

CITY OF MOUNTAIN VIEW
ENVIRONMENTAL PLANNING COMMISSION
RESOLUTION NO.
SERIES 2017

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A
VESTING PRELIMINARY PARCEL MAP FOR CONDOMINIUM PURPOSES AT 2700
WEST EL CAMINO REAL

WHEREAS, an application was received from SummerHill Homes for a Vesting Preliminary Parcel Map for condominium purposes at 2700 West El Camino Real (Application No. 303-16-PM); and

WHEREAS, the Environmental Planning Commission held a public hearing on June 7, 2017 for a Tentative Subdivision Map and recommended approval to the City Council subject to the attached conditions;

NOW, THEREFORE, BE IT RESOLVED, the Environmental Planning Commission of the City of Mountain View hereby recommends the City Council approve the Tentative Subdivision Map subject to the required findings, pursuant to the Subdivision Map Act:

1. An Initial Study of Environmental Significance was prepared for the project in conforming with the California Environmental Quality Act (CEQA) and the analysis determined that all of the environmental impacts associated with the project have been avoided or reduced to a less-than-significant level through the incorporation of mitigation measures.

2. That pursuant to Section 66473.5 and Subsections (a) and (b) of Section 66474 of the Government Code, and Section 28.8 of the Mountain View City Code, the City Council hereby finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan Land Use Designation of Mixed-Use Corridor of the City, including all required elements therein applicable to said property.

3. That the Tentative Subdivision Map for 2700 West El Camino Real is hereby recommended for approval subject to the subdivider's compliance with all of those conditions of approval as required by the Subdivision Committee and attached hereto and incorporated herein by reference.

DP/7/CDD
807-06-07-17epcr-E

Attachments: A. Subdivision Conditions of Approval
B. Tentative Parcel Map

SUBDIVISION CONDITIONS
APPLICATION NO.: 206-16-PCZA
2700 WEST EL CAMINO REAL

1. **MAP SUBMITTAL:** File a parcel 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. SD-02 [SUBDIVISION CONDITION]
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 parcel map. Submit a copy of the report with the parcel 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. SD-05 [SUBDIVISION CONDITION]
PARCEL MAP APPROVAL: When all subdivision-related materials and agreements have been completed, the original parcel map shall be signed and notarized by the owners and engineer/surveyors and submitted to the Public Works Department. 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. **MAP PLAN CHECK FEE:** Prior to issuance of any building permits and prior to approval of the parcel map as applicable, the applicant shall pay the map plan check fee in accordance with Section 28.27.b and 28.19.b of the City Code per the rates in effect at time of payment.

An initial map plan check fee based on the Public Works fee schedule shall be paid at the time of initial map plan check submittal.
6. **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 parcel map.
7. **PARK LAND DEDICATION FEE:** Prior to issuance of any building permits and prior to approval of the parcel map as applicable, the applicant shall pay the Park Land Dedication Fee (approximately \$42,000 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.

