

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW
APPROVING A VESTING PRELIMINARY PARCEL MAP TO CREATE ONE LOT WITH UP TO
FOUR COMMERCIAL CONDOMINIUM UNITS ON A 3.05-ACRE LOT AT
749 WEST EL CAMINO REAL (APNs: 193-02-049 and 193-02-050)

WHEREAS, an application (Application No. PL-6884) was received from Greystar, on behalf of JPMorgan Chase, owner, for a Planned Community Permit, Provisional Use Permit, and Development Review Permit to construct a mixed-use development comprised of two buildings: a six-story building with 299 residential rental units, 10,830 square feet of ground-floor neighborhood commercial space, and at-grade podium parking above two levels of underground parking; and a two-story 8,483 square foot bank building project and a 5,149 square foot rooftop deck; and a Heritage Tree Removal Permit to remove 28 Heritage trees on a 3.05-acre site located at 749 West El Camino Real; and

WHEREAS, the applicant submitted a Senate Bill (SB) 330 Preliminary Application on January 7, 2022, which was deemed complete, with the SB 330 vesting provisions effectuating on that date. The formal application was submitted on June 30, 2022 and deemed complete on September 24, 2024; and

WHEREAS, on the same date, the applicant submitted an application for a Vesting Preliminary Parcel Map to create one lot for up to four commercial condominium units associated with the mixed-use project at 749 West El Camino Real; and

WHEREAS, the subject property has a General Plan Land Use Designation of Mixed-Use Corridor; and

WHEREAS, the subject property is located in the Village Center Sub Area of P-38 (El Camino Real) Precise Plan Zoning District; and

WHEREAS, as authorized by the Quimby Act, Government Code Section 66477, the City of Mountain View has adopted a standard of providing parks and recreational facilities to its residents at a ratio of 3 acres per 1000 residents. Increases in population due to new residential development place additional burdens on City parks and recreational facilities, and negatively impact the City's standard of providing parks and recreational facilities to its residents at a ratio of 3 acres per 1000 residents; and

WHEREAS, currently, approximately 25,374 of the approximately 86,121 residents of Mountain View live within a one-mile radius of this development project. This means that 29%

of all Mountain View residents live within a one-mile radius of this development project. To meet the City's 3-acre-per-thousand standard, the City must provide approximately 258 acres of parks and recreational facilities for the entire City, with approximately 75 acres located within a 1-mile radius of this development project. Currently, there are only 60.31 acres of parks and recreational facilities within a one-mile radius of this development project, which means there is a 14.69-acre deficit; and

WHEREAS, on September 17 and October 15, 2025, the Environmental Planning Commission held duly noticed public hearings on said application and recommended the City Council conditionally approve the Subdivision Map based on the findings and subject to the conditions of approval attached hereto as Exhibit A; and

WHEREAS, the City Council held a duly noticed public hearing on _____ on said application and received and considered all evidence presented at said hearing, including the recommendation from the Environmental Planning Commission, the City Council report, and project materials, and determined that the Vesting Preliminary Parcel Map is consistent with the applicable zoning and subdivision requirements in the General Plan and the City Code; and

WHEREAS, on the same date, the City Council adopted a companion resolution to conditionally approve a Planned Community Permit, Provisional Use Permit, Development Review Permit, Density Bonus Application, and Heritage Tree Removal Permit and certified a Final Supplemental Environmental Impact Report under the California Environmental Quality Act (CEQA) ; and

WHEREAS, subdivision of the property will facilitate the development of the project site consistent with applicable provisions of the General Plan; now, therefore, be it

RESOLVED: that, based on substantial evidence in the record, the City Council of the City of Mountain View (City) finds the proposed project complies with CEQA (Pub. Res. Code, § 21000, *et seq.*) pursuant to a subsequent Environmental Impact Report (EIR) has been prepared for the project and CEQA Guidelines (Cal. Code Regs., Title 14) Section 15152 and 15163. A Supplemental EIR (SEIR) to the certified 2014 El Camino Real Precise Plan Final EIR (2023-2031 EIR, State Clearinghouse [SCH] # 2014032002) and the 2023-2031 Housing Element (2023-2031 Housing Element EIR, State Clearinghouse [SCH] # 2022020129) has been prepared pursuant to Public Resources Code Section 21158; and be it

