

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2017

A RESOLUTION CONDITIONALLY APPROVING A VESTING TENTATIVE MAP  
TO CREATE FIFTEEN LOTS AND ONE COMMON LOT(S)  
AT 315 TO 319 SIERRA VISTA AVENUE

WHEREAS, an application was received from Classic Homes for a Vesting Tentative Subdivision Map to create fifteen lots and one common lot(s) at 315 to 319 Sierra Vista Avenue (Application No. PL-2017-078); and

WHEREAS, on August 8, 2018, at a duly noticed public hearing, the Subdivision Committee considered this request and recommended the Vesting Tentative Subdivision Map be approved subject to the attached conditions of approval; and

WHEREAS, on September 11, 2018, the City Council held a public hearing on said request and received and considered all evidence presented at said hearing, including the attached conditions of approval;

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

1. That the Vesting Tentative Map is in compliance with the California Environmental Quality Act (CEQA) because the project qualifies as categorically exempt per Section 15332 ("In-Fill Development Projects") because the project is consistent with the General Plan land use designation and policies and all zoning regulations and designations; it occurs within the City limits, is located on a project site of no more than 5 acres, and is substantially surrounded by urban uses; the site has no known habitat for endangered, rare, or threatened species; the project would not result in any significant impacts relating to traffic, noise, or air quality; and the site can be served by all required utilities and public services.

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 Medium Density Residential (13-25 units per acre) of the City, including all required elements therein applicable to said property.

3. That the Tentative Subdivision Map for 315 to 319 Sierra Vista Avenue is hereby approved 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.

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.

PB/4/RESO  
815-09-11-18r-1

Exhibits: A. Subdivision Conditions of Approval  
B. Vesting Tentative Map

SUBDIVISION  
APPLICATION NO.: PL-2018-078  
315-319 SIERRA VISTA AVE

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. **MAP PLAN CHECK FEE:** Prior to issuance of any building permits and prior to approval of the final 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.
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 final map.
7. **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 \$20,000 to \$40,000 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 final map.

9. **STREET DEDICATION:** Dedicate a public street in fee as required by the Public Works Director, on the face of the map 30' from the centerline of the street on Sierra Vista Avenue.
10. **PUBLIC UTILITY EASEMENT (PUE) DEDICATION:** Dedicate a 10' wide public utility easement (PUE) along project street frontage(s) for such use as sanitary sewer, water, storm drains, and other public utilities, including gas, electric, communication, and cable television facilities. The property owner or homeowners association (HOA) 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 that the PUE 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;
  - Any projections/overhang such as balconies, porches, building overhangs, cantilevers, or bay windows;
  - Retaining walls;
  - C.3 bioretention systems; and
  - Private utility lines running longitudinally within the PUE.

Exceptions to these PUE requirements may be considered by the Public Works Director in conjunction with the review and approval of the off-site improvement plans and building permit plans for the project.

11. **PRIVATE UTILITY AND ACCESS EASEMENTS:** Dedicate private utility and access easements as necessary, for the common private improvements.
12. **PUBLIC WATER METER EASEMENT:** Dedicate to public use easements for purposes to construct and maintain water meters.
13. **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.
14. **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 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.
15. **CC&Rs, PARKING PROHIBITION:** Parking shall be prohibited within the common driveways, excluding approved guest parking, as the parking would obstruct the use of the driveway. These parking prohibitions shall be stated within the Covenants, Conditions, and Restrictions (CC&Rs). Submit a copy of the CC&Rs with this provision highlighted to the Public Works Department for review and approval. The common driveway shall be signed and/or striped as "No Parking" or "No Parking— Fire Lane."
16. **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 Public Works Department for review and approval.

17. **CC&Rs, TRASH COLLECTION SERVICE:** One (1) three-cubic yard trash container will be serviced via a Recology Mountain View two-person crew with a collection vehicle backing out of the site after collection of the trash containers. 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 Public Works Department for review and approval.
18. **CC&Rs, RECYCLING COLLECTION SERVICE:** Recycling service will be provided via three (3) 96-gallon carts. Compost will be provided via one (1) 96-gallon cart. These containers will be transported by the homeowners association (HOA) to the curb along the public street for collection no earlier than 24 hours prior to collection day and must be removed from the public street and stored in the trash enclosure within 24 hours of collection day. 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 Public Works Department for review and approval.
19. **CC&Rs, PRIVATE UTILITY MAINTENANCE PLAN, AND SANITARY SEWER OVERFLOW PLAN:** The Covenants, Conditions, and Restrictions (CC&Rs) shall include a provision that the homeowners association prepare a private utility maintenance plan for on-site water, sanitary sewer, and storm drainage facilities. The maintenance plan shall include such elements as flushing of the sanitary sewer and storm lines, cleaning of storm drain inlets and grates, and inspection of the water system (including flushing and exercising of valves and blowoffs). The CC&Rs shall also include a provision that the homeowners association prepare a sanitary sewer overflow plan, which includes elements such as 24-hour contact information, response times, confinement, and methods to contain and remediate spills.
20. **PUBLIC AND PRIVATE COMMON IMPROVEMENTS:** Install or reconstruct standard public and private common improvements that are required for the subdivision and as required by Chapters 27 and 28 of the City Code. The public improvements include, but are not limited to, new curb, gutter, sidewalk, and driveway; new landscaping and irrigation; new water and sewer services; storm drainage; new storm drain main in Sierra Vista Avenue; new streetlight; undergrounding of overhead utility services; and full street overlay. The private common improvements include, but are not limited to, the private common driveway; underground utility services for water, sewer, and storm drain; underground utility services for gas, electrical, cable, telephone.
  - a. **IMPROVEMENT AGREEMENT:** The property owner must sign a Public Works Department improvement agreement for the installation of the public and private common 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: [www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570\\_a-z.htm](http://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 deposits 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 Two Million Dollars (\$2,000,000) Commercial General

