

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2016

A RESOLUTION CONDITIONALLY APPROVING A TENTATIVE TRACT MAP
TO CREATE 24 LOTS, INCLUDING 23 CONDOMINIUM LOTS
(18 RESIDENTIAL AND UP TO 5 COMMERCIAL) AND ONE COMMON LOT,
AT 843, 871, AND 881 CASTRO STREET, AND 750 FAIRMONT AVENUE

WHEREAS, an application was received from Glen Yonekura for GPRV 10, LLC, for a Tentative Subdivision Map to create 24 lots, including 23 condominium lots (18 residential and up to 5 commercial) and one common lot, at 881 Castro Street (Application No. 234-15-TM); and

WHEREAS, the Subdivision Committee held a duly noticed public hearing on May 25, 2016 on said application and recommended that the City Council conditionally approve the tentative map subject to the conditions of approval in Exhibit A; and

WHEREAS, the City Council held a public hearing on June 14, 2016 on said application and received and considered all evidence presented at said hearing, including the recommendation from the Subdivision Committee and the City Council report;

NOW, THEREFORE, BE IT RESOLVED, pursuant to the Subdivision Map Act and Section 28.8 of the Mountain View City Code, that the City Council of the City of Mountain View finds:

1. The project complies with the California Environmental Quality Act (CEQA) because it is categorically exempt pursuant to Section 15332 ("Infill Development Projects") of the CEQA Guidelines;

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan Land Use Designation of Downtown Mixed-Use and zoning regulations for the Downtown Precise Plan, including all required elements therein applicable to said property, and is physically suitable for the proposed density and development; and

3. The tentative tract map for 843, 871, and 881 Castro Street and 750 Fairmont Avenue is hereby approved subject to the subdivider's compliance with all those conditions of approval as required by the Subdivision Committee, and said map is attached hereto as Exhibit B and incorporated herein by reference.

TIME FOR JUDICIAL REVIEW

The time within which judicial review of this decision must be sought is governed by California Code of Civil Procedure, Section 1094.6, as established by Resolution No. 13850, adopted by the City Council on August 9, 1983.

LH/2/RESO
823-06-14-16r-E

Exhibits: A. Conditions of Approval
 B. Tentative Map

SUBDIVISION CONDITIONS
APPLICATION NO.: 234-15-TM
843, 871, 881 CASTRO STREET AND 750 FAIRMONT AVENUE
(APN: 158-06-036, 158-06-037, 158-06-038, AND 158-06-039)

1. **MAP SUBMITTAL:** File a final map for approval and recordation in accordance with the City Code and the California Subdivision Map Act prior to the issuance of any building permit for the property within the subdivision. All existing and proposed easements are to be shown on the map. Submit two black-line copies of the map to the Public Works Department for review together with all items on the Map Checklist concurrent with the Off-Site Improvement Plans.
2. **MAP DOCUMENTS:** Submit a subdivision guarantee, County Tax Collector's letter regarding unpaid taxes or assessments, and subdivision security if there are unpaid taxes or special assessments prior to the approval and recordation of the map.
3. **SOILS REPORT:** Soils and geotechnical reports prepared for the subdivision shall be indicated on the final map. Submit a copy of the report with the final map.
 - a. As required by the State Seismic Hazards Mapping Act, a project site-specific geotechnical investigation shall be conducted by a registered soils/geologist identifying any seismic hazards and recommending mitigation measures to be taken by the project. The applicant, through its registered soils engineer/geologist, shall certify the project complies with the requirements of the State Seismic Hazards Mapping Act. Indicate the location (page number) within the geotechnical report of where this certification is located or provide a separate letter stating such.
4. **FINAL MAP APPROVAL:** The final map shall be signed and notarized by the owner and engineer/surveyor and submitted to the Public Works Department with an 8.5"x11" reduction of the map. In order to place the approval of the final map on the agenda for the City Council, all related materials and agreements must be completed, signed, and received by the Public Works Department 40 calendar days prior to the Council meeting. After City Council approval, the City will sign the map and provide a Xerox Mylar copy. The applicant's title company shall have the County Recorder's Office record the original and endorse the Xerox Mylar copy. The endorsed Xerox Mylar copy and PDF shall be returned to the Public Works Department within one week after recording the map.
5. **SUBDIVISION FEES:** Pay all subdivision fees due in accordance with the rates in effect at the time of payment prior to the approval of the final map.
6. **PARK LAND DEDICATION FEE:** Prior to issuance of any building permits and prior to approval of the final map as applicable, the applicant shall pay the Park Land Dedication Fee (approximately \$15,000 to \$30,000 per unit) for each new residential unit in accordance with Chapter 41 of the City Code prior to the issuance of the building permit. No credits against the Park Land Dedication Fee will be allowed for the private open space and recreational facilities. Provide the most current appraisal or escrow closing statement of the property with the following information to assist the City in determining the current market value of the land: (1) a brief description of the existing use of the property; (2) square footage of the lot; and (3) size and type of each building located on the property at the time the property was acquired.
7. **WATER AND SEWER CAPACITY CHARGES:** The water and sewer capacity charges for residential connections are based on the number and type of dwelling units. There are separate charges for different types of residential categories so that the capacity charges reasonably reflect the estimated demand of each type of connection. The water and sewer capacity charges for nonresidential connections are based on the water meter size, and the