8. **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 parcel map.
9. **STREET DEDICATION:** Dedicate a public street in fee/easement as required by the Public Works Director, on the face of the map to widen Del Medio Avenue, 30' from the centerline of the street.
10. **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 parcel 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 parcel map.
11. **PEDESTRIAN ACCESS EASEMENT (SIDEWALK):** Dedicate a 4' wide pedestrian access easement along El Camino Real and a 2' wide pedestrian access easement along Del Medio Avenue to the satisfaction of the Public Works Director.
12. **PUBLIC ACCESS EASEMENT, COVENANTS, AND DEED RESTRICTIONS (CONNECTIONS THROUGH SITES):** Prior to issuance of any building permits or approval of a parcel/final map, the owner shall dedicate a 12' wide public access easement, covenants, agreements, and deed restrictions (PAE) on private property. The dedication shall indicate that:
 - a. Public access shall be granted for nonautomotive use;
 - b. Owner shall maintain, inspect, and monitor the PAE improvements in good order, condition, and repair and in compliance with the American with Disabilities Act (ADA);
 - c. The PAE shall run with the land and be binding upon any successors;
 - d. If owner shall fail to abide by PAE, owner agrees to pay all reasonable costs and expenses incurred by City in enforcing the performance of such obligations;
 - e. Owner agrees to defend, and hold City, its officers, employees, agents, and volunteers harmless from any liability for damage or claims for damage for personal injury, including, but not limited to, death and/or property damage caused by negligent acts, errors, or omissions in performance of services or operations under the dedication, including maintenance operations performed on the PAE by owner or owner's contractors, subcontractors, agents, or employees.
13. **PUBLIC UTILITY EASEMENT:** Dedicate a public utility easements as required for the relocation for the public traffic signal cabinets at the corner on El Camino Real and Del Medio Avenue to the satisfaction of the Public Works Director.
14. **PUBLIC IMPROVEMENTS:** Install or reconstruct standard public improvements that are required for the subdivision and as required by Chapters 27 and 28 of the City Code. These improvements include new curb, gutter, and sidewalk on El Camino Real and Del Medio Avenue; new domestic (2), irrigation, and fire services with appropriate meters, backflow preventors, and/or apparatus; two new sewer laterals and a storm drain connection.
 - 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 parcel map. Sign a Public Works Department faithful performance bond (100 percent) and materials/labor bond (100 percent) or