FURTHER RESOLVED: that the City Council hereby makes the following findings regarding the Vesting Preliminary Parcel Map (Application No. PL-6584):

1. A Supplemental Environmental Impact Report (EIR) was prepared for the project in conformance with the California Environmental Quality Act (CEQA), which the City Council by separate resolution certified and adopted required CEQA findings. Analysis in the SEIR determined there are certain significant effects on the environment that would result from implementation of the proposed project, and the identified mitigation measures which, when

implemented, will substantially lessen or avoid the significant effects on the environment caused by the proposed project, with the exception of the significant unavoidable impacts for cultural resource by demolishing a historic resource, for which no additional mitigations are feasible to reduce to less-than-significant.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with applicable general and specific plans (Gov. Code, §§ 66473.5, 66474). Pursuant to Section 66473.5 and Subsections (a) and (b) of Section 66474 of the Government Code and Section 28.2 of the Mountain View City Code, the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan Land Use Designation of El Camino Real Mixed Corridor of the City, including all required elements therein applicable to said property. The site has a General Plan Land Use Designation of Mixed-Use Corridor, which allows for a mix of multi-family residential, office, commercial, and lodging uses in addition to public spaces that will serve surrounding neighborhoods and visitors. The project complies with the El Camino Real Precise Plan streetscape design standards by generally providing a 12-foot-wide sidewalk with five-foot tree wells. A 6-foot-wide Class IV protected bikeway and bus duckout/boarding island will also be provided along El Camino Real. The sidewalk is narrowed to seven feet adjacent to the bus duckout/boarding island. The project will provide a 10-foot detached sidewalk and 5-foot planter strip along Castro Street and a five-foot detached sidewalk and 12.5-foot planter strip along Lane Avenue. The planter strip provides a landscape buffer with new street trees and C.3 stormwater treatment between the roadway and new public sidewalk. A new five-foot monolithic sidewalk will be provided along Victor Way to preserve the existing street trees.

3. The site is physically suitable for the type and density of development (Gov. Code, § 66474). The site is physically suitable for the proposed mixed-use development at its proposed density as the underlying El Camino Real Precise Plan Zoning and the Mixed-Use Corridor General Plan Land Use Designation allow mixed-use development in this area. Although the proposed project density exceeds the maximum allowed by the underlying Zoning District and General Plan, the project is allowed additional density under provisions of State Density Bonus Law, and the site adequately accommodates vehicle, pedestrian, and bicycle circulation to meet requirements for life safety, City services, and occupants of the project. Additionally, the proposed Subdivision Map facilitates the construction of a new mixed-use development that can be fully served by the physical infrastructure and services provided within the City.

4. The proposed design of the subdivision and improvements, as conditioned, will not cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat (Gov. Code, § 66474). The design of the subdivision and the proposed improvements, as conditioned, will not cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat as a Supplemental Environmental Impact Report was prepared for the project and CEQA Guidelines (Cal. Code Regs., Title 14) Section 15152 and 15163. A Supplemental EIR (SEIR) to the certified 2014 El Camino Real Precise Plan Final EIR (2014 EIR, State

Clearinghouse [SCH] # 2014032002) and the 2023-2031 Housing Element (2023-2031 Housing Element EIR, State Clearinghouse [SCH] # 2022020129) has been prepared pursuant to Public Resources Code Section 21158. The SEIR was circulated for public comment for the required 45 days, which ended April 25, 2025. The City received six comment letters on the Draft EIR and has provided a response to these comments in the Final EIR. All significant impacts of the project have been mitigated to a less-than-significant level with the incorporation of mitigation measures and standard City conditions of approval, with the exception of a significant and unavoidable impact on a cultural resource resulting from the demolition of a historic resource, for which a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program has been adopted by Council.

