

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2020

A RESOLUTION APPROVING THE FINAL MAP OF TRACT NO. 10548,
231-235 HOPE STREET,
ACCEPTING DEDICATIONS, AND MAKING FINDINGS
AS REQUIRED BY THE CITY CODE

WHEREAS, on December 10, 2019, the City Council adopted Resolution No. 18415, Series 2019, approving the Tentative Map of the subdivision hereafter referred to; and

WHEREAS, the subdivider has filed with the City the final map for said subdivision entitled Tract No. 10548; and

WHEREAS, the City Council has received and considered a report dated September 22, 2020 from the Public Works Director recommending approval of said final map;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mountain View as follows:

1. Pursuant to Section 28.32(b) of the Mountain View City Code and Section 66458 of the Government Code, the Council hereby finds that said final map conforms to all the requirements of the Subdivision Map Act and of Chapter 28 of the Mountain View City Code applicable at the time of approval of the vesting Tentative Map, and all rulings made thereunder.

2. Pursuant to Section 28.8 of the Mountain View City Code and Section 66473.5 of the Government Code, the City Council hereby finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan of the City, including the Open Space and Conservation Elements of the Environmental Management Chapter thereto, and with any applicable specific plans of the City.

3. The final map of Tract No. 10548, 231-235 Hope Street, attached hereto as Exhibit A, is hereby approved.

4. Pursuant to Section 28.32(b) of the Mountain View City Code and Section 66477.1 of the Government Code, all offers of dedication of land for public use made by said final map are hereby accepted.

LK/TS/1/RESO
910-09-22-20r

Exhibit: A. Final Map

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY, AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE.

WE ALSO HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR UNDERGROUND PUBLIC UTILITY FACILITIES, DESIGNATED ON THIS MAP AS "PUBLIC UTILITY EASEMENT" (P.U.E.) FOR SUCH USE AS SANITARY SEWERS, WATER MAINS, STORM DRAINS, GAS MAINS, PUBLIC UTILITIES INCLUDING ELECTRIC, COMMUNICATION AND CABLE TELEVISION FACILITIES, AND OTHER SIMILAR USES, TOGETHER WITH APPURTENANCES THEREOF AND WITH RIGHTS OF INGRESS AND EGRESS. SAID PUBLIC UTILITY EASEMENT SHALL BE KEPT OPEN AND FREE FROM TREES, SHRUBS, BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT LAWFUL FENCES, SURFACE PAVEMENT, LAWFUL UNSUPPORTED ROOF OVERHANGS, IRRIGATION SYSTEMS, UTILITY COMPANY STRUCTURES AND APPURTENANCES THEREOF.

I ALSO HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR UNDERGROUND PUBLIC UTILITY FACILITIES, DESIGNATED ON THIS MAP AS "PUBLIC SERVICE EASEMENT" (P.S.E.), FOR SUCH USE AS GAS MAINS, PUBLIC UTILITIES, INCLUDING ELECTRIC, COMMUNICATION AND CABLE TELEVISION FACILITIES, AND OTHER SIMILAR USES, TOGETHER WITH APPURTENANCES THEREOF AND WITH RIGHTS OF INGRESS AND EGRESS. SAID PUBLIC SERVICE EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT LAWFUL FENCES, SURFACE PAVEMENT, LAWFUL UNSUPPORTED ROOF OVERHANGS, IRRIGATION SYSTEMS, UTILITY COMPANY STRUCTURES AND APPURTENANCES THEREOF. THE CITY IS NOT RESPONSIBLE FOR PRIVATE OR PUBLIC UTILITIES THAT ARE WITHIN OR ACROSS SAID EASEMENT.

WE ALSO HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SAID SIDEWALKS UPON, OVER AND THROUGH THE AREAS DESIGNATED ON THIS MAP AS "PEDESTRIAN ACCESS EASEMENT" (P.A.E.). SAID PEDESTRIAN ACCESS EASEMENT SHALL BE KEPT OPEN AND FREE AND FROM TREES, SHRUBS, AND STRUCTURES OF ANY KIND.

