

Project Description – 674 N. Santa Cruz Avenue, Los Gatos

The proposed project at **674 N. Santa Cruz Avenue** seeks to redevelop the site by demolishing the existing commercial and residential structures to construct a new **11-unit for-sale residential community**.

Development Program

- **6 Single-Family Detached Homes**

These homes will be built on individually deeded lots, allowing for fee simple ownership. Each lot will be part of a standard subdivision map, creating separate parcels for each single-family residence.

- **5 Multi-Family Units**

The remaining units will consist of:

- **2 Attached Townhomes**
- **3 Flats** (stacked condominium-style units)

These five units will be **condo-mapped** under a condominium subdivision, creating individual airspace lots for each dwelling with shared ownership of common areas.

Subdivision Structure

To achieve this mix of ownership types, the project will require a **hybrid subdivision approach**:

1. **Tentative Subdivision Map** to create six fee simple lots for the detached single-family homes.
2. **Condominium Subdivision Map** to establish the five multi-family units as individually saleable condominiums.

Together, this structure allows all 11 homes—both detached and attached—to be sold individually, while ensuring the proper legal framework for both the single-family subdivision and the condominium component.

Project Summary

The redevelopment will transform the property into a thoughtfully designed, small-scale infill neighborhood that adds much-needed ownership housing in Los Gatos. By blending **detached single-family homes** with a **condominium subdivision of townhomes and flats**, the project provides a variety of housing types, all for-sale, that complement the surrounding community character.