

RESOLUTION 2026-

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS
ACCEPTING THE FINAL MAP FOR TRACT 10675 - BOULEVARD CONDOMINIUM
DEVELOPMENT LOCATED AT 15349 – 15367 LOS GATOS BOULEVARD, AUTHORIZING
THE EXECUTION OF A SUBDIVISION IMPROVEMENT AGREEMENT AND RELATED
DOCUMENTS, AND MAKING FINDINGS IN SUPPORT THEREOF**

WHEREAS, City Ventures Homebuilding, LLC, a Delaware Limited Liability Company (“Subdivider”), has submitted for approval a Final Map entitled “TRACT 10675 - BOULEVARD” (the “Final Map”), covering approximately 1.536 acres located at 15349 and 15367 Los Gatos Boulevard, Town of Los Gatos, County of Santa Clara, State of California; and

WHEREAS, The Final Map is consistent with the Town’s General Plan, the Town’s Subdivision Ordinance (Chapter 24 of the Los Gatos Municipal Code), and the Subdivision Map Act (Government Code Section 66433-66443); and

WHEREAS, the Planning Commission of the Town of Los Gatos recommended project approval on April 23, 2025, including a Vesting Tentative Map for Condominium Purposes subject to conditions of approval; and

WHEREAS, the Town Engineer has reviewed the Final Map and certified that it is technically correct and substantially in compliance with the approved Vesting Tentative Map and applicable laws; and

WHEREAS, the Subdivider has agreed to enter into a Subdivision Improvement Agreement (“Improvement Agreement”) with the Town to guarantee the installation of required public improvements, and to provide improvement security as required by law; and

WHEREAS, the Subdivider has also agreed to execute and/or record the following associated agreements and documents, as applicable:

- Stormwater Treatment and Detention Measures Operation and Maintenance Agreement,
- Landscape Maintenance Agreement,
- Offers of Dedication for emergency vehicle access easements and public service easements,
- Garden Lane Road Dedication in Fee,

- Any other agreements required by the conditions of approval; and

WHEREAS, the Town Council has considered the Final Map and all related reports and recommendations.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Los Gatos does hereby declare, determine, and order as follows:

Section 1. Findings.

The Town Council hereby finds that:

1. The Final Map is in substantial compliance with the previously approved Vesting Tentative Map and all conditions of approval.
2. The Final Map complies with applicable provisions of the Subdivision Map Act and the Los Gatos Municipal Code.
3. The required public improvements are secured by the Improvement Agreement and accompanying bonds or other approved security.
4. The Final Map is statutorily exempt from the California Environmental Quality Act (CEQA) under Public Resources Code Section 21080(b)(1) and State CEQA Guidelines Section 15268 (Ministerial Projects), as the approval of a final subdivision map is a ministerial act that requires no discretion.

Section 2. Approval of Final Map.

The Final Map for “TRACT 10675 - BOULEVARD” is hereby approved, subject to satisfaction of all conditions of approval.

Section 3. Acceptance of Offers of Dedication.

The Town Council hereby accepts, on behalf of the public, the offers of dedication shown on the Final Map for:

- Emergency Vehicle Access Easements,
- Public Service Easements, and
- Garden Lane Roadway (3-foot)

Such acceptance shall become effective upon recordation of the Final Map, except for any offers specifically rejected or accepted subject to future improvement.

Section 4. Authorization to Execute Agreements.

The Town Manager is hereby authorized and directed to execute the Subdivision Improvement Agreement and, when appropriate under the project conditions of approval and prior to the issuance of the first Occupancy Certificate, the Landscape Maintenance Agreement and Stormwater Treatment and Detention Measures Operation and Maintenance Agreement, in substantially the forms presented, with such non-substantive changes and updated exhibits as may be approved by the Town Manager and Town Attorney.

The Town Clerk is authorized to attest to such documents, and the Town Manager, Town Engineer, and other appropriate officials are authorized to take all actions necessary to implement this Resolution.

Section 5. Recordation.

The Town Clerk is authorized and directed to transmit the approved Final Map to the County Recorder for recordation upon execution of the Improvement Agreement and receipt of required securities and fees.

Section 6. Effective Date.

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the ____ of _____, 2026, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

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