OWNER: EASTHOPE, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF _____ } S.S.

ON _____ 20__ BEFORE ME, (HERE INSERT NAME AND TITLE OF THE OFFICER), PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE _____

NOTARY PUBLIC, STATE OF CA COMMISSION No.: _____

MY COMMISSION EXPIRES: _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20__ AT _____ M, IN BOOK _____ OF MAPS, AT PAGES _____, SANTA CLARA COUNTY RECORDS, STATE OF CALIFORNIA AT THE REQUEST OF LEA AND BRAZE ENGINEERING, INC.

FILE NO.: _____

FEE: \$ _____

PAID: _____

REGINA ALCOMENDRAS, COUNTY RECORDER

BY: DEPUTY COUNTY RECORDER

SOILS/GEOTECHNICAL NOTE:

A SOILS REPORT ENTITLED "GEOTECHNICAL INVESTIGATION HOPE STREET CONDOMINIUMS 231-235 HOPE STREET MOUNTAIN VIEW, CALIFORNIA" WAS PREPARED BY MURRAY ENGINEERS INC., DATED JUNE 26, 2014, PROJECT NO. 1985-1R1, SIGNED BY JOHN A. STILLMAN G.E., C.E.G NO. 1868.

CITY ACCEPTANCE STATEMENT

I, LISA NATUSCH, CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW, STATE OF CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL DID AT ITS _____ MEETING HELD ON THE _____ DAY OF _____ MAKE ALL FINDINGS REQUIRED PURSUANT TO ARTICLE V11 OF CHAPTER 28 OF THE MOUNTAIN VIEW CITY CODE AND DID DULY APPROVE THE WITHIN FINAL MAP OF TRACT NO. 10548 AND DID ACCEPT (SUBJECT TO IMPROVEMENT) ON BEHALF OF THE PUBLIC ALL PARCELS OF LAND AND EASEMENTS OFFERED FOR DEDICATION THEREON FOR THE PURPOSES SET FORTH IN THE OFFER OF DEDICATION.

LISA NATUSCH, MMC, CITY CLERK
AND EX-OFFICIO CLERK OF THE CITY COUNCIL
OF THE CITY OF MOUNTAIN VIEW

DATE: _____ RESOLUTION NO.: _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN FINAL MAP; THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW ON _____ AN ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

EDWARD ARANGO, R.C.E. 60299
CITY ENGINEER, CITY OF MOUNTAIN VIEW
SANTA CLARA COUNTY, CALIFORNIA

DATE _____



I, TIMOTHY Y. KO, A LICENSED CIVIL ENGINEER FOR THE CITY OF MOUNTAIN VIEW, SANTA CLARA COUNTY, CALIFORNIA, DO HEREBY STATE THAT I HAVE EXAMINED THE WITHIN FINAL MAP, AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

TIMOTHY Y. KO
R.C.E. 27089

DATE _____



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF EASTHOPE, LLC ON MARCH 26, 2019. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND WILL BE SET IN THE POSITIONS INDICATED ON OR BEFORE DECEMBER 2021, AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

GREGORY F. BRAZE L.S. 7623

DATE: _____

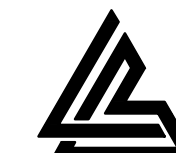


TRACT NO. 10548

**A ONE LOT, 9-UNIT RESIDENTIAL SUBDIVISION
FOR CONDOMINIUM PURPOSES
231-235 HOPE STREET**

ALL OF LOT 3 IN BLOCK 2 SOUTH, RANGE 2 EAST, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "MAP OF THE TOWN OF MOUNTAIN VIEW, SURVEYED FOR CASTRO & CALDERON", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MARCH 23, 1896 IN BOOK "I" OF MAPS, AT PAGES 6 AND 7.