5. **The design of the subdivision and its improvements will not cause serious public health problems (Gov. Code, § 66474).** The design of the subdivision and the proposed improvements are not likely to cause serious public health problems because the project will be consistent with the policies included in the General Plan, El Camino Real Precise Plan, and the City Code and incorporate standard conditions of approval and previously adopted mitigation measures to protect public health, safety, convenience, and welfare. Proposed public (off-site) improvements are designed to meet City design standards and the City Code. Additionally, the project will be further reviewed for compliance with Building and Fire codes to ensure on-site improvements comply with applicable codes for safe habitation.

6. **The design of the subdivision and its improvements will not conflict with easements, acquired by the public-at-large, for access through or use of property within the subdivision (Gov. Code, § 66474).** The subdivision and improvements, as conditioned, will not conflict with existing easements.

7. **For a proposed subdivision with more than five hundred (500) dwelling units, water will be available and sufficient to serve the proposed subdivision in accordance with Section 66473.7 of the Subdivision Map Act (Gov. Code, § 66473.7).** This finding does not apply because the project proposes 299 dwelling units;

8. **The discharge of waste from the proposed subdivision into the sewer system will not violate regional water quality control regulations (Gov. Code, § 66474.6).** The subdivision will not result in the discharge of waste into the sewer system that would violate regional water quality control regulations

9. **The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities (Gov. Code, § 66473.1).** The proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.

10. **The City has considered the effects on housing needs of the region in which the local jurisdiction is situated and balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code, § 66412.3).** In approving the vesting preliminary parcel map, the City Council has considered the effects on housing needs

of the region in which the local jurisdiction is situated and balanced these needs against the public service needs of its residents and available fiscal and environmental resources; and

11. The imposition of the City's Park Land Dedication In-Lieu fees for this project is based on the following: In accordance with the City adopted density formula, this 299-unit development project will add approximately 598 new residents to the City and the population within a one-mile radius of the project. Applying the exemption for the provision of affordable housing as required by the City Code and using the .0060 acreage per dwelling unit factor adopted by the City, the applicant is required to dedicate 1.596 acres of land or pay a fee in lieu thereof to offset the burden the additional residents will place on the City's parks and recreational facilities. Because this applicant is not dedicating the land necessary to offset the impact of the approximately 598 new residents this project will bring, the current 14.69-acre park and recreational facility deficit within a one-mile radius of this development project will increase to 16.286 acres. Based on a land value of \$11,000,000 per acre, it will now cost the City \$179,146,000 to provide parks and recreational facilities at a ratio of 3 acres per 1000 residents within a one-mile radius of this development project. Because the additional residents generated by this project will make up approximately 2% of the population within a one-mile radius of this development project, the applicant's proportional share of the total cost the City will now incur to provide parks and recreational facilities at a ratio of 3 acres per 1000 residents within a one-mile radius of this development project is \$3,582,920; and be it

FURTHER RESOLVED: that the Subdivision Map is hereby approved subject to the subdivider's compliance with and fulfillment of all of the conditions of approval, which are attached hereto 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.

NOTICE

The conditions of project approval set forth herein include certain fees and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees and a description of the dedications, reservations, and exactions. The applicant is hereby further notified that the 90-day appeal period, in which the applicant may protest these fees and other exactions, pursuant to Government Code Section 66020(a) has begun. If the applicant fails to file a protest within this 90-day period complying with all requirements of Section 66020, the applicant will be legally barred from later challenging such fees or exactions.

- Exhibits: A. Subdivision Conditions of Approval
 B. Vesting Preliminary Parcel Map

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SUBDIVISION CONDITIONS
APPLICATION NO.: PL-6584
749 WEST EL CAMINO REAL
APN: 193-02-049 AND 193-02-050

The applicant is hereby notified, as part of this application, that the applicant is required to meet the following conditions in accordance with the Mountain View City Code and the State of California. Where approval by a City Department Director or Official is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws, and regulations, and accepted practices for the item(s) under review. The applicant is hereby notified that the applicant is required to comply with all applicable codes or ordinances of the City of Mountain View and the State of California that pertain to this development and are noted herein.

