



DATE: February 25, 2014

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Final Map Approval, Tract No. 10203,
605 Castro Street**

RECOMMENDATION

Adopt a Resolution Approving the Final Map of Tract No. 10203, Accepting Dedications, and Making Findings as Required by the City Code, to be read in title only, further reading waived (Attachment 1 to the Council report).

BACKGROUND

On April 23, 2013, the City Council adopted Resolution No. 17773 conditionally approving a tentative map for condominium purposes to subdivide an existing 0.46-acre site at 605 Castro Street, creating eight condominium residential units and 28,000 square feet of commercial space.

ANALYSIS

The developer has met all conditions of approval relating to the final map (Attachment 2), and the disposition of these conditions (Attachment 3) is as follows:

1. The final map was reviewed and is ready for approval and recordation.
2. The subdivision guarantee, County Tax Collector's letter regarding unpaid taxes for assessment, and subdivision security were submitted to the City.
3. A soils report was prepared and referenced on the final map. The developer, through its registered soils engineer/geologist, has certified that the project complies with the requirements of the State Seismic Hazard Map Act.
4. A copy of the final map is attached to this report (Attachment 2).

5. The developer paid subdivision fees, including the map check fee, plan check fee, construction inspection fee, and Park Land Dedication In-Lieu fees.
6. The final map includes dedication of public utility easements for the on-site utilities which were approved by Public Works, AT&T, PG&E, and Comcast.
7. Covenants, Conditions, and Restrictions (CC&Rs) have been submitted by the owner and approved by the City Attorney and the Community Development Department.
8. All on-site telephone, electric, and cable television services shall be placed underground.
9. The developer signed an improvement agreement to construct public and private improvements and submitted the required letter of credit and insurance.
10. The Public Works Department approved the improvement plans for the public and private improvements.
11. The development complies with the relevant provisions of Chapters 27 and 28 of the Mountain View City Code and City's Standard Design Criteria.
12. The map is consistent with the Development Review Permit, Application No. 341-11-PCZA, conditions of approval.
13. The tentative map was approved on April 23, 2013, and the final map is recommended for approval within 24 months of that date, meeting the requirements of the Subdivision Map Act.

FISCAL IMPACT

The developer, Malek Legacy, LLC, paid \$291,909 in subdivision fees, including \$230,400 in Park Land Dedication In-Lieu fees.

ALTERNATIVE

Determine that the tract map is not consistent with the tentative map or applicable codes and do not approve the tract map and dedication.

PUBLIC NOTICING – Agenda posting.

Prepared by:

Quynh Byrer
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Approved by:

Michael A. Fuller
Public Works Director

Daniel H. Rich
City Manager

QB/7/CAM
917-02-25-14CR-E

Attachments: 1. Resolution
2. Final Map
3. Tentative Map Conditions

cc: Ms. Mitra Malek, Malek Legacy, LLC
4966 El Camino Real, Suite 209
Los Altos, CA 94022

ZA, APWD – Solomon, PCE – Arango, File (Tract No. 10203, 605 Castro Street),
Chron