C-2:LHP (Central Business District with a Landmark and Historic Property Overlay).

SECTION II

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on the 20th day of April 2021, and adopted by the following vote as an ordinance of the Town of Los Gatos at a regular meeting of the Town Council of the Town of Los Gatos on the 4th day of May 2021. This ordinance takes effect 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:

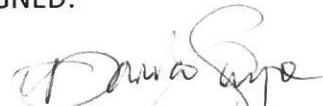
AYES: Mary Badame, Matthew Hudes, Rob Rennie, Mayor Marico Sayoc

NAYS: None

ABSENT: None

ABSTAIN: Maria Ristow

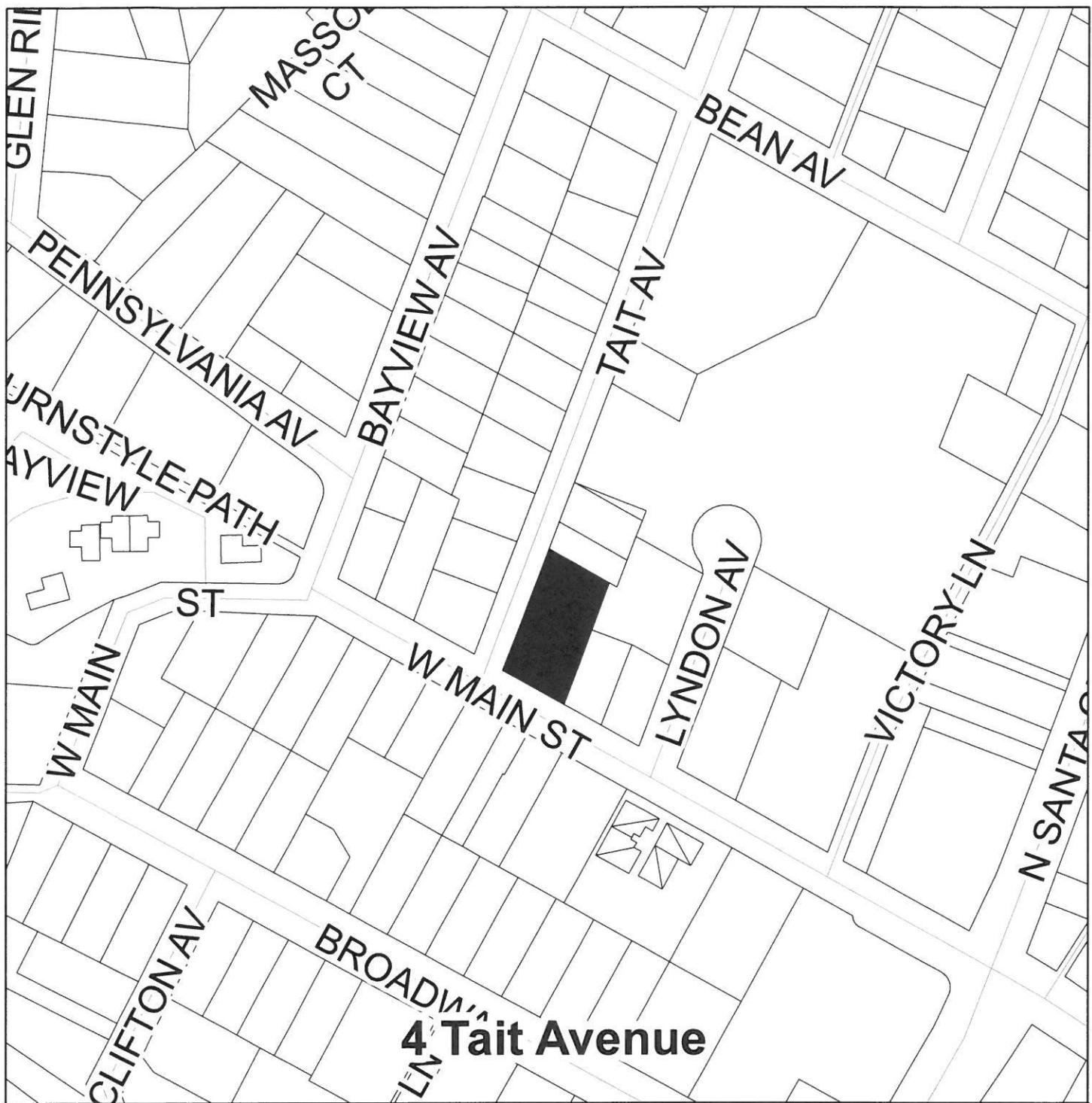
SIGNED:



MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA
DATE: 5/5/2021

ATTEST:

Shelley Neir
TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA
DATE: 5/10/2021



4 Tait Avenue

TOWN OF LOS GATOS

Application No. Z-20-002

A.P.N. # 510-44-054

Change of the zoning map amending the Town Zoning Ordinance.

Zone Change

From: R-1D:LHP To: C-2:LHP

Prezoning



Forwarded by Planning Commission

Date:

Approved by Town Council

Date:

Ord:

Clerk Administrator

Mayor

EXHIBIT A

RESOLUTION 2021-009

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS AMENDING THE GENERAL PLAN LAND USE DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL TO CENTRAL BUSINESS DISTRICT FOR A PROPERTY AT 4 TAIT AVENUE

WHEREAS, the applicant requests approval to change the General Plan Land Use designation from Medium Density Residential to Central Business District on property located at 4 Tait Avenue (Santa Clara County Assessor Parcel Number 510-44-054); and

WHEREAS, the General Plan Committee at its meeting of January 13, 2021, recommended that the General Plan Land Use designation be changed from Medium Density Residential to Central Business District as that designation is consistent with the Land Use designations of neighboring properties and consistent with the proposed use of the property; and

WHEREAS, the Planning Commission recommended approval of the General Plan amendment at its regularly noticed public hearing on February 24, 2021; and

WHEREAS, this matter was regularly noticed in conformance with State and Town law and came before the Town Council for public hearing on April 20, 2021; and

WHEREAS, the Town Council accepted the report of the Planning Commission's recommendation of approval for the proposed General Plan amendment; and

WHEREAS, the Town Council finds as follows:

- A. The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of 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 amendments to the General Plan and Town Code will have a significant effect on the environment, because the project does not include any modification that would affect the historical significance of the building; and
- B. The General Plan amendment is internally consistent with the existing goals and policies of the General Plan and its corresponding Elements; and
- C. That all proceedings have been conducted in compliance with the provisions of Government Code Section 65350 et seq.; and

WHEREAS, the Town Council considered all facts and information related to a request to change the General Plan Land Use designation for the property at 4 Tait Avenue from Medium Density Residential to Central Business District as shown on Exhibit A.

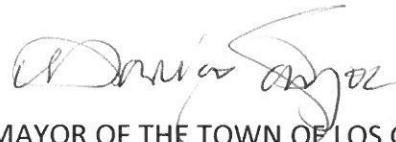
NOW, THEREFORE, BE IT RESOLVED, that the Town Council hereby changes the General Plan Land Use designation for property at 4 Tait Avenue as shown on Exhibit A, from Medium Density Residential to Central Business District.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the 20th day of April, 2021, by the following vote:

COUNCIL MEMBERS:

AYES: Mary Badame, Matthew Hudes, Rob Rennie, Mayor Marico Sayoc
NAYS: None
ABSENT: None
RECUSED: Maria Ristow

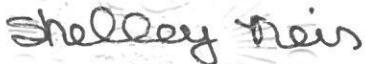
SIGNED:



MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: 4/30/2021

ATTEST:



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

DATE: 5/3/2021

RESOLUTION 2025-002

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS, CALIFORNIA DECLARING CERTAIN TOWN-OWNED PROPERTY AT 4 TAIT AVENUE AS EXEMPT SURPLUS LAND PURSUANT TO SECTION 54221(f)(1)(B) OF THE STATE SURPLUS LAND ACT

WHEREAS, the Town of Los Gatos (“Town”) owns that certain approximately 12,234 square foot (0.28 acre) real property located at 4 Tait Avenue, Los Gatos, designated as APN: 510-44-054 (“Property”) which is improved with an approximately 2,525 square foot building (“Building”) and ancillary outbuilding originally constructed as a fire station and later used as a museum; and