This approval is granted for a Vesting Preliminary Parcel Map to Create One Lot with Up To Four Commercial Condominium Units 749 West El Camino Real located on Assessor's Parcel No. 193-02-049 and 193-02-050 in conjunction with the Planned Community Permit and Development Review Permit to redevelop the project site with a mixed-use development, based on the findings above and subject to the applicant's fulfillment of all of the conditions of approval. Development shall be substantially as shown on the project materials listed below and for the associated Planned Community Permit, Development Review, Provisional Use Permit and Heritage Tree Removal Permits, except as may be modified by conditions contained herein, which are kept on file in the Planning Division of the Community Development Department:

- a. Vesting Preliminary Parcel Map prepared by Studio T Square dated August 1, 2025

FINAL MAP

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(ies) within the subdivision. All existing and proposed easements are to be shown on the map. Submit the map for review concurrent with all items on the Map Checklist and the Off-Site Improvement Plans to the Public Works Department. All required materials shall be submitted electronically (i.e., flattened, reduced-size PDFs).
2. **PRELIMINARY TITLE REPORT:** At first submittal of a parcel map to the Public Works Department, the applicant shall provide a current preliminary title report indicating the exact name of the current legal owners of the property(ies), their type of ownership (individual, partnership, corporation, etc.), and legal description of the property(ies) involved (dated within six months of the submission). The title report shall include all easements and agreements referenced in the title report. Depending upon the type of ownership, additional information may be required. The applicant shall provide an updated title report to the Public Works Department upon request. All required materials shall be submitted electronically (i.e., flattened, reduced-size PDFs).
3. **SOILS REPORT:** Soils and geotechnical reports prepared for the subdivision shall be indicated on a parcel map. Submit a copy of the report with the first submittal of a parcel map. All required materials shall be submitted electronically (i.e., flattened, reduced-size PDFs).

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 the applicant's 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. **MAP DOCUMENTS:** Prior to the approval and recordation of the map, submit a subdivision guarantee, Santa Clara County Tax Collector's letter regarding unpaid taxes or assessments, and subdivision security if there are unpaid taxes or special assessments. All required materials shall be submitted electronically (i.e., flattened, reduced-size PDFs).

5. **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 for the City Engineer to sign the map. The applicant's title company shall have the Santa Clara County Recorder's Office record the original and shall provide a Xerox Mylar copy of the map to be endorsed by the Santa Clara County Recorder's Office. The endorsed Xerox Mylar copy and a PDF shall be returned within one week after recording the map to the Public Works Department.

RIGHTS-OF-WAY

6. **PUBLIC ACCESS EASEMENT (SIDEWALK):** Dedicate pedestrian access easement (PAE) as listed below to maintain a continuous public sidewalk along the project frontage, as required by the Public Works Director.
- **El Camino Real:** PAE varies from 1.5' to 15'.
 - **Castro Street:** PAE varies from approximately 3'6" to 5'.
7. **FRONTAGE PUBLIC UTILITY EASEMENT DEDICATION:** Dedicate public utility easement (PUE) listed below along project street frontage(s) on the face of the map for such use as sanitary sewer, water, storm drains, and other public utilities, including gas, electric, communication, and cable television facilities, as required by the Public Works Director. Utility boxes and vaults are not allowed to encroach into the public sidewalk and must fit either entirely within the landscape strip or within the PUE. The property owner or homeowners association shall maintain the surface improvements over the easement and must not modify or obstruct the easement area in a manner contrary to the intent of the easement. The dedication statement shall specify the PUE shall be kept free and clear of buildings and other permanent structures/facilities, including, but not limited to, the following: garages, sheds, carports, and storage structures; balconies and porches; retaining walls; C.3 bioretention systems; and private utility lines running longitudinally within the PUE.
- **Castro Street:** Frontage PUE varies from 7' to approximate 38' while overlapping with PAE.
 - **Victor Way:** 5' frontage PUE.
 - **Lane Avenue:** 5' frontage PUE.
8. **PUBLIC SERVICE EASEMENT:** Dedicate a public service easement (PSE) on the face of the map to the utility company(ies) for the proposed electric, gas, and telecommunication conduits and vaults serving the project.
9. **EASEMENT VACATIONS AND QUITCLAIMS:** All existing easements that are or will no longer be needed and/or conflict with the proposed buildings and structures shall be vacated or quitclaimed. All vacations shall be approved with the project at the City Council meeting. Easements in conflict with the proposed building shall be vacated prior to the issuance of the building permit.
- Two existing bus shelters easements, one on El Camino Real and one on Castro Street, will be summarily vacated with the project. The easement vacation must be recorded prior to occupancy.
 - One existing PG&E easement and one existing AT&T easement close to Lane Avenue will be quitclaimed. The easement must be quitclaimed prior to issuance of building permit. The recording number of the quitclaim document(s) shall be included in the parcel map.