**LYING ENTIRELY WITHIN THE CITY OF MOUNTAIN VIEW
SANTA CLARA COUNTY CALIFORNIA
CONSISTING OF THREE (3) SHEETS
AUGUST 2020**



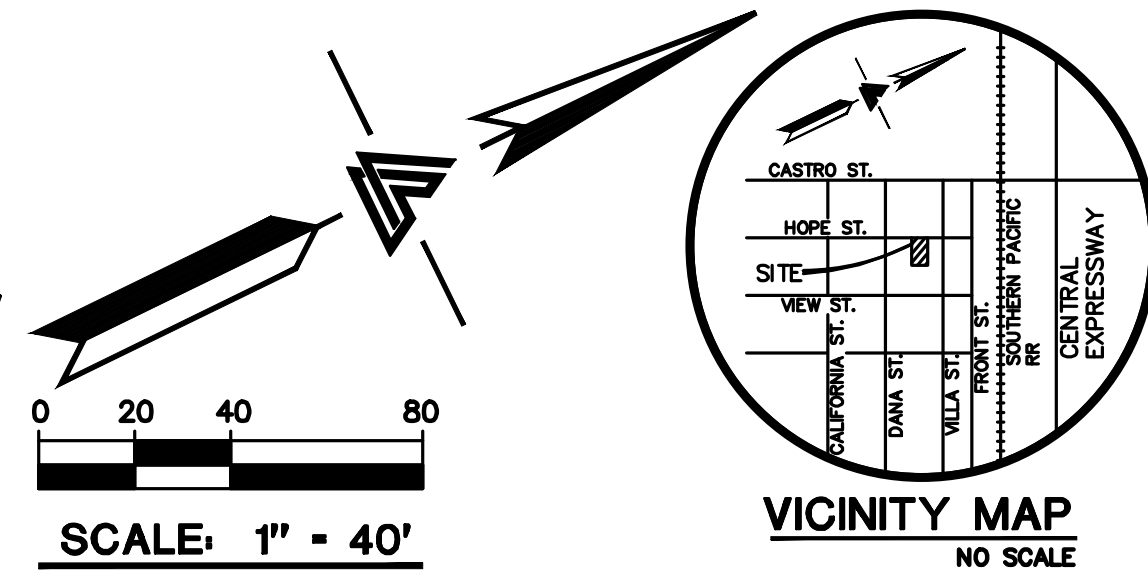
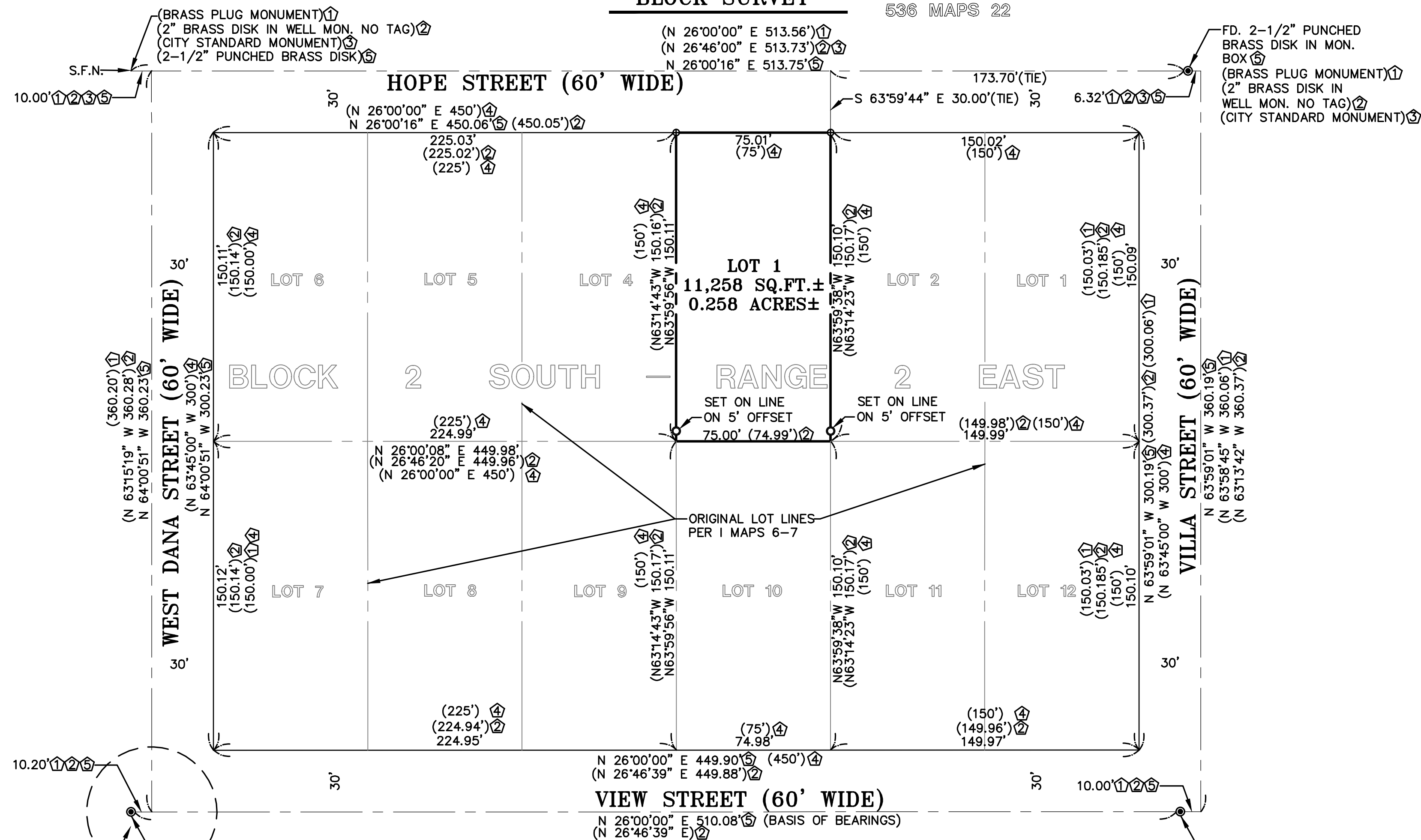
LEA & BRAZE ENGINEERING, INC.