building area and building use, respectively. Credit is given for the demand of the improvements that previously existed on the site. Fees need to be paid per the Public Works Fee Schedule prior to Public Works approving the final map.

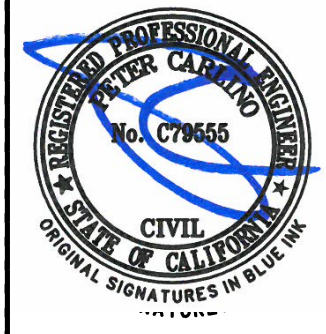
8. **STREET DEDICATION:** Dedicate a public street in fee as required by the Public Works Director on the face of the map to widen Castro Street, 45' from the centerline of the street.
9. **UTILITY EASEMENT AND APPROVALS:** Dedicate utility easements as required by the utility companies and as approved by the Public Works Director. All street and public service easement dedications are to be shown on the final map. The subdivider shall submit two copies of the map to PG&E, AT&T (SBC), and Comcast for their review and determination of easement needs. The public service easement dedications must be approved by the utility companies prior to the approval of the final map.
10. **CC&Rs:** Covenants, Conditions, and Restrictions (CC&Rs) for the homeowners association, together with a completed CC&R checklist, shall be submitted to and approved by the City Attorney's Office and the Community Development Department prior to approval and recordation of the map. The CC&Rs shall govern the commercial and residential condominiums and associated common area(s). The said covenants shall include and stipulate all of the standard provisions which are shown on the attached sheet. The checklist and proposed CC&Rs shall be annotated to show exactly where each of the standard provisions have been incorporated into the CC&R document.
11. **CC&Rs, GARBAGE PICKUP:** The Covenants, Conditions, and Restrictions (CC&Rs) shall include a provision stating that the residential and commercial owners are responsible for bringing their garbage and recycling to the common trash rooms. If it is determined that there is an acceptable alternative location for bins for the four townhomes, the CC&Rs shall reflect that change.
12. **PUBLIC IMPROVEMENTS:** Install or reconstruct standard public improvements that are required for the subdivision and as required by Chapters 27 and 28 of the Mountain View City Code. These improvements include new storm, sewer, and water connections; abandonment of existing utility connection; reconstruction of the curb, gutter, and sidewalk on the north side of Fairmont Avenue; reconstruction of Fairmont Avenue from Castro Street to Hope Street; removal of storm drain cross-culverts; and reconstruction of the Fairmont Avenue and Hope Street intersection.
 - a. **IMPROVEMENT AGREEMENT:** The property owner must sign a Public Works Department improvement agreement for the installation of the public improvements prior to the approval of the final map. Sign a Public Works Department faithful performance bond (100 percent) and materials/labor bond (100 percent) or provide a letter of credit (150 percent) or cash security (100 percent) securing the installation and warranty of the off-site and on-site common improvements in a form approved by the City Attorney's Office. The surety (bond company) must be listed as an acceptable surety on the most current Department of the Treasury's Listing of Approved Sureties on Federal Bonds, Department Circular 570. This list of approved sureties is available through the Internet at: https://www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570_a-z.htm. The bond amount must be below the underwriting limitation amount listed on the Department of the Treasury's Listing of Approved Sureties. The surety must be licensed to do business in California. Guidelines for security are available at the Public Works Department. Any changes to the standard agreement will require an additional one- to three-week processing time with the City Attorney's Office.
 - b. **INSURANCE:** Provide a certificate of insurance and endorsement naming the City an additional insured from the entity that will sign the improvement agreement prior to the approval of the final map. The insurance coverage amounts are a minimum of One Million Dollars (\$1,000,000) Commercial General Liability, Automobile Liability, and Workers' Compensation. The insurance requirements are available from the Public Works Department.