ASSESSMENTS, FEES, AND PARK LAND

10. **SUBDIVISION FEES:** Pay all subdivision fees due in accordance with the rates in effect at the time of payment prior to the approval of a parcel map.
11. **MAP PLAN CHECK FEE:** Prior to issuance of any building permits OR prior to approval of a parcel map, as applicable, the applicant shall pay the map plan check fee in accordance with Sections 28.27.b and 28.19.b of the City Code per the rates in effect at time of payment. The map plan check fee shall be paid at the time of initial map plan check submittal per the adopted fee in effect at time of payment.

12. **PLAN CHECK AND INSPECTION FEE:** Prior to issuance of any building permits OR prior to approval of a parcel map, the applicant shall pay the plan check and inspection fee in accordance with Sections 27.60 and 28.36 of the City Code per the adopted rates in effect at time of payment.

An initial plan check fee based on the Public Works adopted fee schedule shall be paid at the time of initial improvement plan check submittal based on the initial cost estimate for constructing street improvements and other public facilities; public and private utilities and structures located within the public right-of-way; and utility, grading, and driveway improvements for common green and townhouse-type condominiums. Once the plans have been approved, the approved cost estimate will be used to determine the final bond amounts, plan check fees, and inspection fees. Any paid initial plan check fee will be deducted from the approved final plan check fee.

13. **TRANSPORTATION IMPACT FEE:** Prior to the final inspection granting occupancy, as applicable, the applicant shall pay the transportation impact fee for the development based on the Fiscal Year 2021-22 Master Fee Schedule. Residential category fees are based on the number of units. Retail, Service, Office, R&D, and Industrial category fees are based on the square footage of the development. Credit is given for the existing site use(s), as applicable.
14. **PARK LAND DEDICATION FEE:** Prior to the final inspection that grants occupancy, the applicant shall pay a Park Land Dedication In-Lieu Fee in the amount of approximately \$13,470 for each net new unit subject to the fee (266 units), which results in a total fee of \$3,582,920 for the project. This fee is based on a land value of \$11,000,000 per acre, as established in Chapter 41 of the City Code, and represents the project's proportional share of the cost of providing three (3) acres of park and recreational space per 1,000 residents. No credit against the Park Land Dedication Fee is allowed for private open space and recreational facilities.

STREET IMPROVEMENTS

15. **UTILITY PAYMENT AGREEMENT:** Prior to the approval of the parcel map, the applicant shall 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 (HOA), but still made payable to the City, when the HOA is formed for the subdivision.
16. **PUBLIC IMPROVEMENTS:** Install or reconstruct standard public improvements required for the project listed below and as required by Chapters 27 and 28 of the City Code. These public improvements include, but are not limited to, installation of new sidewalk, curb and gutter along project frontages, driveway, and Americans with Disabilities Act (ADA)-compliant curb ramps; new street trees, landscaping, and irrigation; water, sewer, and storm drainage services; new City streetlights and related appurtenances; minimum 2" half-street grind and overlay along El Camino Real, Castro Street, Victor Way, and Lane Avenue; and install signage and striping along all four project frontages.

