



**DATE:** February 9, 2021

**CATEGORY:** Consent

**DEPT.:** Public Works

**TITLE:** **Final Map Approval, Tract No. 10550, 410-414 Sierra Vista Avenue**

### **RECOMMENDATION**

Adopt a Resolution of the City Council of the City of Mountain View Approving the Final Map of Tract No. 10550, 410-414 Sierra Vista 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 June 19, 2018, the City Council adopted Resolution No. 18226 conditionally approving a Vesting Tentative Map to create 14 rowhouse lots and two common lots at 410-414 Sierra Vista Avenue (Application No. PL-2017-121). On July 8, 2020, the Subdivision Committee granted a one-year extension to the Vesting Tentative Map (Application No. PL-2020-072).

### **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 (Attachments 2 and 3) is as follows:

1. The final map was reviewed and is ready for approval and recordation. The number of common lots has decreased from two to one on the final map, but the overall configuration of the common lot is consistent and 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 the developer's 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, storm drainage fee, park land dedication fee, water and sewer capacity fees, and transportation impact fee.
6. The developer has offered to dedicate a public street in fee on the map, 30' wide from the centerline of the street.
7. 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.
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. 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. All on-site telephone, electric, and cable television services shall be placed underground.
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 and Development Review Permit, Application No. PL-2020-071, conditions of approval.
14. The Vesting Tentative Map was approved on June 19, 2018, a one-year map extension was granted on July 8, 2020, and the final map is recommended for approval within 12 months of the expiration date, meeting the requirements of the Subdivision Map Act.

**FISCAL IMPACT**

The developer, Hamilton Avenue Investment LLC, a California limited liability company, paid \$321,664 in subdivision fees, including \$117,000 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.

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- Attachments: 1. Resolution  
Exhibit A: Final Map  
2. Vesting Tentative Map Conditions (PL-2017-121)  
3. Vesting Tentative Map Extension Conditions (PL-2020-072)

cc: Poan Chen, Operating Manager  
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