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

21. **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 final map. CAD files shall meet the City's Digital Data Submission Standards.
22. **PRIVATE COMMON IMPROVEMENT PLANS:** Prepare on-site common improvement plans consisting of the proposed demolition, fill, grading, retaining walls, drainage, private streets, common driveways, common utilities, public utilities, and other applicable improvements in accordance with Chapter 28 of the City Code, the Standard Design Criteria for Common Green and Townhouse-Type Condominiums, 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 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 improvement 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's Digital Data Submission Standards. Where both public and common improvement plans are required, the plans shall be combined into one set of plans.
23. **INFRASTRUCTURE QUANTITIES:** Submit a construction cost estimate form indicating the quantities of the street and utility improvements with the initial 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.
24. **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.
25. **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.
26. **UNDERGROUNDING OF OVERHEAD STREET FRONTAGE LINES:** Underground existing overhead telephone, electric, and cable television facilities fronting the property along Sierra Vista 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 improvement agreement and provide a performance and material/labor 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.

27. **UTILITY MAINTENANCE:** On-site water, sanitary sewer, and storm drainage facilities shall be privately maintained.
28. **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.
29. **SURFACE DRAINAGE:** Each residential lot shall be designed to drain toward the streets, alleys, common driveways, or common areas. The drainage paths for the privately owned lots shall be designed such that the drainage paths do not cross the common property lines unless an exception is approved by the Public Works Department due to unavoidable circumstances (such as to provide drainage to an existing Heritage tree).
30. **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.
31. **CONSISTENCY WITH OTHER APPROVALS:** This map shall be consistent with all requirements of the Planned Unit Development and Development Review Permit, Application No. PL-2017-077. 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.
32. **APPROVAL EXPIRATION:** If the map is not completed within twenty-four (24) months from the date of this approval, this map shall expire. Upon application of the subdivider, an extension of time not to exceed an additional twelve (12) months may be granted by the Subdivision Committee. Prior to the expiration of an approved or conditionally approved tentative map or preliminary parcel map, upon the application by the subdivider to extend that map, the map shall automatically be extended for sixty (60) days or until the application for the extension is approved, conditionally approved or denied, whichever occurs first.