El Camino Real:

- 7' sidewalk with 5' landscape on the east side of the bus island only.
- 6' Class IV protected bikeway.
- Vacation of existing shelter easement.
- A bus land with bus pad.
- Work with VTA on bus shelter installation.

Castro Street:

- 10' detached sidewalk with 5' landscape strip except close to the transit shelter.
- Curb extension crossing Victor Way.
- Vacation of existing shelter easement.

- Work with VTA on bus shelter installation.

Victor Way:

- 5' attached sidewalk with 5' landscape strip.
- Add median island on Victor Way at the Lane Avenue intersection to slow vehicles down and organize traffic entering Lane Avenue.

Lane Avenue:

- 5' detached sidewalk with 12.5' landscape.
 - Curb extension crossing Lane Avenue.
 - Modify curb alignments following the corner curb extension for a 12' travel lane on the southbound Lane Avenue.
 - Install C3 green infrastructure or as otherwise approved by the Public Works Director.
 - Install thermoplastic crosswalk crossing Victor Way.
 - Four speed humps along Lane Avenue from El Camino Real to Graham Middle School to reduce overall vehicle speeds.
 - Remove one to two parking spaces on the east side of Lane Avenue, north of the alley, for sightseeing-distance visibility.
 - Add two speed limit signs.
 - Add signage near/on loading dock on Lane Avenue visible to the exterior, identifying restricted uses, by appointment, hours, etc.
 - Add gate with arm at residential garage exit to ensure that vehicles come to a complete stop prior to entering Lane Avenue.
 - Add removable bollard at mouth of loading dock driveway to maintain sight distance safety triangle for residential garage driveway users.
- a. **Improvement Agreement:** Prior to the approval of a parcel map, the property owner must sign a Public Works Department improvement agreement for the installation of the public improvements.
- b. **Bonds/Securities:** Prior to the approval of a parcel map, the property owner must sign a Public Works Department faithful performance bond (100%) and materials/labor bond (100%) or provide a letter of credit (150%) or cash security (100%) securing the installation and warranty of the off-site 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.
- c. **Insurance:** Prior to the approval of a parcel map, the property owner must provide a Certificate of Insurance and endorsements for the Commercial General Liability and Automobile Liability naming the City as an additional insured from the entity that will sign the improvement agreement. The insurance coverage amounts are a minimum of Two

Million Dollars (\$2,000,000) Commercial General Liability, One Million Dollars (\$1,000,000) Automobile Liability, One Million Dollars (\$1,000,000) Contractor's Pollution Liability, and One Million Dollars (\$1,000,000) Workers' Compensation. The insurance requirements are available from the Public Works Department.

17. **INFRASTRUCTURE QUANTITIES:** For projects with off-site improvement plans, submit a construction cost estimate with the first submittal of the building permit and improvement plans indicating the quantities of street and utility improvements. A separate construction cost estimate shall also be submitted with the first submittal of the building permit and improvement plans for private common street and utility improvements for common green and townhouse-type condominium developments. The construction cost estimate is used to estimate the cost of street and utility improvements and to determine the Public Works plan check and inspection fees. The construction cost estimate shall be prepared by the civil engineer preparing the improvement plans.
18. **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" x 36" sheets at a minimum scale of 1" = 20'. The plans shall be stamped by a California-registered civil engineer and shall show all public improvements and other applicable work within the public right-of-way.

Traffic control plans for each phase of construction shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD) and shall show, at a minimum, work areas, delineators, signs, and other traffic-control measures required for work that impacts traffic on existing streets. Construction management plans: Locations of on-site parking for construction equipment and construction workers and on-site material storage areas must be submitted for review and approval and shall be incorporated into the off-site improvement plans and identified as "For Reference Only."