CIVIL ENGINEERS • LAND SURVEYORS

2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086

BLOCK SURVEY

536 MAPS 22



LEGEND		REFERENCES	
●	FOUND MONUMENT AS NOTED	①	RECORD 108 MAPS 21
○	SET IRON PIPE W/PLASTIC CAP "LS 7623"	②	RECORD 700 MAPS 33
●	SET NAIL AND TAG "LS 7623"	③	RECORD 536 MAPS 22
S.F.N.	SEARCHED FOUND NOTHING	④	RECORD I MAPS 6-7
P.U.E.	PUBLIC UTILITY EASEMENT	⑤	RECORD 804 MAPS 7-8
P.A.E.	PEDESTRIAN ACCESS EASEMENT		
P.S.E.	PUBLIC SERVICE EASEMENT		
---	DISTINCTIVE BORDER LINE		
---	R/W LINE		
---	CENTERLINE		
---	ORIGINAL PARCEL LINES PER I MAPS 6-7		
---	ADJACENT PROPERTY LINE		

- NOTES:**
- LOT 1 TO BE DEVELOPED WITH NINE (9) CONDOMINIUM UNITS AND COMMON AREAS.
 - ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

BASIS OF BEARINGS
 THE BEARING N26°00'00"E, FOR THE CENTERLINE OF VIEW STREET BETWEEN FOUND MONUMENTS AND AS SHOWN ON "TRACT MAP NO. 9827" FILED IN BOOK 804 OF MAPS 7-8, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