WHEREAS, the Town has caused an appraisal of the Property to be completed to establish its fair market value. The appraisal establishes that the Property’s highest and best use is for residential purposes, and the fair market appraised value is between \$2.9 and \$3.06 Million, depending on whether the Property can be split into two lots; and

WHEREAS, the museum use was discontinued and the Building closed several years ago, and since that time the Property has been unoccupied and is no longer needed for Town’s use; and

WHEREAS, the Town has determined it is in the Town’s best interest to sell the Property, subject to a requirement that the Building’s façade be preserved and maintained in a manner substantially consistent with its current condition and design; and

WHEREAS, the State Surplus Land Act, Government Code sections 54220 *et seq.* (“Act”), applies when a local agency disposes of land that is surplus and not necessary for the agency’s use; and

WHEREAS, the Act requires local agencies to declare land as “surplus land” or “exempt surplus land” prior to disposition; and

WHEREAS, the Act identifies land that is less than one-half acre or 21,780 square feet and not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes as “Exempt Surplus Land” [Gov. Code Section 54221(f)(1)(B)]; and

WHEREAS, the Property is less than 21,780 square feet and not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes, exempting the transfer of the Property from the Act; and

WHEREAS, pursuant to the Surplus Land Act Guidelines issued by the California Department of Housing and Community Development (“HCD”), any determination by a local

agency that its lands are exempt from the Surplus Land Act must be provided to HCD for its review at least 30 days prior to disposition.

NOW THEREFORE, THE TOWN COUNCIL OF THE TOWN OF LOS GATOS RESOLVES AS FOLLOWS:

Section 1. Recitals

The recitals above are hereby incorporated and adopted as the findings of the Town Council.

Section 2. California Environmental Quality Act (CEQA)

Adoption of this Resolution is exempt from the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") pursuant to CEQA Guidelines section 15378, as it does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

Section 3. Declaration of Exempt Surplus Land

- A. Based on the foregoing recitals, the public interest is for the Property to be offered for sale in accordance with applicable law.
- B. The Town Council hereby declares that the Property is not necessary for the Town's use, and is exempt from the Act pursuant to California Government Code section 54221(f)(1)(B).
- C. Pursuant to California Government Code section 54222.3, the Act shall not apply to the disposition of the Property.

Section 4. Actions; Authorizations

- A. The Town Manager is authorized to undertake efforts to sell the Property to a purchaser at a sales price not less than the Property's fair market value, subject to a requirement that the purchaser and its successors and assigns commit to preserve and maintain the Building's façade in a manner substantially consistent with its current design and condition, and to present the Town Manager's recommendation to the Town Council for consideration.
- B. The Town Clerk is hereby authorized and directed to submit a copy of this Resolution to HCD in accordance with the Surplus Land Act Guidelines.

Section 5. Effective Date

This Resolution will become effective immediately upon adoption.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos held on the 21st day of January 2025, by the following vote:

COUNCIL MEMBERS:

AYES: Rob Rennie, Rob Moore, Mary Badame, Mayor Matthew Hudes

NAYS: None

ABSENT: None

ABSTAIN: None

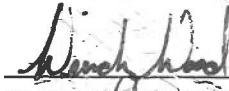
RECUSED: Maria Ristow

SIGNED:



MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:



CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

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PLANNING COMMISSION – December 10, 2025
REQUIRED FINDINGS

4 Tait Avenue

Zone Change Application Z-25-002

General Plan Amendment Application GP-25-002

Consider a Request for Approval for 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) and a General Plan Amendment to Change the Land Use Designation from Central Business District to Medium Density Residential. APN: 510-44-054. Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15061 (b)(3).

Property Owner/Applicant: Town of Los Gatos

FINDINGS:

Required finding for CEQA:

- That 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 amendments to the Town Code and General Plan will have a significant effect on the environment, because the project does not include any modification that would affect the historical significance of the building.

Required consistency with the Town's General Plan:

- That the proposed Zone Change is consistent with the General Plan and its Elements in that the proposed zoning is consistent with the proposed General Plan Land Use designation.
- That the General Plan amendment is internally consistent with the existing goals and policies of the General Plan and its corresponding Elements.