Off-site improvement plans, 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 and a parcel map. All required materials shall be submitted electronically (i.e., flattened, reduced-size PDFs).

The off-site plans must be approved and signed by the Public Works Department. After the plans have been signed by the Public Works Department, two full-size and two half-size black-line sets, one PDF of the signed/stamped plan set, and a USB flash drive with CAD file and PDF must be submitted to the Public Works Department prior to the approval of a parcel map. CAD files shall meet the City's Digital Data Submission Standards.

19. **SUBDIVISION AND DESIGN CRITERIA PROVISIONS:** It is the applicant's responsibility to comply with relevant provisions of Chapter 28 of the City Code and with the City's Design Criteria for Common Green Developments and Townhouse-Type Condominiums.

UTILITIES

20. **ON-SITE UTILITY MAINTENANCE:** On-site water, sanitary sewer, and storm drainage facilities shall be privately maintained by the property owner(s).
21. **UNDERGROUNDING OF OVERHEAD SERVICES:** All new and existing electric and telecommunication facilities, except the aboveground AT&T facilities on Victor Way, serving the subdivision are to be placed underground, including transformers. The undergrounding of the new and existing overhead electric and telecommunication lines is to be completed prior to issuance of a Certificate of Occupancy for any new buildings within the subdivision. If allowed by the City, aboveground transformers shall be located so they are screened in the least visible location from the street or to the general public, as approved by the Community Development and Public Works Departments.
22. **JOINT UTILITY PLANS:** Upon first submittal of the building permit and improvement plans, the improvement plans shall include joint utility plans showing the location of the proposed electric, gas, and telecommunication conduits and associated facilities, including, but not limited to, vaults, manholes, cabinets, pedestals, etc. Appropriate horizontal and vertical

clearances in accordance with PG&E requirements shall be provided between gas transmission lines, gas service lines, overhead utility lines, street trees, streetlights, and building structures. These plans shall be combined with and made part of the improvement plans. Joint trench intent drawings will be accepted at first improvement plan submittal. All subsequent improvement plan submittals shall include joint trench design plans. Dedicate utility easements that are necessary for the common utility on the parcel map.

GRADING AND DRAINAGE IMPROVEMENTS (ON-SITE)

23. **STORM DRAIN HOLD HARMLESS AGREEMENT:** As portions of the site are or will be lower than the adjacent public street or the surface grade over the City's storm mains, the owner shall sign an agreement to hold the City harmless against storm surcharges or blockages that may result in on-site flooding or damage prior to approval of a parcel map.
24. **SANITARY SEWER HOLD HARMLESS AGREEMENT:** 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, before approval of the building permit, the owner shall sign an agreement to hold the City harmless against sewer surcharges or blockages that may result in on-site damage prior to approval of a parcel map.

COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&Rs)

25. **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. 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.
26. **CC&Rs, SPECIAL PAVEMENT MAINTENANCE:** The homeowners association shall be responsible for replacing any special pavers or textured/colored concrete that is removed by the City to repair, replace, or maintain any City underground utilities located within private streets, driveways, or easement areas. This requirement shall be stated in the Covenants, Conditions, and Restrictions (CC&Rs). A copy of the CC&Rs with this provision marked or highlighted shall be submitted to the Community Development Department for review and approval by the Public Works Department.

OTHER APPROVALS AND EXPIRATION

27. **CONSISTENCY WITH OTHER APPROVALS:** This map shall be consistent with all requirements of the Planned Community Permit and Development Review Permit, Application No. PL-6584. All conditions of approval imposed under that application shall remain in full force and effect and shall be met prior to approval of a parcel map.
28. **APPROVAL EXPIRATION:** If the map is not completed within 24 months from the date of this approval, this map shall expire. The map is eligible for an extension of an additional 24 months, provided the application for extension is filed with the Planning Division by the applicant prior to the expiration of the original map. Upon filing a timely application for extension, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first. Notwithstanding any automatic extension period authorized in the Subdivision Map Act, the City may, upon the subdivider's application filed before the Vesting Tentative Map expiration date, extend its life in accordance with state law and Section 28.19.75 of the Municipal Code.

