



DATE: April 14, 2020

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Final Map Approval, Tract No. 10525,
1950 Montecito Avenue**

RECOMMENDATION

Adopt a Resolution Approving the Final Map of Tract No. 10525, 1950 Montecito Avenue, 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 March 26, 2019, the City Council adopted Resolution No. 18303, conditionally approving a Vesting Tentative Map to create 33 townhome lots and two common lots at 1950 Montecito Avenue (Application No. PL-2018-106).

ANALYSIS

The developer has met all conditions of approval relating to the final map (Exhibit A to Attachment 1), and the disposition of these conditions (Attachment 2) is as follows:

1. The final map was reviewed and is ready for approval and recordation. The map is in substantial conformance with the 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 (Exhibit A to Attachment 1).

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 and private utility easements for the on-site utilities and access on the map, which were approved by the Public Works Department, AT&T, PG&E, and Comcast.
7. Covenants, Conditions, and Restrictions (CC&Rs) have been submitted by the developer and approved by the City Attorney and the Community Development Department.
8. The overhead utility lines fronting the property along Montecito Avenue and all on-site telephone, electric, and cable television services shall be placed underground.
9. The developer signed an improvement agreement to construct public and private improvements and submitted the required bonds and insurance.
10. The Public Works Department approved the improvement plans for the public and private improvements.
11. The development complies with the relevant provisions of Chapters 27 and 28 of the Mountain View City Code and City's Standard Design Criteria.
12. The map is consistent with the Planned Unit Development Permit and Development Review Permit, Application No. PL-2018-105, Conditions of Approval.
13. The tentative map was approved on March 26, 2019, 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, The Redwoods at Montecito LLC, paid \$186,824 in subdivision 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.

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910-04-14-20CR
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Attachments: 1. Resolution and Final Map
2. Vesting Tentative Map Conditions

cc: Joshua Vrotsos, Director of Acquisitions
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