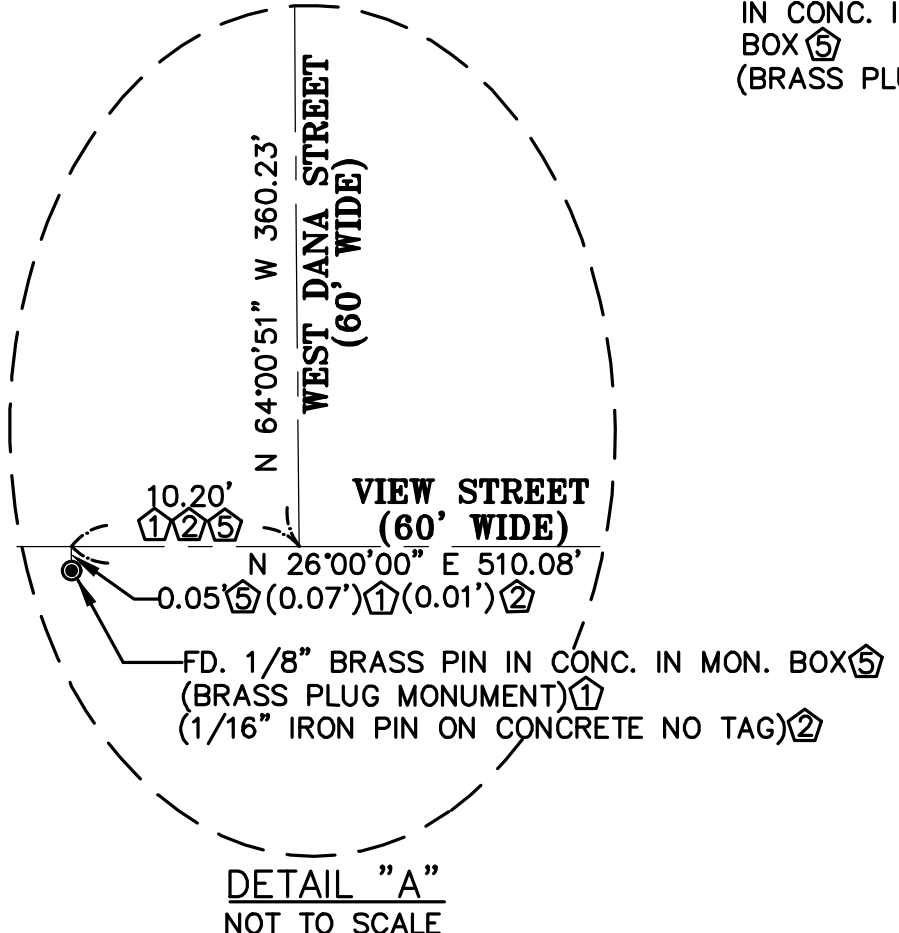
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 SANTA CLARA COUNTY CALIFORNIA
 CONSISTING OF THREE (3) SHEETS
 1"=40' AUGUST 2020

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SEE DETAIL "A"
 FD. 1/8" BRASS PIN IN CONC. IN MON. BOX
 (BRASS PLUG MONUMENT)
 (1/16" IRON PIN ON CONCRETE NO TAG)

