



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 12/10/2025

ITEM NO: 6

ADDENDUM

DATE: December 9, 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.

REMARKS:

Exhibit 9 includes a revised draft resolution for the General Plan Amendment.

EXHIBITS:

Previously Received with the December 10, 2025, Staff Report:

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

PREPARED BY: Sean Mullin, AICP
Planning Manager

Reviewed by: Community Development Director and Town Attorney

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SUBJECT: 4 Tait Avenue/Z-25-002 and GP-25-002

DATE: December 9, 2025

7. Draft Resolution for the General Plan Amendment, with Exhibit A
8. Property Plans

Received with this Addendum Report:

9. Revised Draft Resolution for the General Plan Amendment, with Exhibit A

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 _____, 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 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 of the Town of Los Gatos does hereby declare, determine, and order that the following findings are made by the Town Council of the Town of Los Gatos:

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.
2. This amendment is in the public interest because it changes the Land Use designation to Medium Density Residential consistent with the proposed R-1D zoning and provides for multiple-family residential, duplex, and/or small single-family homes consistent with the surrounding parcels.

3. The General Plan amendment is internally consistent with the existing goals and policies of the General Plan and its corresponding Elements, including but not limited to: LU-1, LU-6, LU-1.4, LU-6.1, LU-6.3, LU-6.4, LU-6.5, CD-6, CD-10, CD-12, CD-13, CD-6.1, CD-10.1, CD-12.1, and CD-12.2.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that upon the effective date of the ordinance effecting the Zone Change, the Town Council of the Town of Los Gatos 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.

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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