

COUNCIL ACTION FORM

Meeting Date: August 13, 2026

Staff Contact: Katherine Carttar, City Administrator

Agenda Item: Consider approving the landlord estoppel and consent to modification of leasehold mortgage and security agreement for Woodside Racquet Club, Inc.

Background:

The City of Westwood is the fee owner of the real property of Woodside Racquet Club. When significant changes are made to the property, especially those requiring a change to the mortgage, the City must be notified.

Item Description:

The Woodside Racquet Club, Inc. will substantially renovate the bottom floor of the main clubhouse, including locker rooms, sauna, indoor pool, and yoga rooms. This requires a landlord estoppel, where the tenant [Woodside] verifies the current terms of their lease with landlord [City of Westwood]. Additionally, a consent to modify the leasehold mortgage is required to change the terms of an existing loan secured by a tenant's leasehold estate rather than the underlying land.

Budget Impact:

None.

Staff Recommendation:

City staff recommends approval of the landlord estoppel and consent to modification of leasehold mortgage and security agreement for Woodside Racquet Club, Inc.

Suggested Motion:

I move to approve I move the landlord estoppel and consent to modification of leasehold mortgage and security agreement for Woodside Racquet Club, Inc.