VESTING PRELIMINARY PARCEL MAP FOR COMMERCIAL CONDOMINIUM PURPOSES

ABBREVIATIONS

CMV	CITY OF MOUNTAIN VIEW
DWY	DRIVEWAY
L	LENGTH
LS	LANDSCAPE
MH	MANHOLE
MIN	MINIMUM
R	RADIUS
SW	SIDEWALK
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT

LEGEND

---	PROPERTY LINE
- - -	LOT LINE
---	STREET CENTER LINE
---	EASEMENT
---	CURB & GUTTER
---	UNDERGROUND GARAGE WALL
---	SHORING WALL
○	EXISTING TREE TO REMAIN
●	FOUND MONUMENT PER PARCEL MAP (385 M 32-33) UNLESS OTHERWISE NOTED
▶	TRANSFORMER
■	VTA BUS SHELTER
■	BIORETENTION BASIN
■	FLOW THROUGH PLANTER

PROJECT DATA

- OWNER(S): METROPOLITAN LIFE INSURANCE COMPANY, A NEW YORK CORPORATION
425 MARKET ST #1050
SAN FRANCISCO, CA 94105
CONTACT: LELAND LOW
- DEVELOPER: GREYSTAR DEVELOPMENT
450 SANSOME ST, SUITE 500
SAN FRANCISCO, CA 94111
CONTACT: TYLER EVJE
- CIVIL ENGINEER: BKF ENGINEERS
1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112
CONTACT: ISAAC KONTOROVSKY
(408) 467-9100
- PROPERTY: PARCELS ONE AND TWO, AS SHOWN ON PARCEL MAP FILED DECEMBER 21, 1976 IN BOOK 385 OF MAPS, AT PAGES 32 AND 33, SANTA CLARA COUNTY RECORDS.
- ASSESSORS PARCEL NO.: 193-02-049 & 193-02-050
- ZONING: P38
(PLANNED COMMUNITY/EL CAMINO PRECISE PLAN)
- EXISTING USE: BANK AND PARKING LOT
- GENERAL USE: MIXED USE CORRIDOR
- PROPOSED USE: MIXED-USE
- GROSS AREA: 3.06 ACRES±
- NUMBER OF LOTS: 1 LOT
- NUMBER OF UNITS: UP TO FOUR UNITS
- UTILITIES:
A. WATER: CITY OF MOUNTAIN VIEW
B. SANITARY SEWER: CITY OF MOUNTAIN VIEW
C. STORM DRAIN: CITY OF MOUNTAIN VIEW
D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
E. TELEPHONE: AT&T
F. CABLE TV: COMCAST
- BENCH MARK: CITY OF MOUNTAIN VIEW BENCHMARK IV-24; BRONZE DISK STAMPED "IB-24" SET IN THE TOP OF CURB AT THE WESTERLY CORNER OF CASTRO STREET AND EL CAMINO REAL, APPROXIMATELY 100 FEET WEST OF THE WESTERLY R/W OF CASTRO STREET. ELEVATION=104.761 FEET (NAVD 88)
- FLOODZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP NO. 06059C0284J, EFFECTIVE DATE OF DECEMBER 3, 2009
- LOT SIZE: PARCEL A = 133,311 SF± (3.06 AC±)

GENERAL NOTES

- REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO THE EXISTING CONTOURS ON SHEET C1.0 AND PROPOSED MODIFICATION TO THE GRADING OF LAND ON SHEET C3.0.



STUDIO
T SQUARE

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: Urban Design

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749 W EL CAMINO REAL

MOUNTAIN VIEW, CA 94040

PUBLIC HEARING SET

Sheet Title:

VESTING
PRELIMINARY
PARCEL MAP

Job No. 19063
Date: 08/01/2025
Scale: AS SHOWN
Drawn By: RM

Sheet No:

TM1.0

