



**TOWN OF LOS GATOS  
COUNCIL AGENDA REPORT**

MEETING DATE: 06/02/2026

ITEM NO: 4

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DATE: June 2, 2026  
TO: Mayor and Town Council  
FROM: Chris Constantin, Town Manager  
SUBJECT: **Adopt a Resolution Approving the Final Map for Tract 10675 - Boulevard Located at 15349-15367 Los Gatos Boulevard, Accepting the Public Easement Dedications, and Authorizing the Town Manager to Execute the Subdivision Improvement Agreement, the Landscape Maintenance Agreement, and the Stormwater Treatment and Detention Measures Operation and Maintenance Agreement in Substantially the Form Presented**

RECOMMENDATION: Adopt a resolution approving the Final Map for Tract 10675 (Boulevard Condominium Development located at 15349-15367 Los Gatos Boulevard); accepting the public easement dedications; and authorizing the Town Manager to execute the Subdivision Improvement Agreement, the Landscape Maintenance Agreement, and the Stormwater Treatment and Detention Measures Operation and Maintenance Agreement in substantially the forms presented

FISCAL IMPACT:

The Town will incur limited incremental maintenance costs associated with accepted public right-of-way improvements, as most maintenance will be performed by the Developer. Consistent with the project conditions of approval, the Developer and subsequent property owners will remain responsible for maintaining private infrastructure, including stormwater treatment facilities, internal roadways, and designated landscaped areas pursuant to recorded maintenance agreements.

STRATEGIC PRIORITY:

PREPARED BY: James Watson  
Senior Engineer

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Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Administrative Services Director

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This item supports the Strategic Priority regarding implementation of the Town's Housing Element.

BACKGROUND:

The property is located on the west side of Los Gatos Boulevard, south of Gateway Drive at 15349 and 15367 Los Gatos Boulevard (Assessor Parcel Numbers 424-19-048 and 424-19-049). The approximately 1.536-acre site was previously used as an auto service and parts store with an adjacent parking lot.

On May 6, 2024, City Ventures Homebuilding LLC ("Developer"), a Delaware limited liability company, submitted applications to the Community Development Department for three land-use entitlements on property zoned Commercial Highway: Housing Element Overlay Zone (CH:HEOZ):

- Architectural and Site application (S-24-015) for the approval to demolish existing commercial structures and construct a multi-family live/work condominium development with 55 Units
- Conditional Use Permit application (U-24-006) for a "live/work" development
- Subdivision application (M-24-008) for the approval of a Condominium Vesting Tentative Map

The Developer invoked developmental rights provided under Senate Bill 330 (SB 330), also known as the Housing Crisis Act of 2019.

On April 23, 2025, the Planning Commission voted unanimously to forward a recommendation to the Town Council to approve the project entitlements listed above. On June 3, 2025, the Town Council approved the project entitlements unanimously.

The Developer's approved Vesting Tentative Map called for converting the two existing parcels into a single condominium parcel with appropriate easements for emergency vehicle access and public utilities. After the project has been constructed and definitive condominium unit boundaries are established, the Developer will record with the County a Condominium Plan that defines in three dimensions the 55 separate condominium multi-family residential units, a private shared driveway, open space, and areas for stormwater treatment.

DISCUSSION:

Following approval by the Town Council, the Developer submitted to the Town for review and approval the following items:

- Final Map (Attachment 2), also commonly referred to as a Tract Map,

- Subdivision Improvement Agreement (“SIA”, see Attachment 3) guaranteeing the placement of the site survey monuments and completion of the required public improvements, conditioned as part of the subdivision approval, and
- Landscape Maintenance Agreement (“LMA”, Attachment 4) assigning maintenance responsibilities for the adjacent public right-of-way in perpetuity to the property owner(s).
- Stormwater Treatment and Detention Measures Operation and Maintenance Agreement (“SWTFMA”, Attachment 5), assigning maintenance responsibilities for the stormwater treatment improvements in perpetuity to the property owner(s).

Staff deemed the Final Map compliant with the requirements of the Subdivision Map Act and in substantial conformance with the approved Vesting Tentative Map. Government Code Section 66426 requires a tentative map and Final Map for subdivisions that create five or more condominiums as defined in Section 783 of the Civil Code. As stated above, the Town Council approved the project Condominium Vesting Tentative Map through the approval of the subdivision application in June 2025. Approval of the project Final Map is a ministerial process required of the Town Council to formally declare that the Final Map is in substantial conformance with the approved Vesting Tentative Map and accept the public easements offered for dedication. The action before the Council does not reconsider the previously approved land use entitlements.

Staff worked with the Developer to refine the SIA, LMA, and SWTFMA language as required per the Conditions of Approval of the development. Staff recommend that the Town Council authorize the Town Manager to execute the attached agreements in substantially the format presented.

The SIA will guarantee the Developer constructs the monuments necessary to retrace the parcel boundary and the public improvements conditioned against the subdivision. The Developer has provided the necessary securities to ensure faithful performance of the work and payment of materials, equipment, and labor costs. If authorized, the SIA will be executed shortly after the Council action and remain in effect until Council formally accepts the public improvements and the one-year maintenance period has expired.

The LMA will assign in perpetuity to the property owner(s), successors, and assigns the maintenance responsibility for landscaping installed by the Developer in the adjacent public right-of-way. This agreement will not be executed until the Developer seeks their first Occupancy Certificate. As-built landscape plans will be included in this agreement as an exhibit prior to execution of the agreement.

The SWTFMA will assign, in perpetuity, to the property owner(s), successors, and assigns the maintenance responsibility for the stormwater treatment facilities necessary to maintain compliance with the State Water Board regulations. This agreement will be executed when the

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Developer seeks their first Occupancy Certificate. An as-built Stormwater Management Plan will be included in this agreement as an exhibit prior to execution of the agreement.

CONCLUSION:

Staff recommend that the Council adopt a resolution approving the Final Map, accepting the public easement dedications, and authorizing the Town Manager to execute the above-listed agreements for Tract 10675 - Boulevard located at 15349 and 15367 Los Gatos Boulevard in substantially the form attached, while allowing the exhibits to be updated after the Final Map has been recorded.

COORDINATION:

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

ENVIRONMENTAL ASSESSMENT:

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.

Attachments:

1. Resolution
2. Final Map
3. Subdivision Improvement Agreement
4. Landscape Maintenance Agreement
5. Stormwater Treatment and Detention Measures Operation and Maintenance Agreement