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DRAFT ORDINANCE

**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.**

WHEREAS, the applicant requests approval to change the zoning 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 (Santa Clara County Assessor Parcel Number 510-44-054); and

WHEREAS, the Planning Commission recommended approval of the zone change at its regularly noticed public hearing on December 10, 2025, finding that the R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Preservation Overlay) zoning is consistent with the zoning of neighboring properties and consistent with the proposed use of the property; and

WHEREAS, this matter was regularly noticed in conformance with State and Town law and came before the Town Council for public hearing on _____, 2025; and

WHEREAS, the Town Council accepted the report of the Planning Commission's recommendation of approval for the proposed General Plan amendment; and

WHEREAS, the Town Council considered all facts and information related to a request to change the zoning designation for the property at 4 Tait Avenue 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) 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.

- A. 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 amendments to the General Plan and Town Code will have a significant effect on the environment, because the project does not include any modification that would affect the historical significance of the building.
- B. 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, CD-6, CD-10, CD-12, and CD-13, and Policies LU-1.4, LU-6.1, LU-6.3, LU-6.4, LU-6.5, CD-6.1, CD-10.1, CD-12.1, and CD-12.2.

SECTION I. Zone Change.

The Town Code of the Town of Los Gatos is hereby amended to change the zoning of the property at 4 Tait Avenue (Santa Clara County Assessor Parcel Number 510-44-054) as shown on the map attached hereto as Exhibit A, and is part of this Ordinance, 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).

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.

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. 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.

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on the ____ day of ____ 2025, and adopted by the Town Council of the Town of Los Gatos on the ____ day of ____ 2025, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

ATTEST:

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

DATE: _____

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TOWN OF LOS GATOS

Application No. Z-25-002

A.P.N. #510-44-054

Change of zoning map amending the Town Zoning Ordinance.

Zone Change

From: C-2:LHP To: R-1D:LHP

Prezoning



Forwarded by Planning Commission

Date:

Approved by Town Council

Date:

Ord:

Clerk Administrator

Mayor

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Draft Resolution to
be modified by Town
Council deliberations
and direction.

RESOLUTION 2025-

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS

AMENDING THE GENERAL PLAN LAND USE DESIGNATION FROM CENTRAL BUSINESS DISTRICT TO MEDIUM DENSITY RESIDENTIAL FOR PROPERTY AT 4 TAIT AVENUE.

WHEREAS, the applicant requests approval to change the General Plan Land Use designation from Central Business District to Medium Density Residential on property located at 4 Tait Avenue (Santa Clara County Assessor Parcel Number 510-44-054); and

WHEREAS, the Planning Commission recommended approval of the General Plan amendment at its regularly noticed public hearing on December 10, 2025, finding that the Medium Density Residential designation is consistent with the land use designations of neighboring properties and consistent with the proposed use of the property; and

WHEREAS, this matter was regularly noticed in conformance with State and Town law and came before the Town Council for public hearing on _____, 2021; and

WHEREAS, the Town Council accepted the report of the Planning Commission's recommendation of approval for the proposed General Plan amendment; and

WHEREAS, the Town Council considered all facts and information related to a request to change the General Plan Land Use designation for the property at 4 Tait Avenue from Central Business District to Medium Density Residential as shown on Exhibit A.

NOW, THEREFORE, BE IT RESOLVED, that the Town Council hereby changes the General Plan Land Use designation for property at 4 Tait Avenue as shown on Exhibit A, from Central Business District to Medium Density Residential.

Finding for the California Environmental Quality Act (CEQA):

1. The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of 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 amendments to the General Plan and Town Code will have a significant effect on the environment, because the

project does not include any modification that would affect the historical significance of the building.