13. **OFF-SITE IMPROVEMENT PLANS:** Prepare public improvement plans in accordance with Chapter 28 of the City Code, the City's Standard Design Criteria, and the conditions of approval of the subdivision. The plans are to be drawn on 24"x36" sheets at a minimum scale of 1" = 20'. The plans shall be stamped by a registered civil engineer and shall show all public improvements and other applicable work within the public right-of-way. A traffic control plan indicating the work areas, delineators, signs, and other traffic control measures is required for work that impacts traffic on an existing street. Improvement plans (10 sets), Improvement Plan Checklist, and items noted within the checklist must be submitted together as a separate package concurrent with the first submittal of the building plans. The improvement plans must be approved and signed by the Public Works Department. After the plans have been signed by the Public Works Department, 10 black-line sets, 1 Xerox Mylar (4 mil) set of the plans, and CD with CAD file and PDF must be submitted to the Public Works Department prior to the approval of the final map. CAD files shall meet the City of Mountain View's Digital Data Submission Standards.
14. **INFRASTRUCTURE QUANTITIES:** Submit a completed construction cost estimate form indicating the quantities of the improvements with the submittal of the improvement plans. The construction cost estimate is used to estimate the cost of improvements and to determine the Public Works plan check and inspection fees. The construction cost estimate is to be prepared by the civil engineer preparing the improvement plans and stamped and signed.
15. **UNDERGROUNDING OF OVERHEAD SERVICES:** All new and existing electric, telephone, and cable television services serving the subdivision are to be placed underground (including transformers). The undergrounding of the new and existing electric, telephone, and cable television services are to be completed prior to issuance of a Certificate of Occupancy for any new buildings within the subdivision. (Aboveground transformers shall be located so they are screened or not visible from the street or to the general public as approved by the Community Development and Public Works Departments.)
16. **JOINT UTILITY PLANS:** Submit joint utility plans showing the location of the proposed electric, gas, telephone, and cable television conduits and vaults. These plans shall be combined with and made part of the improvement plans. Dedicate public utility easements that are necessary for the common utility on the final map.
17. **UNDERGROUNDING OF OVERHEAD LINES:** Underground all existing overhead telephone, electric, and cable television facilities within the property and fronting the property along Fairmont Avenue. Routing of the new underground facilities shall be from Yosemite Avenue to Hope Street to Fairmont Avenue. The undergrounding work shall be constructed in conjunction with any applicable off-site improvements and completed prior to issuance of a Certificate of Occupancy for any new unit. All poles fronting the property are to be removed. Prior to approval of the final map, subdivider shall sign an underground utility agreement and provide a performance bond or other suitable guarantee securing performance of the work in the estimated amount of the cost of underground work until such time as prepaid or secured contracts are entered into by the subdivider with PG&E, AT&T (SBC), and Comcast that provides for all of the required underground work.
18. **UTILITY PAYMENT AGREEMENT:** Prior to the approval of the final map, sign a utility payment agreement and post a security deposit made payable to the City as security if each unit or building does not have separate sewer connections and water meters in accordance with Section 35.38 of the City Code. The utility payment agreement shall include provisions to have the security transferred from the applicant to the homeowners association (but still made payable to the City) when the homeowners association is formed for the subdivision.
19. **STORM DRAIN HOLD HARMLESS AGREEMENT:** Prior to the approval of the final map, sign a storm drain hold harmless agreement if there are any proposed on-site storm inlets with grates below the elevation of street curb to be connected to the City's storm drain system.

