



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 11/19/2019

ITEM NO: 8

DATE: November 14, 2019
TO: Mayor and Town Council
FROM: Laurel Prevetti, Town Manager
SUBJECT: Adopt a Resolution Approving the Final Map for Tract No. 10514 (258 Union Avenue) and Accepting the Dedications

RECOMMENDATION:

Adopt a resolution (Attachment 1) approving the Final Map for Tract No. 10514 (258 Union Avenue) and accepting the dedications.

BACKGROUND:

On March 27, 2019, the Planning Commission considered the subdivision project at 258 Union Avenue, received public comment, and approved its respective applications.

The developer, Cashmere Bouquet 1031, L.L.C., has filed the Final Map for Tract No. 10514 to subdivide and create seven new parcels and to dedicate to the Town both Public Service and Emergency Vehicle Access Easements. Acceptance of the dedications will allow for this.

DISCUSSION:

The parcel map merges two existing parcels, totaling 0.75 acres, and subdivides the resultant into one parcel for the construction of a mixed-use commercial building with three attached multi-family condominiums on the northern portion of the site, and six parcels for the construction of detached single-family condominiums with a private driveway on the southern portion of the site. 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: Lisa Petersen
Assistant Public Works Director/Town 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 property as a public service easement and emergency vehicle access easement within the proposed private drive between the single-family parcels. The easement dedications are all shown on the attached map (Attachment 2).

CONCLUSION:

Staff recommends that the Town Council adopt a resolution approving the final map and accepting the dedications for Tract No. 10514 (258 Union Avenue).

COORDINATION:

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

FISCAL IMPACT:

There is no fiscal impact for the Town as the dedication of additional public access easements involves private property.

ENVIRONMENTAL ASSESSMENT:

An Initial Study and Mitigated Negative Declaration was prepared for the project by the Town's Environmental Consultant, EMC Planning Group Inc. (available online at <http://www.losgatosca.gov/258Union>). The 20-day public review period began on January 18, 2019 and ended on February 7, 2019. The project will not result in a significant effect on the environment because mitigation measures have been added for Air Quality, Biological Resources, Geology and Soils, Hazardous Materials, Noise, and Transportation, mitigating potential impacts to a less-than-significant level.

Attachments:

1. Resolution Approving the Final Map for Tract No. 10514 (258 Union Avenue) and Accepting the Dedications
2. Final Map for Tract No. 10514 (258 Union Avenue)