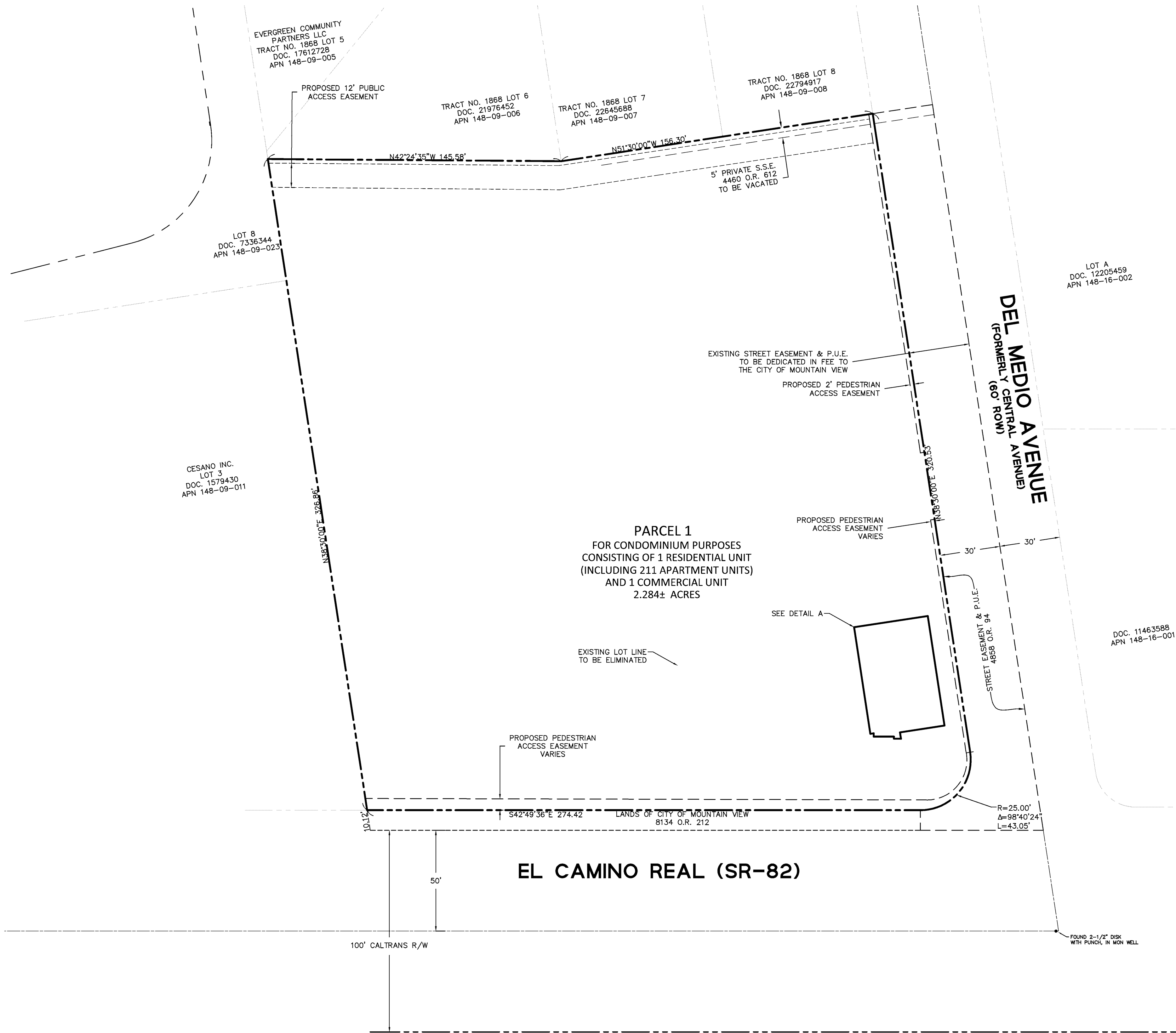
provide a letter of credit (150 percent) or cash security (100 percent) securing the installation and warranty of the off-site and on-site common improvements in a form approved by the City Attorney's Office. The surety (bond company) must be listed as an acceptable surety on the most current Department 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: 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 parcel map. The insurance coverage amounts are a minimum of Two Million Dollars (\$2,000,000) Commercial General Liability, Automobile Liability, and Workers' Compensation. The insurance requirements are available from the Public Works Department.
15. **OFF-SITE IMPROVEMENT PLANS:** Prepare off-site public improvement plans in accordance with Chapter 28 of the City Code, the City's Standard Design Criteria, Submittal Checklist, Plan Review Checklist, and the conditions of approval of the project. 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, but not limited to, 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), an initial plan check fee and map plan check fee based on the Public Works fee schedule, 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 parcel map. CAD files shall meet the City's Digital Data Submission Standards.
16. SD-32 [SUBDIVISION CONDITION]
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.
17. **UNDERGROUNDING OF OVERHEAD SERVICES:** All new and existing electric, telephone, and cable television services serving the subdivision are to be placed underground (including transformers, with the exception of the transformers shown on the plans within the screen-wall and the AT&T pedestals). 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.)
18. **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 parcel map.
19. **UNDERGROUNDING OF OVERHEAD LINES:** Underground existing overhead telephone, electric, and cable television facilities fronting the property along Del Medio Avenue, unless waived by the City Council after

consideration of the recommendation of the Public Works Director due to unusual or impractical circumstances. 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 parcel 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. If the undergrounding requirement is waived, subdivider shall fulfill whatever substitute conditions the City shall impose prior to parcel map approval.

20. **STORM DRAIN HOLD HARMLESS AGREEMENT:** Prior to the approval of the parcel 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.
21. **SANITARY SEWER HOLD HARMLESS AGREEMENT:** Prior to the approval of the parcel 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.
22. SD-41 [SUBDIVISION CONDITION]
SURFACE DRAINAGE RELEASE: Provide a surface stormwater release for the lots, driveways, alleys, and private streets that prevents the residential buildings from being flooded in the event the storm drainage system becomes blocked or obstructed.
23. **CONSISTENCY WITH OTHER APPROVALS:** This map shall be consistent with all requirements of the Planned Community Permit, Application No. 206-16-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 parcel map.
24. SD-47 [SUBDIVISION CONDITION]
APPROVAL EXPIRATION: If the map is not completed within twenty-four (24) months from the date of this approval, this map shall expire.