20. **SANITARY SEWER HOLD HARMLESS AGREEMENT:** Prior to the approval of the final map, if the sanitary sewer connection(s) inside the structure(s) is/are less than 1' above the rim elevation of the upstream sanitary sewer manhole, the owner shall sign an agreement to hold the City harmless against sewer surcharges or blockages that result in on-site damage.
21. **CONSISTENCY WITH OTHER APPROVALS:** This map shall be consistent with all requirements of the Provisional Use Permit and Planned Community Permit, Application No. 016-15-PCZA. All conditions of approval imposed under that application shall remain in full force and effect and shall be met prior to approval of the final map.
22. **APPROVAL EXPIRATION:** If the map is not completed within twenty-four (24) months from the date of this approval, this map shall expire.

TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSE 881 CASTRO ST. MOUNTAIN VIEW, CA 94041

REVISIONS	BY



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
CONTACT: PETE CARLINO
WWW.LEABRAZE.COM

**881 CASTRO STREET
MOUNTAIN VIEW,
CALIFORNIA**
APN: 158-06-036
APN: 158-06-037
APN: 158-06-038
APN: 158-06-039
SANTA CLARA COUNTY

**TENTATIVE TRACT
MAP**

JOB NO: 2140892
DATE: 5-15-15
SCALE: AS NOTED
DESIGN BY: TT
DRAWN BY: WA
SHEET NO:

C-1.0
01 OF 21 SHEETS

PROJECT DATA

OWNER/SUBDIVIDER: CASTRO GPRV10, LLC
5150 EL CAMINO REAL, SUITE A31
LOS ALTOS CA 94022-1537

ENGINEER/SURVEYOR: LEA & BRAZE ENGINEERING INC.
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CA 94545
(510) 887-4086
CONTACT: PETE CARLINO

ARCHITECT: WILLIAM MASTON ARCHITECTS AND ASSOCIATES
384 CASTRO STREET
MOUNTAIN VIEW, CA 94041
TEL. (650) 968-7900
CONTACT: EYAL RAVID

LOT AREA: 12,996 S.F.
ASSESSOR'S PARCEL NO. 158-06-036
158-06-037
158-06-038
158-06-039

EXISTING AND PROPOSED
ZONING: P(19)
EXISTING USE: SINGLE STORY COMMERCIAL BUILDING
PROPOSED USE: MIX USE, COMMERCIAL/RESIDENTIAL

FEMA NOTE:

THIS PROJECT IS LOCATED WITHIN FEMA FLOOD ZONE "X".
ZONE "X" IS DESIGNATED AS: AREAS OF 0.2% ANNUAL
CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH
AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE
AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED
BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

