



DATE: April 28, 2020

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Final Map Approval, Tract No. 10504,
982 Bonita Avenue**

RECOMMENDATION

Adopt a Resolution Approving the Final Map of Tract No. 10504, 982 Bonita 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 May 15, 2018, the City Council adopted Resolution No. 18214 conditionally approving a Tentative Map to create a one lot subdivision for eight residential condominium units at 982 Bonita Avenue (Application No. PL-2017-148).

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 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, construction inspection fee, and Park Land Dedication In-Lieu Fee.
6. The developer has offered to dedicate street right-of-way in fee on the map along Bonita Avenue for public street and utility purposes.
7. The developer has offered to dedicate a public utility easement for underground public utility facilities on the map, which were approved by Public Works, AT&T, PG&E, and Comcast.
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 improvements and submitted the required bonds and insurance.
11. The Public Works Department approved the improvement plans for the public improvements.
12. The development complies with the relevant provisions of Chapters 27 and 28 of the Mountain View City Code and City's Standard Design Criteria.
13. The map is consistent with the Planned Unit Development Permit and Development Review Permit, Application No. PL-2017-147, Conditions of Approval.
14. The Tentative Map was approved on May 15, 2018 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, 982 Bonita Avenue, LLC, a California limited liability company, paid \$179,431 in subdivision fees, including \$120,000 in Park Land Dedication In-Lieu 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.

Prepared by:

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Approved by:

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

cc: Alice Tong, Managing Member
982 Bonita Avenue, LLC
5339 Prospect Road, No. 350
San Jose, CA 95129

cc: ZA-PM, APWD – Arango, PCE(A) – Byrer, PA – Li, PCE – Shah, USM, F (Tract No. 10504, 982 Bonita Avenue), cmvgis@mountainview.gov

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