



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 12/01/2020

ITEM NO: 7

DATE: November 24, 2020
TO: Mayor and Town Council
FROM: Laurel Prevetti, Town Manager
SUBJECT: Adopt a Resolution Approving the Parcel Map for 15630 Los Gatos-Almaden Road and Accepting Dedications

RECOMMENDATION:

Adopt a resolution (Attachment 1) approving the Parcel Map for 15630 Los Gatos-Almaden Road and accepting dedications.

BACKGROUND:

On April 2, 2019, the Development Review Committee considered a proposed subdivision at 15630 Los Gatos-Almaden Road, received public comment, and approved Architecture and Site Applications S-18-035 and S-18-036 and Subdivision Application M-18-006 with conditions.

The developer, DBI Construction, has filed the Parcel Map (Attachment 2) to subdivide and create two new parcels, which identifies dedications for a street right-of-way to the Town and public service easements. The acceptance of the dedications will allow for the subdivision.

DISCUSSION:

The parcel map subdivides the existing parcel into two parcels for the construction of two new single-family residences. The developer has provided all necessary maps and drawings. The developer is required to provide the required contracts, bonds, and liability insurance to guarantee the construction of all improvements. The developer has paid the appropriate fees to fully comply with the previously imposed development conditions and Town ordinances.

PREPARED BY: Mike Weisz
Senior Civil Engineer

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, Finance Director, and Director of Parks and Public Works

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DISCUSSION (continued):

The developer is dedicating portions of the properties as a street dedication (in-fee) and 10-foot wide public service easements along the frontages of the resulting single-family parcels. The easement dedications are all identified on the Parcel Map (Attachment 2).

CONCLUSION:

Staff recommends that Council adopt a resolution approving the Parcel Map and accepting dedications for the development of 15630 Los Gatos-Almaden Road.

COORDINATION:

This project has been coordinated with the Town Attorney and the Community Development Department.

FISCAL IMPACT:

The Town will incur undetermined ongoing maintenance costs for the public right-of-way improvements following acceptance of the project.

ENVIRONMENTAL ASSESSMENT:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act - Section 15315: Minor Land Divisions and Section 15303: New Construction or Conversion of Small Structures.

Attachments:

1. Resolution Approving the Parcel Map for 15630 Los Gatos-Almaden Road and Accepting Dedications.
2. Parcel Map for 15630 Los Gatos-Almaden Road.