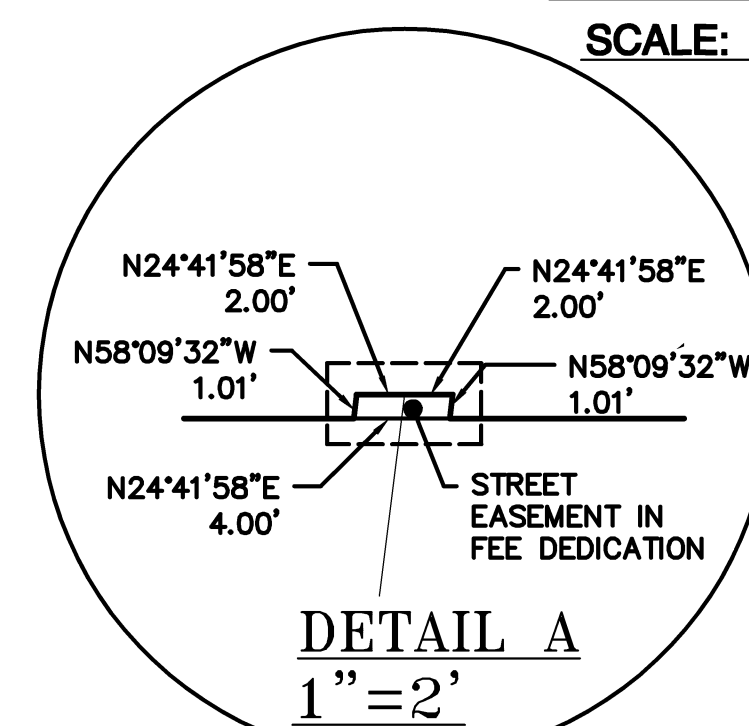
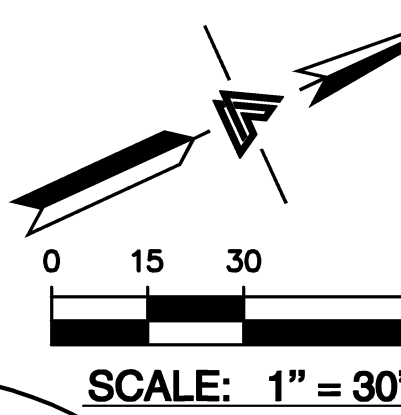
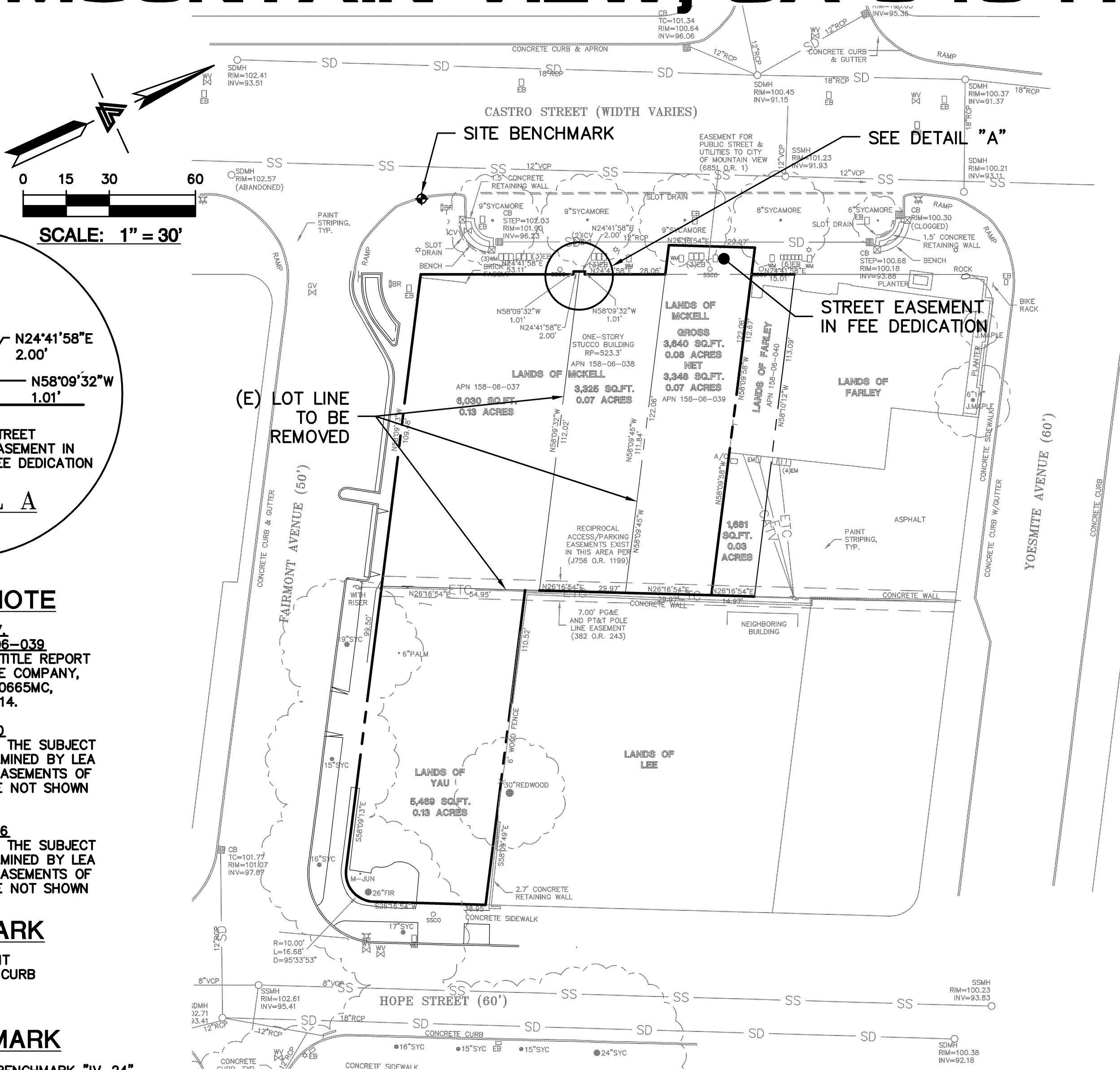
NO BASE FLOOD ELEVATION FOR SUBJECT SITE WAS SHOWN
ON FLOOD INSURANCE RATE MAP (FIRM) NO. 06085C0039H,
PANEL 39 OF 830 EFFECTIVE DATE MAY 18, 2009.

