



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 01/20/2026

ITEM NO: 14

DATE: January 15, 2026

TO: Mayor and Town Council

FROM: Chris Constantin, Town Manager

SUBJECT: **Consider a Recommendation by the Planning Commission to Approve 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. 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: Accept the Planning Commission's recommendation and 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), and adopt a Resolution effecting 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.

PREPARED BY: Sean Mullin, AICP
Planning Manager

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

FISCAL IMPACT:

There is no fiscal impact associated with this action. Approving the zone change and General Plan amendment applications would not in itself result in an impact on the Town's budget.

STRATEGIC PRIORITY:

The zone change and General Plan amendment 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:

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 (Attachment 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 (Attachment 5, Exhibits 2 and 3). These changes were requested by the applicant at the time to allow the building to be leased for commercial uses. A viable commercial tenant for the space was not 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 (Attachment 5, 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 changing the Land Use designation from Central Business District to Medium Density Residential.

On December 10, 2025, the Planning Commission received the staff report and public comments on the proposed project and forwarded a recommendation of approval to the Town Council by unanimous vote (Attachments 5 through 7).

The Town Council serves as the final decision-making body for the zone change and General Plan amendment applications.

DISCUSSION:

A. 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 changing the Land Use designation from Central Business District to Medium Density Residential.

B. Planning Commission

On December 10, 2025, the Planning Commission received the staff report, and public comments on the proposed project and forwarded a recommendation of approval to the Town Council by unanimous vote (Attachments 5 through 7).

PUBLIC COMMENTS:

Project signage was installed on the site, and written notice was sent to property owners and tenants located within 300 feet of the subject property. Project signs were updated following the Planning Commission hearing dates to show the Town Council hearing date and time. At the time of publication of this report, no public comments were received.

CONCLUSION:

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 changing 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 (Attachment 1). Additionally, reuse of the existing historic structure is supported by General Plan goals and policies.

RECOMMENDATION:

Staff recommends that the Town Council take the following actions:

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) (Attachment 2);
2. Introduce an Ordinance to effect the Zone Change, including the findings 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 (Attachment 2);
3. Adopt a Resolution to approve the General Plan Amendment, including the findings that the General Plan amendment is internally consistent with the existing goals and policies of the General Plan and its Elements (Attachment 4); and
4. Approve Zone Change application Z-25-002 and General Plan Amendment application GP-25-002.

ALTERNATIVES:

Alternatively, the Council can:

1. Approve the applications with additional and/or modified conditions; or
2. Continue the matter to a date certain with specific direction; or
3. Deny the applications and make the required findings for denial.

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 Categorical Exempt [Section 15061 (b)(3)]. A Notice of Exemption will not be filed.

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

DATE: January 15, 2026

ATTACHMENTS:

1. Location Maps (showing existing and proposed General Plan Land Use designations and Zoning)
2. Draft Required Findings
3. Draft Ordinance for the Zone Change, with Exhibit A
4. Draft Resolution for the General Plan Amendment, with Exhibit A
5. December 10, 2025, Planning Commission Staff Report, with Exhibits 1 through 8
6. December 10, 2025, Planning Commission Addendum report, with Exhibit 9
7. December 10, 2025, Planning Commission Verbatim Minutes
8. Public comment received before 11:00 a.m., Thursday, January 15, 2026