



**DATE:** November 27, 2018

**CATEGORY:** Consent

**DEPT.:** Public Works

**TITLE:** **Final Map Approval, Tract No. 10480,  
333 North Rengstorff Avenue**

### **RECOMMENDATION**

Adopt a Resolution Approving the Final Map of Tract No. 10480, 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 February 27, 2018, the City Council adopted Resolution No. 18201 conditionally approving a vesting tentative map to subdivide an existing 1.8-acre site at 333 North Rengstorff Avenue, creating seven (7) residential lots for thirty-one (31) condominium units and eight (8) common lots.

### **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. The number of residential lots has decreased from seven (7) to five (5) on the final map, but the overall configuration of the condominium units remains unchanged. It has been determined that the final map is in substantial conformance with the approved vesting tentative map.
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, and construction inspection fees.
6. The developer has offered to dedicate street right-of-way in fee, and public and private utility easements for the on-site utilities on the map.
7. The developer has offered to dedicate via separate instrument a five-foot (5') wide Reciprocal Access Easement (RAE) in order to provide reciprocal access through the project site for residents and guests of 2044 and 2054 Montecito Avenue.
8. The developer dedicated via separate instrument a private sanitary sewer easement in favor of the 2044 and 2054 Montecito Avenue parcel.
9. Covenants, Conditions, and Restrictions (CC&Rs) have been submitted by the developer and approved by the City Attorney and the Community Development Department.
10. All on-site telephone, electric, and cable television services shall be placed underground.
11. The developer signed an improvement agreement to construct public and private improvements and submitted the required bonds and insurance.
12. The Public Works Department approved the improvement plans for the public and private improvements.
13. The development complies with the relevant provisions of Chapters 27 and 28 of the Mountain View City Code and the City's Standard Design Criteria.
14. The map is consistent with the Planned Unit Development Permit, Development Review Permit, and Heritage Tree Removal Permit, Application No. PL-2017-104, conditions of approval.
15. The vesting tentative map was approved on February 27, 2018. The final map is recommended for approval within 24 months of the date, meeting the requirements of the Subdivision Map Act.

**FISCAL IMPACT**

The developer, SummerHill 333 North Rengstorff LLC, paid \$149,788.74 in subdivision fees.

**ALTERNATIVES**

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

**PUBLIC NOTICING** – Agenda posting.

Prepared by:

Ariel Morales  
Senior Civil Engineer

Approved by:

Michael A. Fuller  
Public Works Director

Audrey Seymour Ramberg  
Assistant City Manager

AR/TS/2/CAM  
943-11-27-18CR-1

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

cc: Mr. John A. Hickey  
SummerHill 333 North Rengstorff LLC  
3000 Executive Parkway, Suite 450  
San Ramon, CA 94583

ZA, APWD – Solomon, PCE – Byrer, [cmvgis@mountainview.gov](mailto:cmvgis@mountainview.gov), PA – Li, PCE – Macaraeg, USM, File (Tract No. 10480, 333 North Rengstorff Avenue)