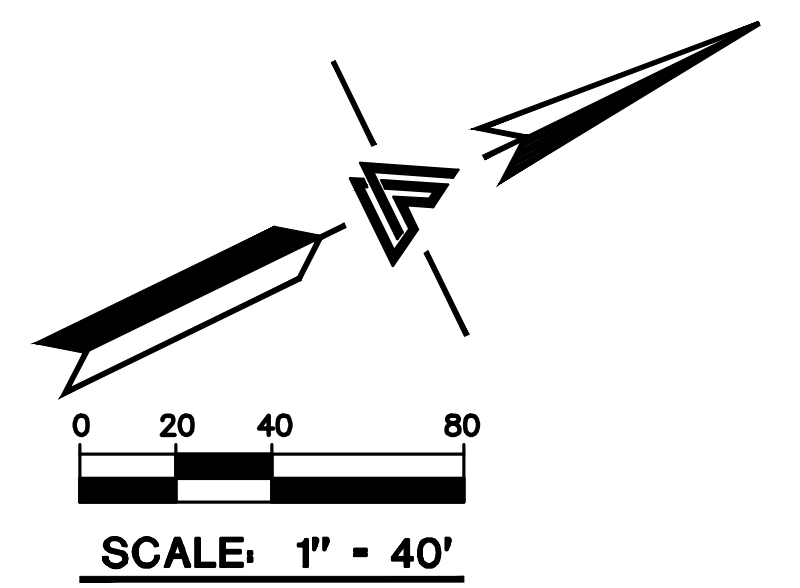
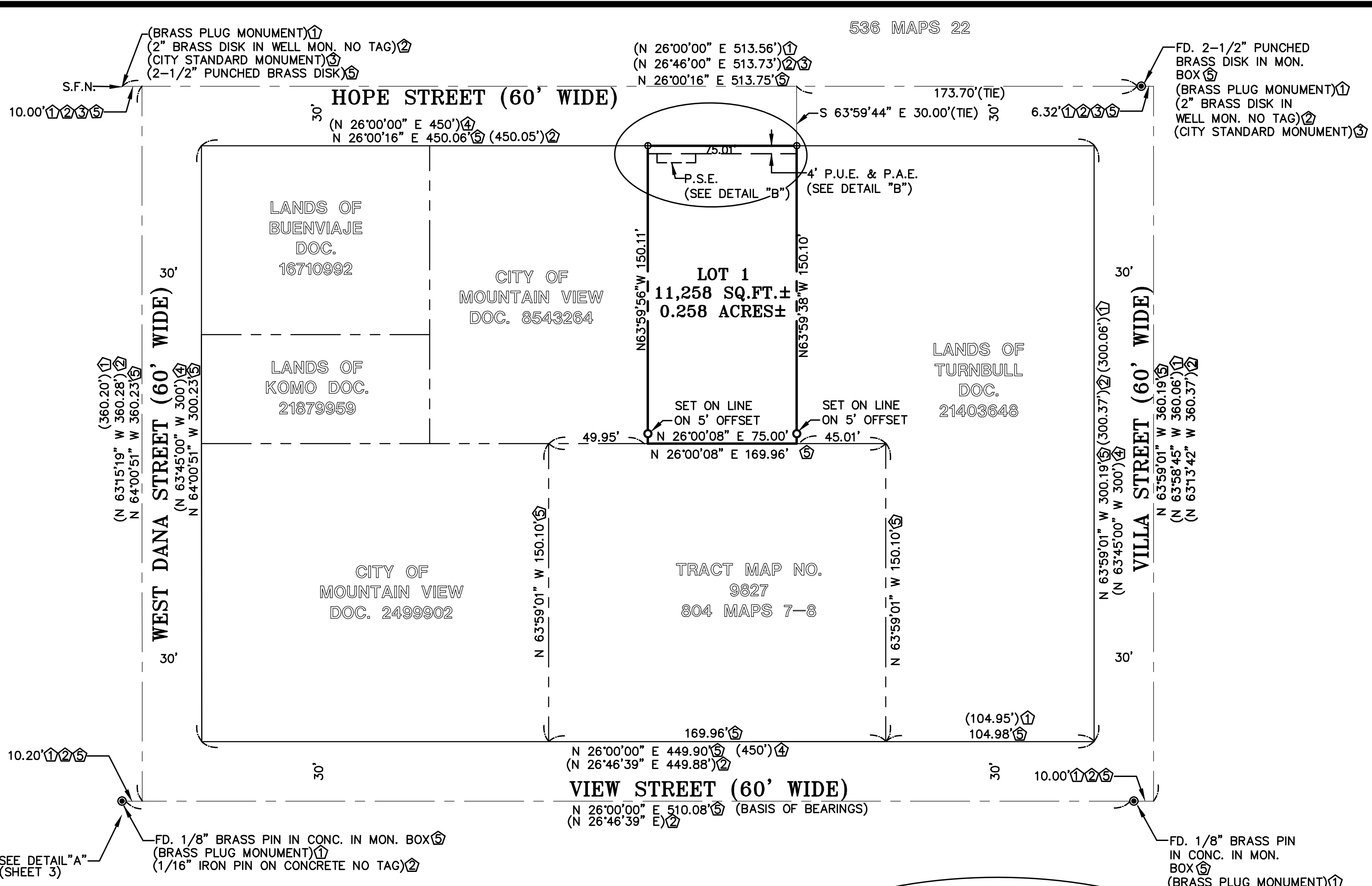
FD. 1/8" BRASS PIN IN CONC. IN MON. BOX
 (BRASS PLUG MONUMENT)



