



COUNCIL REPORT

DATE: June 14, 2022

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Final Map Approval, Tract No. 10583,
1001 North Shoreline Boulevard**

RECOMMENDATION

Adopt a Resolution of the City Council of the City of Mountain View Approving the Final Map of Tract No. 10583, 1001 North Shoreline Boulevard, 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 June 30, 2020, the City Council adopted Resolution No. 18488 conditionally approving a Vesting Tentative Map to create three lots for condominium purposes and one common lot at 1001 North Shoreline Boulevard (Application No. PL-2017-184).

ANALYSIS

The developer has substantially 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 Vesting Tentative Map allows for phased final maps. This final map is the first phase and additional final maps for later phases can be filed at a later time.
2. The final map was reviewed and is ready for approval and recordation. The map is in substantial conformance with the Vesting Tentative Map.
3. The subdivision guarantee, County Tax Collector's letter regarding unpaid taxes for assessment, and subdivision security were submitted to the City.
4. A soils report was prepared and referenced on the final map. The developer, through the developer's registered soils engineer/geologist, has certified that the project complies with the requirements of the State Seismic Hazard Map Act.

5. A copy of the final map is attached to this report (Exhibit A to Attachment 1).
6. The developer paid subdivision fees, including the map check fee, plan check fee, construction inspection fee, Park Land Dedication Fee, water and sewer capacity fees, sewer impact fee, and transportation impact fee for the residential parcel (Lot 1) being created.
7. The developer has offered to dedicate a public utility easement on the map along the street frontages on the face of the map for such use as sanitary sewer, water, storm drains, and other utilities, including gas, electric, communication, and cable television facilities, which were approved by Public Works.
8. The developer has offered to dedicate a 24' public sanitary sewer and water easement on the map, which has been approved by Public Works.
9. The developer has offered to dedicate public and private utility easements on the map for the on-site utilities and access, which were approved by Public Works, AT&T, PG&E, and Comcast.
10. The developer signed an improvement agreement to construct public and private improvements and submitted the required bonds and insurance.
11. Staff is working with the developer to finalize the reimbursement agreement to reimburse the developer for the construction cost of the 16" water main and 21" sewer main through the project site. The reimbursement agreement includes a reimbursable cost estimate of approximately \$3,500,000 for design and construction of this City infrastructure. This amount will be updated to establish a not-to-exceed maximum amount under the reimbursement agreement after the developer completes the construction bid process.
12. The Public Works Department approved the improvement plans for the public and private improvements.
13. All on-site telephone, electric, and cable television services shall be placed underground.
14. The developer signed a Utility Payment Agreement and posted a security deposit in lieu of each unit having separate sewer connections and separate water meters.
15. 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.

16. The map is consistent with the Planned Unit Development Permit and Development Review Permit, Application No. PL-2017-183, and conditions of approval.
17. The Vesting Tentative Map was approved on June 30, 2020, and the final map is recommended for approval within 24 months of the expiration date, meeting the requirements of the Subdivision Map Act.

FISCAL IMPACT

The developer, LH Shoreline Apartments LP, a Delaware limited partnership, paid \$12,114,523 in subdivision fees, including \$10,380,000 in Park Land Dedication fees.

ALTERNATIVES

Determine that the final map is not consistent with the Vesting Tentative Map or applicable codes and do not approve the final map and dedication.

PUBLIC NOTICING—Agenda posting.

Prepared by:

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Reviewed by:

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Principal Civil Engineer

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City Engineer

LC/EP/4/CAM
901-06-14-22CR
201993

Attachments: 1. Resolution with Exhibit A
 2. Vesting Tentative Map Conditions (PL-2017-184)

cc: LH Shoreline Apartments, LP
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 Boston, MA 02109

ZA, APWD—Arango, PCE—Byrer, PA—Li, PCE—Shah, USM, F (Tract No. 10583, 1001 North Shoreline, cmvgis@mountainview.gov)

Approved by:

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