



**DATE:** September 22, 2020

**CATEGORY:** Consent

**DEPT.:** Public Works

**TITLE:** **Final Map Approval, Tract No. 10548, 231-235 Hope Street**

### **RECOMMENDATION**

Adopt 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, to be read in title only, further reading waived (Attachment 1 to the Council report).

### **BACKGROUND**

On December 10, 2019, the City Council adopted Resolution No. 18415, conditionally approving a Tentative Map to subdivide an existing 0.25-acre site to create nine condominium units at 231-235 Hope Street (Application No. PL-2019-188).

### **ANALYSIS**

The developer has met or, prior to the map recordation, will meet, 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 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. Prior to the map recordation, the developer will pay subdivision fees, including the map check fee, plan check fee, construction inspection fee, water and sewer capacity fees, off-site storm drainage fee, park land dedication fee, and transportation impact fee.
6. The developer has offered to dedicate public utility easements on the map, which were approved by the Public Works Department, AT&T, PG&E, and Comcast.
7. The developer has offered to dedicate a pedestrian access easement (PAE) along Hope Street for a wider public sidewalk on the map.
8. Covenants, Conditions, and Restrictions (CC&Rs) have been submitted by the developer and, prior to the map recordation, would be 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. Prior to the map recordation, the developer will sign an improvement agreement to construct public and private improvements, and submit the required security 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 Community Permit and Provisional Use Permit, Application No. PL-2019-188, conditions of approval.
14. The Tentative Map was approved on December 10, 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, EastHope LLC, will pay \$293,759 in subdivision fees, including \$187,200 in Park Land Dedication fees, prior to the map recordation.

**ALTERNATIVES**

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

**PUBLIC NOTICING** – Agenda posting.

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LK/TS/1/CAM  
910-09-22-20CR  
200451

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

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Approved by:

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