



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 3/16/2021

ITEM NO: 4

DATE: March 2, 2021
TO: Mayor and Town Council
FROM: Laurel Prevetti, Town Manager
SUBJECT: Adopt a Resolution Approving the Final Map for Tract No. 10537 at 16100 Greenridge Terrace and Accepting Dedications

RECOMMENDATION:

Adopt a resolution (Attachment 1) approving the Final Map for Tract No. 10537 at 16100 Greenridge Terrace and accepting dedications.

BACKGROUND:

On March 13, 2019, the Planning Commission considered the Planned Development (PD) Application PD-16-002 and Environmental Impact Report (EIR) EIR-17-001 for a subdivision of a 36-acre parcel at 16100 Greenridge Terrace. The proposed subdivision would create eight lots for the construction of new single-family residences. The Commission forwarded a recommendation that the Town Council approve the PD application, which involved rezoning the project site from HR-2 ½ to HR-2 ½:PD to allow for the subdivision. On April 2, 2019, the Town Council introduced an ordinance approving the Planned Development Overlay zone for 16100 Greenridge Terrace and approved a resolution to certify the Final EIR. On April 16, 2019, the Town Council adopted Ordinance 2281 approving the zoning amendment to the subject property.

On June 4, 2019, the Development Review Committee considered the proposed subdivision at 16100 Greenridge Terrace, received public comment, and approved the Subdivision Map Application M-19-004. The application was appealed to the Planning Commission for concerns pertaining to the proposed scenic easement; however, the appellant withdrew their appeal before the hearing. On July 10, 2019, the Planning Commission approved the Tentative Map along with the Subdivision Map Application M-19-004.

PREPARED BY: WooJae Kim
Town Engineer

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

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SUBJECT: Adopt a Resolution Approving the Parcel Map for Tract No. 10537 at 16100
Greenridge Terrace and Accepting Dedications

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DISCUSSION:

The developer, Emerald Lake Investments, has filed the Final Map for the subdivision of the parcel at 16100 Greenridge Terrace. The developer has provided all necessary maps and drawings and has paid the appropriate fees to fully comply with the project's development conditions and Town ordinances. The developer is required to provide agreements, bonds, and liability insurance to guarantee the construction of all improvements. The developer is dedicating public easements for public services facilities, emergency vehicle access, scenic, open space, and trails within the resulting single-family parcels. All easements except for the public services facilities shall be maintained and preserved by the owner and the developer. The easement dedications are all shown on the attached Final Map (Attachment 2). Acceptance of dedications are required to allow for the subdivision.

There are existing right-of-way and easements that would need to be relinquished and extinguished by the owner and developer prior to the Town issuing building permits.

CONCLUSION:

Staff recommends that Council adopt a resolution approving the Final Map for Tract No. 10537 at 16100 Greenridge Terrace and accepting easement dedications.

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 public easements are to be maintained by the developer and property owner(s).

ENVIRONMENTAL ASSESSMENT:

The EIR was prepared for this project by EMC Planning Group Inc. The Final EIR was certified by Council on April 2, 2019.

Attachments:

1. Resolution
2. Final Map for Tract No. 10537