VESTING PRELIMINARY PARCEL MAP FOR CONDOMINIUM PURPOSES



LEGEND

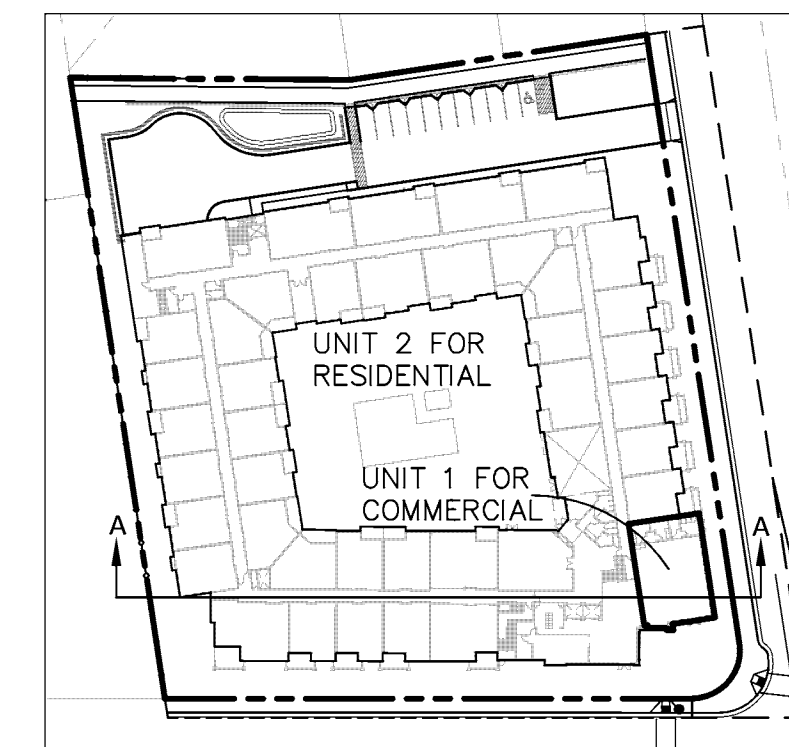
PROJECT BOUNDARY	-----
EASEMENT LINE	-----
STREET CENTERLINE	-----
LOT LINE	-----

ABBREVIATIONS

C&G	= CURB & GUTTER
CMV	= CITY OF MOUNTAIN VIEW
ESMT	= EASEMENT
EVAE	= EMERGENCY VEHICLE ACCESS EASEMENT
EX	= EXISTING
PG&E	= PACIFIC GAS & ELECTRIC COMPANY
DET	= DETAIL
DWY	= DRIVEWAY
LS	= LANDSCAPE STRIP
(N)	= NEW
PAE	= PUBLIC ACCESS EASEMENT
PEAE	= PEDESTRIAN ACCESS EASEMENT
PG&E	= PACIFIC GAS & ELECTRIC EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
R/W	= RIGHT OF WAY
S.A.D	= SEE ARCHITECTURAL DRAWINGS
SSE	= SANITARY SEWER EASEMENT
STD	= STANDARD
SW	= SIDEWALK
TYP	= TYPICAL

GENERAL NOTES

- VESTING PRELIMINARY PARCEL MAP: THIS VESTING PRELIMINARY PARCEL MAP IS BEING FILED IN ACCORDANCE WITH ARTICLE 2, SECTION 86452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
- AREA: THE BOUNDARIES OF THIS SUBDIVISION CONTAIN 2.28± ACRES.
- UTILITIES: A UTILITY EASEMENT IN THE FAVOR OF PACIFIC GAS & ELECTRIC WILL BE CREATED TO FACILITATE MAINTENANCE OF GAS METERS AND ELECTRICAL SERVICES. SANITARY AND WATER SERVICE LATERALS BETWEEN THE BUILDINGS AND THE CLEANOUTS AND/OR WATER METERS WILL BE PRIVATELY OWNED AND MAINTAINED. THE STORM DRAINAGE SYSTEM WILL ALSO BE PRIVATELY OWNED AND MAINTAINED OR AS DESIGNATED.
- THE PROPERTY OWNER WILL BE RESPONSIBLE FOR SANITARY SEWER INFRASTRUCTURE IN PRIVATE STREETS
- ALL EXISTING WATER, SANITARY, AND STORM SERVICES ARE TO BE ABANDONED/REMOVED PER CITY OF MOUNTAIN VIEW STANDARDS AND SPECIFICATIONS.
- THE PRIVATE SANITARY SEWER EASEMENT (4460 O.R. 612) SHALL BE VACATED PRIOR TO THE RECORDATION OF THE PARCEL MAP
- THE 12' PUBLIC ACCESS EASEMENT IS FOR NON-MOTORIZED PEDESTRIAN AND BICYCLE USE ONLY.

