



COUNCIL REPORT

DATE: September 12, 2023
CATEGORY: Consent
DEPT.: Public Works
TITLE: **570 South Rengstorff Avenue, Tract No. 10584—Final Map**

RECOMMENDATION

Adopt a Resolution of the City Council of the City of Mountain View Approving the Final Map of Tract No. 10584, 570 South Rengstorff Avenue, Accepting Dedications, Making Findings as Required by Chapter 28 of the Mountain View City Code, and Making Appropriate California Environmental Quality Act (CEQA) Findings, to be read in title only, further reading waived (Attachment 1 to the Council report).

BACKGROUND

On [September 14, 2021](#), the City Council adopted Resolution No. 18601 conditionally approving a Vesting Tentative Map to create 11 residential lots and seven common lots for condominium purposes for an 85-unit rowhouse development at 570 South Rengstorff Avenue (Application No. PL-2020-185). Council also made a finding that approving the Vesting Tentative Map was exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects).

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 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 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, Park Land Dedication Fee, water and sewer capacity fees, sewer impact fee, traffic signal fee, and transportation impact fee.
6. 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.
7. Covenants, Conditions, and Restrictions (CC&Rs) have been submitted by the developer and approved by the City Attorney's Office and the Community Development Department.
8. The developer signed an improvement agreement to construct public and private improvements and submitted the required bonds and insurance.
9. The Public Works Department approved the improvement plans for the public and private improvements.
10. All on-site telephone, electric, and cable television services shall be placed underground.
11. 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.
12. The map is consistent with the Planned Unit Development Permit and Development Review Permit, Application No. PL-2020-182, and conditions of approval.
13. The Vesting Tentative Map was approved on September 14, 2021, and on August 23, 2023, the Joint Administrative Zoning and Subdivision Committee granted a one-year extension to the Vesting Tentative Map (Application No. PL-2023-116). The final map is recommended for approval within the extension date, meeting the requirements of the Subdivision Map Act.

The resolution also includes the determination that approving the final map is exempt from review under CEQA pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects).

FISCAL IMPACT

The developer, Taylor Morrison of California, LLC, paid \$1,729,271 in 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, traffic signal fee, and transportation impact fee.

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 dedications.

PUBLIC NOTICING—Agenda posting.

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Attachments: 1. Resolution with Exhibit A
 2. Vesting Tentative Map Conditions (PL-2020-185)

cc: Taylor Morrison of California, LLC
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ZA, APWD—Arango, PCE—Byrer, PA—Li, PCE—Shah, USM, F (Tract No. 10584, 570 South Rengstorff Avenue, cmvgis@mountainview.gov)