



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 08/05/2025

ITEM NO: 10

DATE: July 31, 2025
TO: Mayor and Town Council
FROM: Chris Constantin, Town Manager
SUBJECT: **Adopt a Resolution Approving the Final Map for Tract No. 10620 at 16378 Bennett Way and Accept Dedications**

RECOMMENDATION: Adopt a Resolution (Attachment 1) approving the Final Map (Attachment 2) for Tract No. 10620 at 16378 Bennett Way and accept dedications.

FISCAL IMPACT:

There is no fiscal impact for the Town as the dedication of public easements are to be maintained by the developer and property owner(s).

STRATEGIC PRIORITY:

This project supports the core goal of Good Governance.

E BACKGROUND:

On August 1, 2017, the Town Council adopted Resolution 2017-045 approving the construction of a mixed-use development consisting of 320 residential units and a vesting tentative map on property zoned as part of the North 40 Specific Plan.

As the project advanced through the development review process, the Subdivision Application (M-13-014) and Architecture and Site Application (S-13-090) were approved, and the Parks and Public Works Department received applications for a final map (MAP23-009) for Tract No. 10620 within the North 40 Phase 1 boundaries on July 6, 2023. After conducting multiple reviews, the Department approved Final Map Application MAP23-009 on May 21, 2025.

DISCUSSION:

PREPARED BY: Corvell Sparks
Assistant Land Development Engineer

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

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SUBJECT: Adopt a Resolution Approving the Final Map for Tract No. 10620 at 16378 Bennett Way and Accept Dedications

DATE: July 11, 2025

The developers William F. Hirschman, Elizabeth K. Dodson, and BLIZ 3 LLC, a California limited liability company, filed the Final Map for the subdivision of the parcel at 16378 Bennett Way. The developers provided all necessary maps and drawings, paid the appropriate fees, and fully complied with the previously imposed development conditions and Town ordinances.

Since Bennett Way is a private road, the developers are dedicating public service easements for construction, maintenance, and access to any and all public service facilities, including poles, wires, conduits, storm sewers, sanitary sewers, and gas mains. Easements for access to streets, sidewalks, and paths are designated as public access easements. The easement dedications are all shown on the attached Final Map (Attachment 2). Acceptance of easement dedications is required to allow for the subdivision.

The Final Map has been reviewed by Kier & Wright, acting as the Town Surveyor, and was found to be complete and in conformance with the Town Council approved vesting tentative map. It was also found to be in compliance with the Subdivision Map Act and Chapter 24 of the Town Code.

CONCLUSION:

Staff recommend that Council adopt a resolution approving the Final Map for Tract No. 10620 at 16378 Bennett Way and accept the easement dedications.

COORDINATION:

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

ENVIRONMENTAL ASSESSMENT:

The EIR was prepared for this project by EMC Planning Group Inc. The Final EIR was certified by the Council on January 5, 2015.

Attachments:

1. Resolution Approving the Final Map for Tract No. 10620 and Accepting Dedications
2. Final Map for Tract No. 10537