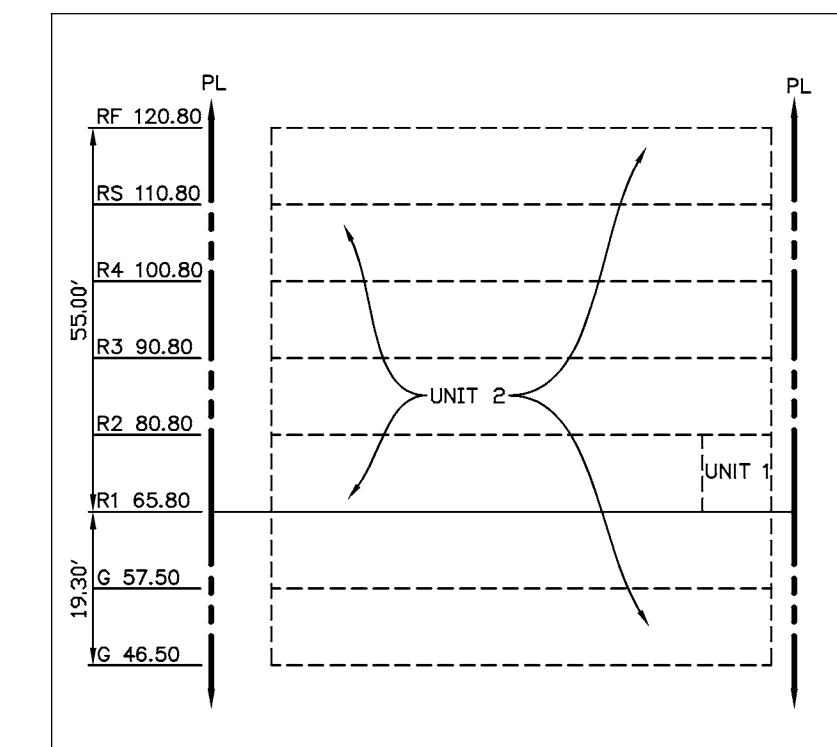


DETAIL A

SCALE: 1"=100'

