



DATE: February 14, 2017

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Final Map Approval, Tract No. 10339,
231-235 Hope Street**

RECOMMENDATION

Adopt a Resolution Approving the Final Map of Tract No. 10339, 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 16, 2015, the City Council adopted Resolution No. 17963 conditionally approving a vesting tentative map to subdivide an existing 0.25-acre site at 231-235 Hope Street, creating nine condominium units.

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.
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, construction inspection fee, and Park Land Dedication In-Lieu fees.

6. The developer has offered to dedicate a public utility easement along Hope Street for the on-site utilities on the map.
7. The developer has offered to dedicate a pedestrian access easement along Hope Street on the map.
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 City-approved CC&Rs identify how the shared parking and access requirements are being met for the owners.
10. All on-site telephone, electric, and cable television services shall be placed underground.
11. The developer signed an Improvement Agreement to construct public and private improvements and submitted the required bonds and insurance.
12. The developer signed a Storm Drain Hold Harmless Agreement to hold the City harmless against storm surcharges or blockages that may result in on-site damage.
13. The developer signed a Sanitary Sewer Hold Harmless Agreement to hold the City harmless against sewer surcharges or blockages that may result in on-site damage.
14. The Public Works Department approved the improvement plans for the public and private improvements.
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 homeowners association shall maintain the retaining walls as identified within the approved CC&Rs.
17. The map is consistent with the Planned Community Permit and Provisional Use Permit, Application No. 331-14-PCZA, conditions of approval.
18. The tentative map was approved on June 16, 2015, 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, 235 Hope Street Investors, LLC, a California limited liability company, paid \$253,888.63 in subdivision fees, including \$187,200 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.

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JC/TS/3/CAM
949-02-14-17CR-E

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

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ZA, PCE – Arango, File (Tract No. 10339, 231-235 Hope Street)