



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 03/17/2026

ITEM NO: 5

DATE: March 17, 2026
TO: Mayor and Town Council
FROM: Chris Constantin, Town Manager
SUBJECT: **Adopt a Resolution Approving the Final Map for Tract Number 10657 (Solana Project Located at 50 Los Gatos-Saratoga Road), Accepting the Dedications, and Approving and Authorizing the Town Manager to Execute the Subdivision Improvement Agreement, the Landscape Maintenance Agreement, the Stormwater Treatment Facilities Maintenance Agreement, and the Multi-Use Pathway Maintenance Agreement in Substantially the Form Presented**

RECOMMENDATION: Adopt a resolution approving the final map for Tract Number 10657 (Solana Project located at 50 Los Gatos-Saratoga Road), accepting the dedications, and approving and authorizing the Town Manager to execute the Subdivision Improvement Agreement, the Landscape Maintenance Agreement, the Stormwater Treatment Facilities Maintenance Agreement, and the Multi-Use Pathway Maintenance Agreement, in substantially the form presented.

FISCAL IMPACT:

The Town will incur incremental ongoing maintenance costs for the additional public right-of-way improvements following acceptance of the project. Since the Town already maintains Los Gatos-Saratoga Road, this incremental cost is expected to be small relative to the cost of maintaining the existing right-of-way. As noted above, the developer will enter into an agreement, as required by the project's conditions of approval, to maintain the proposed vegetated areas within the Town right-of-way, thus limiting the Town's maintenance costs. Infrastructure within the project, including all stormwater treatment facilities, landscaped areas within the right-of-way, roadways, and the multi-use pathway improvements, will be privately maintained in perpetuity pursuant to recorded maintenance agreements.

PREPARED BY: James Watson
Senior Engineer

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Finance Director

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STRATEGIC PRIORITY:

This action supports the Town's strategic priorities by supporting the development of a range of housing opportunities while facilitating implementation of the Town's certified Housing Element and previously approved housing entitlements.

BACKGROUND:

On December 20, 2023, SummerHill Homes LLC ("Developer") applied for permits related to the construction of a multi-family mixed-use residential development located at 50 Los Gatos-Saratoga Road (formally the Los Gatos Lodge, including Assessor Parcel Numbers 529-24-032, 529-24-001, and 529-24-003). The application proposed 155 units on a site requiring a grading permit, removal of large, protected trees, and a condominium vesting tentative map under Senate Bill 330, also known as the Housing Crisis Act of 2019. On March 4, 2025, the Town Council approved the project entitlement. An appeal was filed and subsequently denied, establishing an entitlement date for the development of March 4, 2025.

The Developer has filed the Final Map for Tract Number 10657 to subdivide and create 28 new parcels for condominium purposes, five supporting roadways, and a designated remainder. The Final Map includes public service easements, public access easements, and emergency vehicle access easements located onsite to be dedicated to the Town. The Final Map is ministerial in nature and implements the previously approved vesting tentative map.

DISCUSSION:

The final map subdivides five existing parcels, spanning an area of approximately 8.0 acres, into 155 separate condominium spaces for multi-family residential units, private streets, open space, and areas for stormwater treatment. The developer has provided all necessary maps and drawings, as well as the required agreements, contracts, bonds, and liability insurance to guarantee the construction of all improvements. The developer paid its Storm Drainage Fee prior to commencement of on-site demolition work and is required to pay a Traffic Impact Fee prior to the issuance of any certificate of occupancy, as appropriate, to fully comply with the previously imposed development conditions and Town ordinances. Staff has reviewed the Final Map and finds it to be in substantial conformance with the approved Vesting Tentative Map, Conditions of Approval, and the Subdivision Map Act.

The developer is also required to construct an emergency vehicle access path across the adjacent Los Gatos High School property to connect with the existing road network on the school site. This pathway will be available for public access to the high school but will include a gate that is locked and controlled by Los Gatos High School. Access to the path will be from the Highway 9 area of the development. The easement for the pathway is shown on the map, the

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work is stipulated in the Subdivision Improvement Agreement, and the maintenance is defined in the Multi-Use Pathway Maintenance Agreement.

The agreements provided in Attachments 3, 4, 5, and 6 are necessary to facilitate the development and meet the requirements of several of the project's conditions of approval. These agreements are substantially complete in their attached form and may undergo minor adjustments. All maintenance agreements will be recorded against the property and will run with the land, binding successors and assigns.

CONCLUSION:

Staff recommends that Council adopt a resolution approving the final map, accepting the dedications, approving and authorizing the Town Manager to execute the above-listed agreements for Tract Number 10657 (Solana Project located at 50 Los Gatos-Saratoga Road) in substantially the form attached.

COORDINATION:

This staff report has been coordinated with the Community Development Department, Town Attorney's Office, and Town Manager's Office.

ENVIRONMENTAL ASSESSMENT:

Approval of the final map and the associated agreements is not a project subject to CEQA, because it can be seen with certainty that these actions will not impact the physical environment. (CEQA Guidelines Section 15061(b)(3).)

With regard to the approved development project, additional environmental review of the proposed project was not required pursuant to CEQA Guidelines Section 15183. The proposed project was consistent with the development density that was analyzed in the EIR for the 2040 General Plan.

Attachments:

1. Resolution
2. Final Map
3. Subdivision Improvement Agreement
4. Landscape Maintenance Agreement
5. Stormwater Treatment Facilities Maintenance Agreement
6. Multi-Use Pathway Maintenance Agreement