



**DATE:** June 27, 2017

**CATEGORY:** Consent

**DEPT.:** Public Works

**TITLE:** **Final Map Approval, Tract No. 10380,  
660 Tyrella Avenue**

### **RECOMMENDATION**

Adopt a Resolution Approving the Final Map of Tract No. 10380, 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 May 24, 2016, the City Council adopted Resolution No. 18061 conditionally approving a vesting tentative map to subdivide a 1.84-acre site at 660 Tyrella Avenue, creating 6 condominium lots for 37 residential units and 2 common lots for private streets and open space.

### **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 and County Tax Collector's letter regarding unpaid taxes for assessment were submitted to the City. The subdivision security was not required as there are no unpaid taxes or special assessments prior to the approval and recordation of the final map.
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 fee.
6. The developer has offered to dedicate public street easements to widen Fairchild Drive to 55' and Tyrella Avenue to 60'.
7. The developer has offered to dedicate a 20' radius public street corner return in easement at the southwest corner of Fairchild Drive and Tyrella Avenue.
8. The developer has offered to dedicate public and private utility easements for the on-site utilities and an emergency vehicle access easement on the map. A private easement for retaining walls is not necessary (no retaining walls are proposed) and therefore, not included on the map.
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 City's Standard Design Criteria.
14. The map is consistent with the Planned Community Permit, Application No. 135-15-PCZA, conditions of approval.
15. The vesting tentative map was approved on May 24, 2016, 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, Taylor Morrison, paid \$159,789 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 dedication.

**PUBLIC NOTICING** – Agenda posting.

Prepared by:

Joseph Cervantes  
Senior Civil Engineer

Approved by:

Michael A. Fuller  
Public Works Director

Audrey Seymour Ramberg  
Assistant City Manager

JC/TS/7/CAM  
996-06-27-17CR-E

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

cc: Tyler Kaushagen  
Taylor Morrison  
4309 Hacienda Drive, Suite 450  
Pleasanton, CA 94588

ZA, PCE – Arango, PCE – Macaraeg, File (Tract No. 10380, 660 Tyrella Avenue),  
[cmvgis@mountainview.gov](mailto:cmvgis@mountainview.gov)