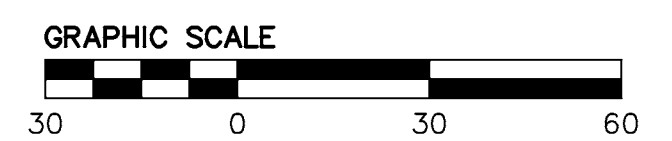
PROJECT DATA

- | | |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. OWNER: | SUMMERHILL APARTMENT COMMUNITIES |
| 2. DEVELOPER: | SUMMERHILL APARTMENT COMMUNITIES
777 CALIFORNIA AVENUE
PALO ALTO, CA 94304
CONTACT: JOHN A. HICKEY
(650) 842-2360 |
| 3. CIVIL ENGINEER: | BKF ENGINEERS
1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112
CONTACT: ISAAC KONTOROVSKY
(408) 467-9100 |
| 4. PROPERTY: | PARCEL 1 AND 2 AS SHOWN ON A PARCEL MAP FILED DECEMBER 11, 1919 IN BOOK 496 OF DEEDS, PAGE 426, SANTA CLARA COUNTY RECORDS. |
| 5. ASSESSORS PARCEL NO. | 148-09-009 |
| 6. GENERAL PLAN | MEDIUM-HIGH RESIDENTIAL DENSITY & MIXED-USE CORRIDOR |
| 7. EXISTING ZONING: | EL CAMINO PRECISE PLAN (MEDIUM DENSITY CORRIDOR & NEIGHBORHOOD CORNER OVERLAY) |
| 8. PROPOSED ZONING: | EL CAMINO PRECISE PLAN (MEDIUM DENSITY CORRIDOR & NEIGHBORHOOD CORNER OVERLAY) |
| 9. EXISTING USE: | HOTEL, RESTAURANT, AND SURFACE PARKING |
| 10. PROPOSED USE: | FIVE-FLOOR RESIDENTIAL UNITS OVER TWO LEVELS OF SEMI-UNDERGROUND PARKING PLUS RETAIL AREAS |
| 11. GROSS AREA: | 2.28± ACRES |
| 12. NUMBER OF PARCELS: | 1 PARCEL FOR CONDOMINIUM PURPOSES |
| 13. NUMBER OF CONDO UNITS: | 1 RESIDENTIAL CONDOMINIUM UNIT (INCLUDING 211 APARTMENT UNITS FOR RENTAL), AND 1 COMMERCIAL CONDOMINIUM UNIT |
| 14. UTILITIES: | |
| A. WATER: | CITY OF MOUNTAIN VIEW |
| B. PRIVATE STREETS: | PROPERTY OWNER |
| C. SANITARY SEWER: | CITY OF MOUNTAIN VIEW |
| D. PUBLIC STREETS: | PROPERTY OWNER |
| E. STORM DRAIN: | CITY OF MOUNTAIN VIEW |
| F. PRIVATE STREETS: | PROPERTY OWNER |
| G. GAS/ELECTRIC: | PACIFIC GAS & ELECTRIC |
| H. TELEPHONE: | AT&T |
| I. CABLE TV: | COMCAST |
| 15. BENCHMARK: | CITY OF MOUNTAIN VIEW BENCHMARK STAMPED IV-22; BRONZE DISK SET IN TOP CURB SOUTH END OF RETURN OF CALIFORNIA STREET AND DEL MEDIO AVENUE. ELEVATION=46.23 FEET (NAVD 88) |
| 17. FLOOD ZONE: | THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP NO. 06085C0038H |
| 18. PARCEL SIZE: | 99,502 SF (2.28± ACRES-GROSS) |



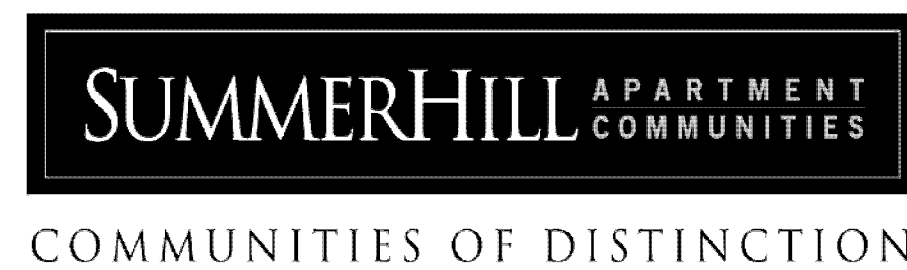
SECTION A-A

N.T.S.

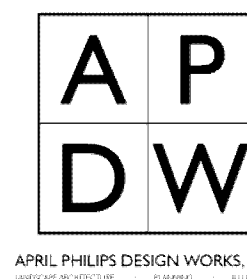


2700 W. EL CAMINO REAL

VESTING PRELIMINARY PARCEL MAP



SummerHill Apartment Communities
777 S. California Ave.
Palo Alto, CA 94304
650-842-2268
summerhillapartmentcommunities.com



PLANNED COMMUNITY PERMIT
MOUNTAIN VIEW, CA 2017-04-10

KTGY # 20156111

SHEET NO.

CI.0