



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 04/06/2021

ITEM NO: 8

DATE: March 31, 2021
TO: Mayor and Town Council
FROM: Laurel Prevetti, Town Manager
SUBJECT: Adopt a Resolution Approving the Parcel Map for 20 Dittos Lane and Accepting Easement Dedications

RECOMMENDATION:

Adopt a resolution (Attachment 1) approving the Parcel Map for 20 Dittos Lane and accepting easement dedications.

BACKGROUND:

On October 16, 2018, the Town Council approved an exclusive negotiating agreement with Sarah Chaffin for the siting and development of the affordable teacher housing at 20 Dittos Lane. Ms. Chaffin created a nonprofit development entity entitled SupportTeacherHousing.org LLC (the developer) for this project.

On February 11, 2020, the Development Review Committee approved the Architectural and Site Application S-19-029 and Subdivision Application M-19-010 for a lot line adjustment and subdivision of the parcel at 20 Dittos Lane into three lots to construct two single-family residences zoned R1-D. In addition, the developer has submitted the required grading permit application and associated plans and materials to the Town for review.

On June 2, 2020, the Town Council adopted a resolution approving the land purchase agreement and first amendment to the agreement for the sale of 20 Dittos Lane to SupportTeacherHousing.org LLC for the development of affordable housing on the property. The property is currently in escrow.

PREPARED BY: WooJae Kim
Town Engineer

Reviewed by: Town Manager, Senior Civil Engineer

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DISCUSSION:

SupportTeacherHousing.org LLC has filed the Parcel Map for the subdivision of the parcel at 20 Dittos Lane on behalf of the Town. The application includes all necessary maps and drawings.

As the current owner, the Town is dedicating easements for public and private utilities, emergency vehicle access, and ingress and egress. All easements shall be maintained and preserved by the developer and future owners. The "Access Easement for Maintenance" for the hillside would be reserved and maintained by the Town. The easement dedications are all shown on the attached Final Map (Attachment 2). Acceptance of dedications are required to allow for the subdivision.

The developer would need to secure easements from adjoining private properties for access to the properties from Dittos Lane prior to the Town issuing building permits.

CONCLUSION:

Staff recommends that Council adopt a resolution approving the Parcel Map for 20 Dittos Lane and accepting easement dedications.

COORDINATION:

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

FISCAL IMPACT:

There is no fiscal impact for the Town, as the Access Easement for Maintenance is the only easement reservation that would become the responsibility of the Town.

ENVIRONMENTAL ASSESSMENT:

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

Attachments:

1. Resolution
2. Parcel Map for 20 Dittos Lane