



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 06/16/2026

ITEM NO: 24

DESK ITEM

DATE: June 16, 2026
TO: Mayor and Town Council
FROM: Chris Constantin, Town Manager
SUBJECT: **Adopt a Resolution to Sell the 4 Tait Avenue Property (APN: 510-44-054);
Approve and Authorize the Town Manager to Sign the Historic Covenant;
and Authorize the Town Manager to Negotiate and Execute All Other
Required Documents for the Sale, Including a Sale Agreement Accepting an
Offer of \$3,800,000 for the Property in Substantially the Form Presented**

Remarks:

Attachment 4 contains a revised resolution to include language authorizing the Town Manager to execute a certificate of acceptance for the Declaration of Covenants and Restrictions. This language has been added in the event that the County Recorder requires a certificate of acceptance from the Town prior to recordation of the Declaration in accordance with Government Code Section 27281.

Attachments Previously Received with Staff Report:

1. Resolution
2. Draft Agreement
3. Historic Covenant

Attachments Received with this Desk item:

4. Revised Resolution

PREPARED BY: Bridgette Falconio
Administrative Technician

Reviewed by: Town Manager, Town Attorney, Human Resources, and Community Development
Department

RESOLUTION 2026-xx

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS AUTHORIZING
THE SALE OF 4 TAIT AVENUE**

WHEREAS, the Town of Los Gatos (the “Town”) is a municipal corporation exercising governmental functions and powers, organized and existing under the laws of the State of California; and

WHEREAS, the Town owns property, which is commonly known as 4 Tait Avenue (Assessor’s Parcel No 510-44-054) (the “Property”); and

WHEREAS, the Property is “exempt surplus land” not subject to the requirements of the state Surplus Lands Act because it is less than one-half acre in area in size and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes (Gov. Code Section 54221 (f)(1)(B)); and

WHEREAS, in accordance with Government Code Section 54221 (f)(1)(P)(iv), the Town provided the Department of Housing and Community Development a written notification of its declaration and findings that 4 Tait is “exempt surplus land;” and

WHEREAS, the Department of Housing and Community Development approved the Town’s proposed declaration; and

WHEREAS, on January 21, 2025, the Town Council adopted a resolution declaring 4 Tait to be exempt Surplus Land; and

WHEREAS, after obtaining an appraisal, the Town marketed the real property and considered offers; and

WHEREAS, the purchase and sale agreement requires recordation of a historic preservation covenant; and

WHEREAS, as authorized by California Government Code Section 37350 et seq., the Town Council is disposing of property for the common benefit in that a historic structure will be preserved and the proceeds from the sale will be used for a future project that will benefit the community; and

WHEREAS, pursuant to Section 65402 of the California Government Code, the Town Council finds and determines that the location, purpose and extent of the proposed disposition of the Property, have been considered and reported on by the Planning Commission and that

the proposed disposition of the Property conforms to the Town’s adopted general plan and zoning; and

WHEREAS, this Town Council, as the “lead agency” under the California Environmental Quality Act (“CEQA”), finds and determines that the sale of the Property is categorically exempt from the provisions of CEQA under Section 15312 of the State CEQA Guidelines relating to the sale of surplus government property; and

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

1. The foregoing recitals are true and correct and are incorporated as findings.
2. The Town Council finds and determines that the sale of the Property is categorically exempt from the provisions of CEQA under Section 15312 of the State CEQA Guidelines and, accordingly, hereby authorizes and directs Town staff to file a Notice of Exemption with the Santa Clara County Clerk. In addition, the sale of this property does not constitute a "project" subject to the California Environmental Quality Act in that it can be seen with certainty that the sale of this property will not have a significant impact on the environment. (CEQA Guidelines Section 15061(b)(3).)
3. The Town Council hereby finds and determines that:
 - a. The Property is not needed for the purpose for which it was acquired or for any other public purposes.
 - b. The Property’s sale is for the common benefit, because it will be sold for fair market value, a historic structure will be preserved, the use will be consistent with the General Plan and zoning, and the transfer will generate property tax revenue.
 - c. The Property is exempt surplus real property.
 - d. The Town Council authorizes the Town Manager to negotiate and execute the purchase and sale agreement and addendum, the grant deed, the historic covenant, the certificate of acceptance for the Declaration of Covenants and Restrictions, and any other documents required for closing, in substantially the form presented.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the 16th of June, 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