Finding for Consistency with the Town's General Plan:

1. That the General Plan amendment is internally consistent with the existing goals and policies of the General Plan and its corresponding Elements.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the ____th day of _____, 2025, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

ATTEST:

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

DATE: _____



TOWN OF LOS GATOS

Application No. GP-25-002

A.P.N. # 510-44-054

Change of the general plan map amending the Town General Plan

From: Central Business District

To: Medium Density Residential



Forwarded by Planning Commission

Date:

Approved by Town Council

Date:

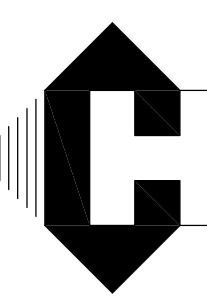
Clerk Administrator

Mayor

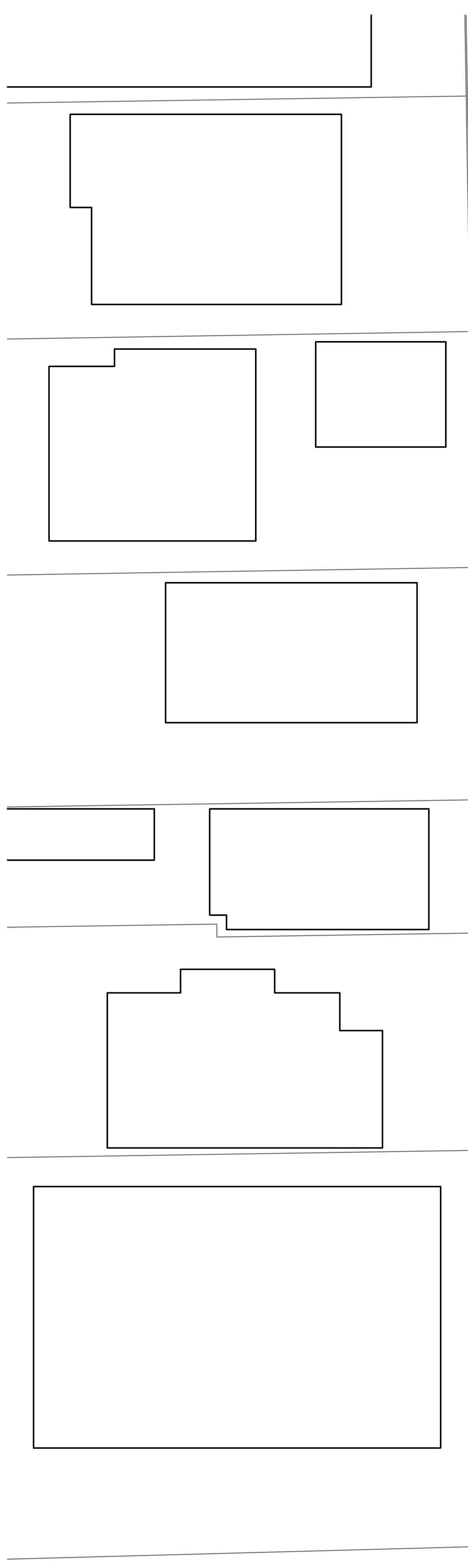
Resolution:

EXHIBIT A

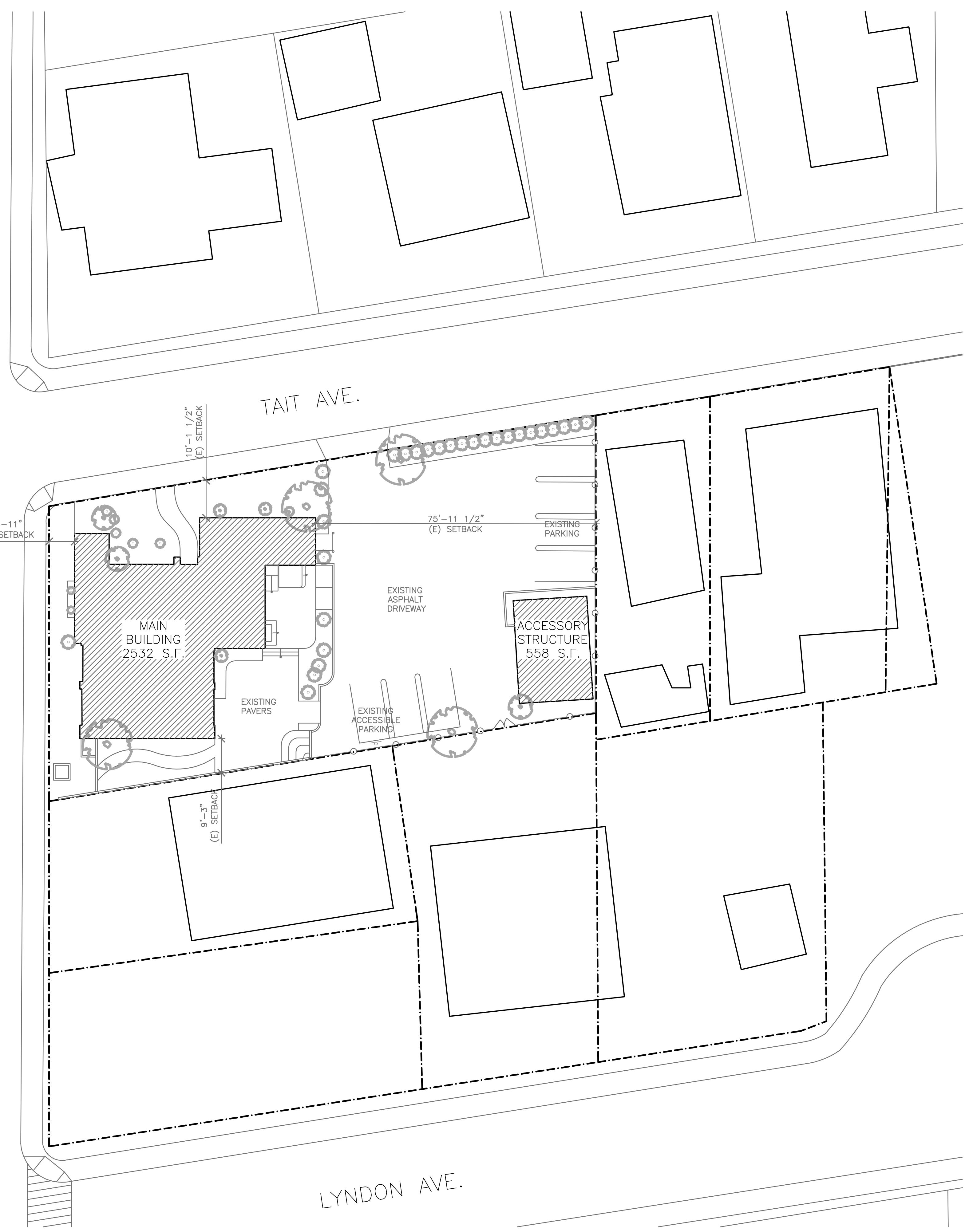
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Cuschieri Horton
Architects
20 South Santa Cruz Ave,
Los Gatos, California 95030
408.371.8200 Fx 408.371.8201



1 SITE PLAN AND NEIGHBOURHOOD PLAN



1/16"=1'-0" 0 1' 2' 4' 8'

PROJECT DATA

4 TAIT AVE.
LOT AREA: 11,763 SQ.FT.
MAIN BUILDING: 2532 SQ.FT. (GROSS)
ACCESSORY STRUCTURE: 558 S.F. (GROSS)
ZONING: R1D
APN: 510 44 054

LEGEND

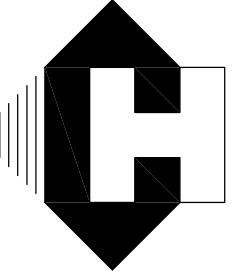
- EXISTING BUILDING OUTLINE
- EXISTING SITE FEATURES
- - - EXISTING PROPERTY/LOT LINES
- PROJECT AREA

