



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 06/07/2022

ITEM NO: 13

DATE: June 2, 2022
TO: Mayor and Town Council
FROM: Laurel Prevetti, Town Manager
SUBJECT: Adopt a Resolution Approving the Parcel Map for 105 Newell Avenue and
Accepting the Public Service Easement Dedication

RECOMMENDATION:

Adopt a resolution (Attachment 1) approving the Parcel Map for 105 Newell Avenue and accepting the public service easement dedication.

BACKGROUND:

On November 7, 2017, the Town Council approved the Planned Development Application PD-14-002 through Ordinance 2266 (with the second reading on November 21, 2017) to rezone the property at 105 Newell Avenue, previously occupied by Los Gatos Elks Lodge, from R-1:12 to R-1:12:PD to allow for the demolition of an existing building, subdivision of one lot into four, and construction of four single-family residences on the subdivision. As part of the approval, Council also adopted the Mitigated Negative Declaration (ND-16-002) and the Mitigation Monitoring and Reporting Program for the project.

DISCUSSION:

On November 6, 2018, the Development Review Committee approved the Subdivision Application M-18-002 for the 1.38-acre lot at 105 Newell Avenue to be subdivided into four residential lots per the corresponding tentative map and conditions. Separate Architecture and Site Applications for each lot of the development (S-18-004, -005, -006, and -007) were approved with the same motion at the November 6, 2018 meeting.

PREPARED BY: WooJae Kim
Town Engineer

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

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DISCUSSION (continued):

The property owner, MDMH Partners, LLC, has since filed the Parcel Map (Attachment 2) to subdivide the aforementioned existing parcel and dedicate to the Town a public service easement within the proposed private road for utilities. The easement dedication is identified on the Parcel Map. The Parcel Map has been reviewed by staff and found to be in compliance with the Subdivision Map Act and Chapter 24 of the Town of Los Gatos Municipal Code. The Parcel Map formalizes the existing parcel for four new single-family residential units.

CONCLUSION:

Staff recommends that Council adopt a resolution approving the Parcel Map and accept the public service easement dedication for the development of 105 Newell Avenue.

COORDINATION:

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

FISCAL IMPACT:

Acceptance of the project will not result in a fiscal impact to the Town.

ENVIRONMENTAL ASSESSMENT:

Mitigated Negative Declaration for the project has been adopted by the Town Council on November 7, 2017.

Attachments:

1. Resolution
2. Parcel Map – 105 Newell Avenue