**315-319 SIERRA VISTA AVENUE  
SITE DEVELOPMENT PLANS  
VESTING TENTATIVE MAP**

PROJECT

Date: 06/22/2016  
Scale: 1"=20'  
Drawn: JF  
Reviewed: JM  
Job No: 20170226

Drawing Number:  
**C3.0**  
4 OF 9

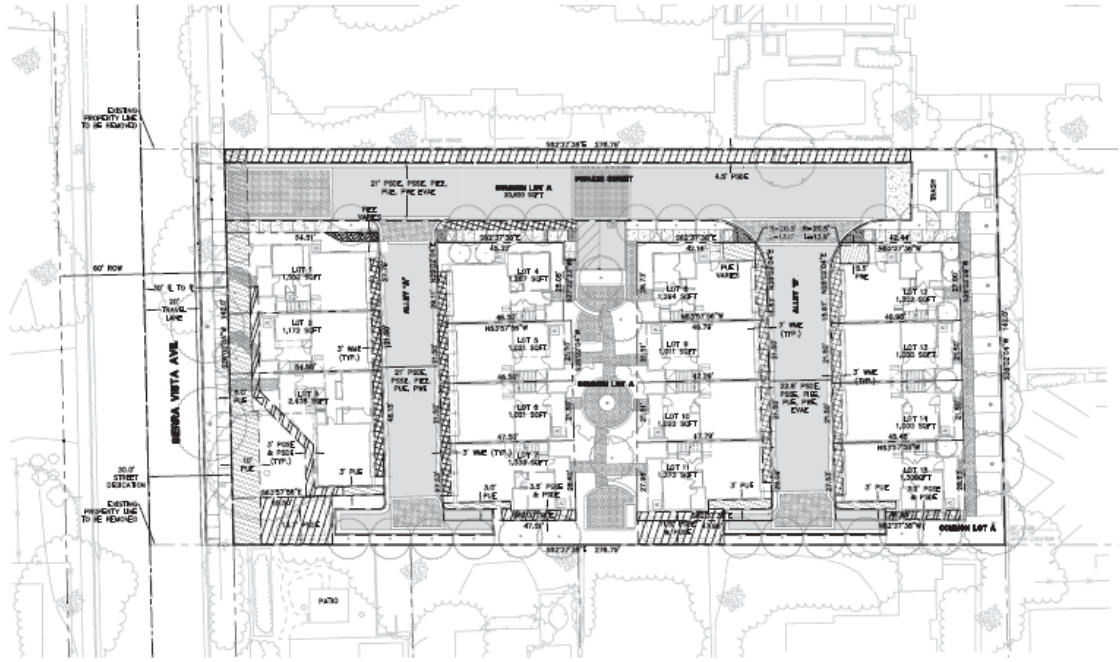
**LEGEND**

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	INDIVIDUAL LOT LINE
	EASEMENT LINE
	STREET CENTER LINE
	VERTICAL CURB
	VERTICAL CURB & OUTLET
	ROLLED CURB & OUTLET
	BIOTRETENTION BASIN
	AC PAVEMENT
	MURCATED DOMES
	PRIVATE STORM DRAIN EASEMENT (PSE)
	PUBLIC WATER METER EASEMENT (PWE)
	PUBLIC GAS EASEMENT (PGE)
	PUBLIC UTILITY EASEMENT (PUE)
	PRIVATE GAS SERVICE EASEMENT & PRIVATE STORM DRAIN EASEMENT
	PRIVATE WATER EASEMENT (PWE)
	PRIVATE SEWER SERVICE EASEMENT (PSE)

**GENERAL NOTES**

1. OWNER	CLARENCE GRANITZER
2. DEVELOPER	CLARENCE GRANITZER 200 EAST MOUNTAIN VIEW P.O. BOX 100 MOUNTAIN VIEW, CA 94039
3. GEA. EXEMPT	YES TYPE 1A, THE STREET SEE GEA. EX. 1015 REVISION: 05/11/2016 (GSA 40-100)
4. PROPERTY DESCRIPTION	PORTION OF LOTS 10 & 11, MOUNTAIN VIEW WITH ADJACENT TO 2' EASEMENT LINE AS SHOWN IN PLANS OF THIS PROJECT.
5. ADDRESSING PARCEL NO.	100-00-004/04/04
6. GENERAL PLAN	MOUNTAIN-CITY RESIDENTIAL
7. ZONING CODE	R3
8. PROPOSED ZONING	R3
9. EXISTING USE	RESIDENTIAL
10. PROPOSED USE	RESIDENTIAL
11. AREA	1.68 ACRES
12. NUMBER OF RESIDENTIAL LOTS	10
13. TOTAL NUMBER OF LOTS	10 DEVELOPABLE LOTS 1 HAS BIOTRETENTION DRAINAGE PARCEL
14. UTILITIES	
A. WATER	CITY OF MOUNTAIN VIEW MOUNTAIN VIEW ASSOCIATION
B. SEWERAGE	CITY OF MOUNTAIN VIEW MOUNTAIN VIEW ASSOCIATION
C. STORM DRAIN	CITY OF MOUNTAIN VIEW MOUNTAIN VIEW ASSOCIATION
D. GAS SERVICE	PUBLIC GAS & SERVICE AT&T/AMERICAN ENERGY
E. TELEPHONE	
F. CABLE TV	
15. SURVEYING	CITY OF MOUNTAIN VIEW ENGINEERS, INC. - 2015 SURVEY NO. 15-001-001-001-001 DATE: 05/11/2016
16. TOPOGRAPHY	TOPOGRAPHIC SURVEY WAS CONDUCTED BY MOUNTAIN VIEW ENGINEERS, INC. ON 05/11/2016.
17. PLANNING	THIS PROJECT IS LOCATED WITHIN ZONE R3 AS SHOWN IN PLANS. EXISTING USES MAY VARY FROM THE ZONING REGULATIONS. DATE: MAY 12, 2016.
18. LOT SIZES	COURTNEY LOT A (NON-DEVELOPABLE LOT) = 0.25 AC 10 DEVELOPABLE LOTS (TOTAL) = 1.43 AC
19. EASEMENTS	PUE = PUBLIC UTILITY EASEMENT PWE = PUBLIC WATER EASEMENT PSE = PRIVATE SEWER SERVICE EASEMENT PSE = PRIVATE STORM DRAIN EASEMENT PWE = PRIVATE WATER EASEMENT PGE = PUBLIC GAS EASEMENT PUE = PUBLIC UTILITY EASEMENT

**SCALE AND NORTH ARROW**



DRAWING NAME: F:\2017\170226\315 Sierra Vista Ave\ENR\PLANNING\SHEETS\PLANNING\DEV-TM1-DWG.PLOT DATE: 06-21-16 PLOTTED BY: jfz