SITE PLAN
PENNANT PROPERTIES
4 TAIT AVENUE,
LOS GATOS, CA 95030

REVISIONS
NO. ITEM DATE

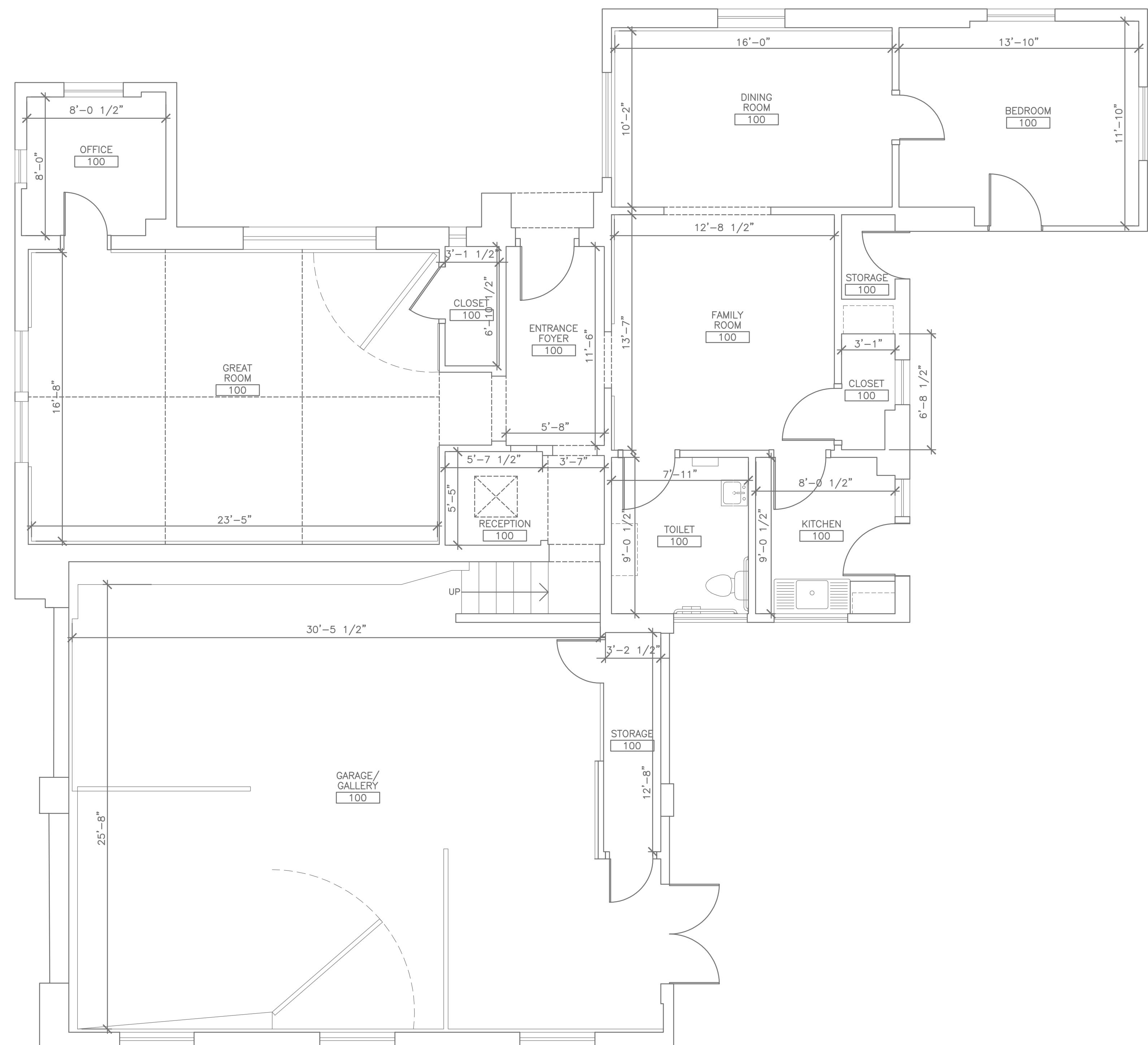
PERMIT #: _____
SUBMITTAL: _____
DRAWN BY: XX
CHECKED BY: XX
CHA JOB NO: DATE:
2007 09/28/20
SHEET NO. A0.1

EXHIBIT 8



Cuschieri Horton
Architects

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1 EXISTING FLOOR PLAN

1/4"=1'-0" 0 1' 2' 4' 8'



LEGEND

REVISIONS
NO. ITEM DATE
EXISTING WALL TO REMAIN
EXISTING FURRED WALL
EXISTING CEILING/ARCH ABOVE

EXISTING FLOOR PLAN
PENNANT PROPERTIES
4 TAIT AVENUE,
LOS GATOS, CA 95030

PERMIT #: _____
SUBMITTAL: _____
DRAWN BY: XX
CHECKED BY: XX
CHA JOB NO: DATE:
2007 09/28/20

A1.0