



DATE: June 21, 2016

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Final Map Approval,
Tract No. 10342,
647 Sierra Vista Avenue**

RECOMMENDATION

Adopt a Resolution Approving the Final Map of Tract No. 10342, Accepting Dedications, and Making Findings as Required by the City Code, to be read in title only, further reading waived (Attachment 1 to the Council report).

BACKGROUND

On October 20, 2015, the City Council adopted Resolution No. 17996 conditionally approving a vesting tentative map to subdivide a 1.6-acre site at 647 Sierra Vista Avenue, creating 29 residential lots and 1 common lot for condominium purposes.

ANALYSIS

The developer has met all conditions of approval relating to the final map (Attachment 2), and the disposition of these conditions (Attachment 3) is as follows:

1. The final map was reviewed and is ready for approval and recordation.
2. The subdivision guarantee, County Tax Collector's letter regarding unpaid taxes for assessment, and subdivision security were submitted to the City.
3. A soils report was prepared and referenced on the final map. The developer, through its registered soils engineer/geologist, has certified that the project complies with the requirements of the State Seismic Hazard Map Act.
4. A copy of the final map is attached to this report (Attachment 2).
5. The developer paid subdivision fees, including the map check fee, plan check fee, construction inspection fee, and Park Land Dedication In-Lieu fees.

6. The developer has offered to dedicate public utility easements for the on-site utilities and an emergency vehicle access easement on the map.
7. The developer has offered to dedicate a street easement along Sierra Vista Avenue for public street purposes on the map.
8. Covenants, Conditions, and Restrictions (CC&Rs) have been submitted by the developer and approved by the City Attorney and the Community Development Department.
9. All on-site telephone, electric, and cable television services shall be placed underground.
10. The developer signed an Improvement Agreement to construct public and private improvements and submitted the required bonds and insurance.
11. The Public Works Department approved the improvement plans for the public and private improvements.
12. The development complies with the relevant provisions of Chapters 27 and 28 of the Mountain View City Code and City's Standard Design Criteria.
13. The map is consistent with the Planned Unit Development Permit, Development Review Permit, and Heritage Tree Removal Permit, Application No. 542-14-PUD, conditions of approval.
14. The vesting tentative map was approved on October 20, 2015, and the final map is recommended for approval within 24 months of that date, meeting the requirements of the Subdivision Map Act.

FISCAL IMPACT

The developer, Classic Communities, Inc., a California corporation, paid \$524,152.70 in subdivision fees, including \$294,000 in Park Land Dedication In-Lieu fees.

ALTERNATIVES

Determine that the tract map is not consistent with the tentative map or applicable codes and do not approve the tract map and dedication.

PUBLIC NOTICING – Agenda posting.

Prepared by:

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Approved by:

Michael A. Fuller
Public Works Director

Daniel H. Rich
City Manager

WF/TS/2/CAM
923-06-21-16CR-E

Attachments: 1. Resolution
2. Final Map
3. Tentative Map Conditions

cc: Mr. Adam Kates, Vice President
Classic 647 Sierra Vista, L.P., a California limited partnership
1068 East Meadow Circle
Palo Alto, CA 94303

ZA, APWD – Solomon, PCE – Arango, File (Tract No. 10342, 647 Sierra Vista Avenue), Chron