UTILITIES

WATER SERVICE: CITY OF MOUNTAIN VIEW
SEWER: CITY OF MOUNTAIN VIEW
STORM DRAINAGE: CITY OF MOUNTAIN VIEW
GAS AND ELECTRIC: PG&E
CABLE: COMCAST
PHONE: AT&T

PROJECT DESCRIPTION

PROPOSED TENTATIVE TRACT MAP SUBDIVISION MAP FOR FOUR
EXISTING PARCELS WITH 14 PROPOSED CONDOMINIUMS UNITS, 4
TOWNHOMES, AND 2 COMMERCIAL UNITS. THE COMMERCIAL UNITS
WILL BE SUBDIVIDED AS TENANT SPACES. UTILITIES FOR THE
CONDO UNITS WILL BE SHARED IN COMMON. THE UTILITIES FOR
THE TOWNHOMES AND COMMERCIAL UNITS WILL BE SEPARATE.



EASEMENT NOTE

APN 158-06-037,
158-06-038, & 158-06-039
EASEMENTS SHOWN ARE PER TITLE REPORT
PREPARED BY CHICAGO TITLE COMPANY,
TITLE NO. FWPS-2999140665MC,
DATED MAY 29, 2014.

APN 158-06-040
A CURRENT TITLE REPORT FOR THE SUBJECT
PROPERTY HAS NOT BEEN EXAMINED BY LEA
& BRAZE ENGINEERING, INC. EASEMENTS OF
RECORD MAY EXIST THAT ARE NOT SHOWN
ON THIS MAP.

APN 158-06-036
A CURRENT TITLE REPORT FOR THE SUBJECT
PROPERTY HAS NOT BEEN EXAMINED BY LEA
& BRAZE ENGINEERING, INC. EASEMENTS OF
RECORD MAY EXIST THAT ARE NOT SHOWN
ON THIS MAP.

SITE BENCHMARK

SURVEY CONTROL POINT
CUT CROSS IN CONCRETE CURB
ELEVATION = 102.35'
(NAVD 88 DATUM)

BENCHMARK

CITY OF MOUNTAIN VIEW BENCHMARK "IV-24"
BRONZE DISK STAMPED "IV-24" SET IN THE TOP OF
CURB AT THE NORTHWESTERLY CORNER OF CASTRO
STREET AND EL CAMINO REAL APPROXIMATELY 100 FEET
WEST OF THE WESTERLY R/W OF CASTRO STREET.
ELEVATION = 104.761'
(NAVD 88 DATUM)