



DATE: November 27, 2018

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Final Map Approval, Tract No. 10479, 2044 and 2054 Montecito Avenue**

RECOMMENDATION

Adopt a Resolution Approving the Final Map of Tract No. 10479, 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 November 7, 2017, the City Council adopted Resolution No. 18174 conditionally approving a vesting tentative map to subdivide land at 2044 and 2054 Montecito Avenue, creating fifty-two (52) residential lots and thirteen (13) 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 common lots has increased from thirteen (13) to fifteen (15) on the final map, but the overall configuration of the common lots is consistent and 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 public and private utility easements for the on-site utilities on the map.
7. The developer dedicated via separate instrument a five-foot (5') wide Reciprocal Access Easement (RAE) to provide reciprocal access through the project site for residents and guests of 333 North Rengstorff Avenue.
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 the 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. 387-16-PUD, conditions of approval.
14. The vesting tentative map was approved on November 7, 2017. 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 Montecito Avenue LLC, paid \$246,864 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.

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Approved by:

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AM/TS/2/CAM
943-11-27-18CR

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

cc: Mr. John A. Hickey
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ZA, APWD – Solomon, PCE – Byrer, cmvgis@mountainview.gov, PA – Li, PCE – Macaraeg, USM, File (Tract No. 10479, 2044 and 2054 Montecito Avenue)