DETAIL "A"
 NOT TO SCALE

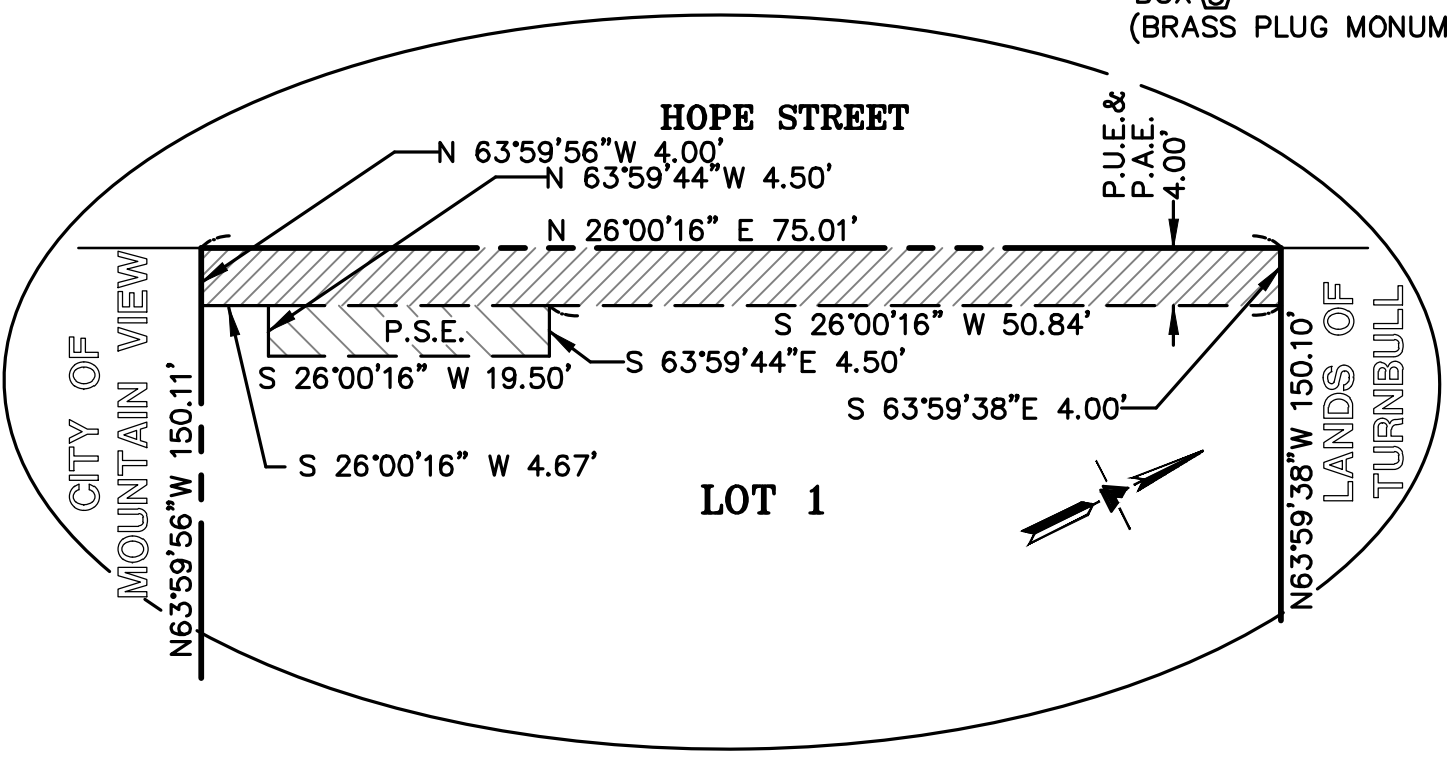
438 MAPS 38

692 MAPS 1



LEGEND		REFERENCES	
●	FOUND MONUMENT AS NOTED	①	RECORD 108 MAPS 21
○	SET IRON PIPE W/PLASTIC CAP "LS 7623"	②	RECORD 700 MAPS 33
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DETAIL "B"
(P.U.E.; P.S.E. & P.A.E.)
NOT TO SCALE