



# COUNCIL REPORT

**DATE:** May 9, 2023  
**CATEGORY:** Consent  
**DEPT.:** Public Works  
**TITLE:** **Final Map Approval, Tract No. 10575,  
773 Cuesta Drive**

## **RECOMMENDATION**

Adopt a Resolution of the City Council of the City of Mountain View Approving the Final Map of Tract No. 10575, 773 Cuesta Drive, 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 25, 2021](#), the City Council adopted Resolution No. 18566 conditionally approving a Vesting Tentative Map to create four residential lots and one common lot at 773 Cuesta Drive (Application No. PL-2020-185).

## **ANALYSIS**

The developer has substantially 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 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, Park Land Dedication Fee, water and sewer capacity fees, sewer impact 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-2020-184, and conditions of approval.
13. The Vesting Tentative Map was approved on May 25, 2021, and the final map is recommended for approval within 24 months of the expiration date, meeting the requirements of the Subdivision Map Act.

### **FISCAL IMPACT**

The developer, GLZ 08 LLC, paid \$266,464 in subdivision fees, including a map check fee, plan check fee, construction impact fee, park land dedication fee, water and sewer capacity fees, sewer impact 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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996-05-09-23CR  
203019

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

cc: GLZ 08, LLC  
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