

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2018

A RESOLUTION CONDITIONALLY APPROVING A LOT LINE ADJUSTMENT
TO MERGE TWO LOTS INTO ONE LOT TOTALING 4.71 ACRES
AT 2580 AND 2590 CALIFORNIA STREET

WHEREAS, an application was received from Greystar for a Lot Line Adjustment to merge two lots into one lot totaling 4.71 acres at 2580 and 2590 California Street (Application No. PL-2017-159); and

WHEREAS, the Environmental Planning Commission held a public hearing on June 6, 2018, on said application and recommended approval to the City Council subject to the attached conditions; and

WHEREAS, on June 26, 2018, the City Council held a public hearing on said application and received and considered all evidence presented at said hearing, including the recommendation for approval from the Environmental Planning Commission;

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

1. The project conforms with the California Environmental Quality Act (CEQA) because an Initial Study of Environmental Significance was prepared pursuant to Section 15168 of the CEQA Guidelines and found, with implementation of the San Antonio Precise Plan standards and guidelines, standard City Conditions of Approval, State regulations, and mitigation measures identified in the San Antonio Precise Plan EIR and the 2030 General Plan and Greenhouse Gas Reduction Program EIR, the proposed development project, including the Lot Line Adjustment, would not result in any new or substantially more severe environmental impacts compared with those evaluated in the EIRs.

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 Lot Line Adjustment, together with the provisions for its design and improvement, is consistent with the General Plan Land Use Designation of Mixed-Use Corridor and with the San Antonio Precise Plan, including all required elements therein applicable to said property.

3. That the Lot Line Adjustment for 2580 and 2590 California Street is hereby approved subject to the subdivider's compliance with all of those conditions of approval as required by the Environmental Planning Commission and attached hereto as Exhibit A and incorporated herein by reference.

TIME FOR JUDICIAL REVIEW

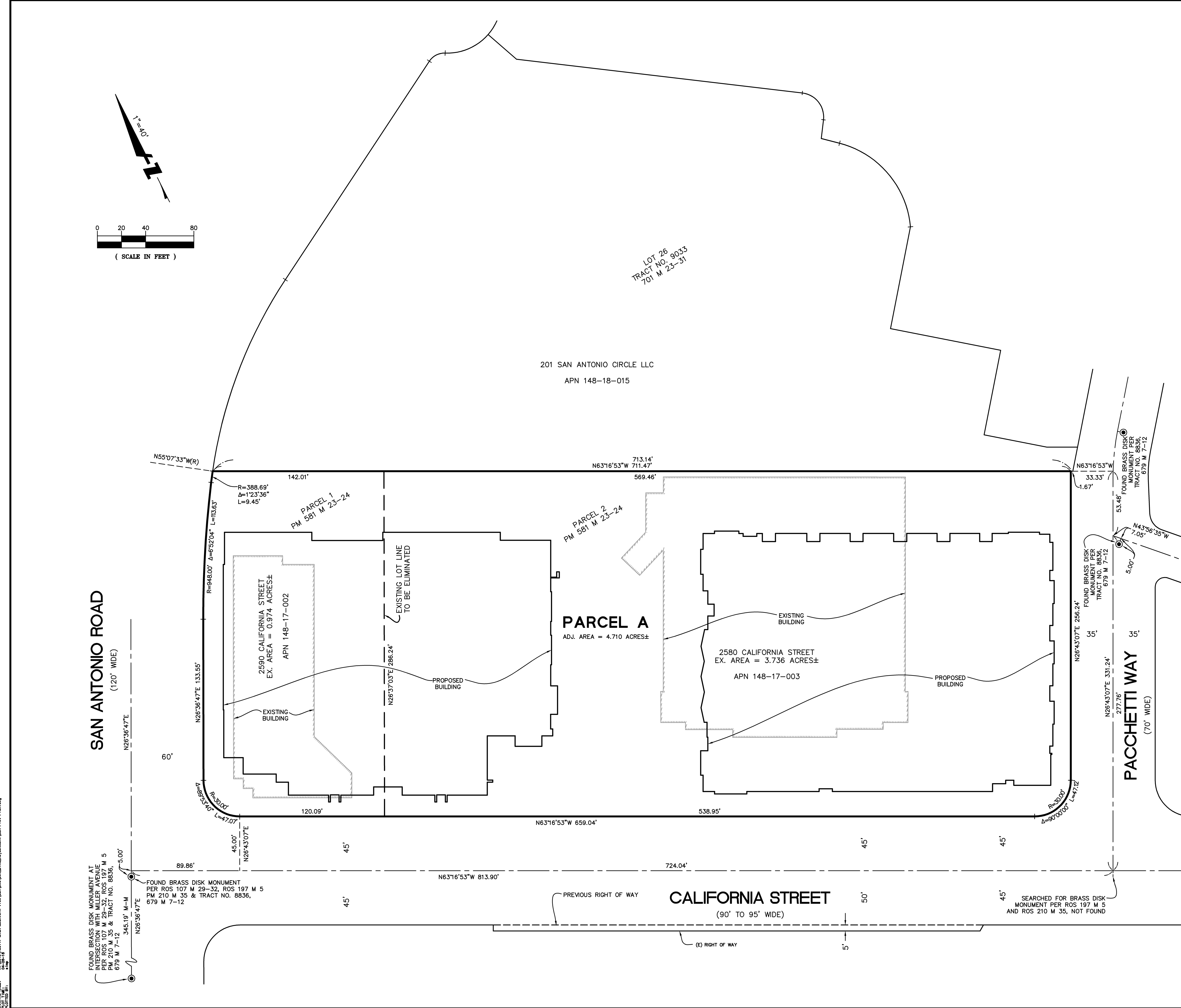
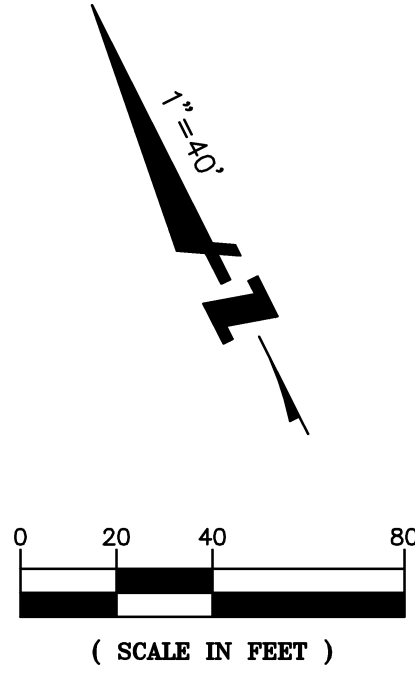
The time within which judicial review of this decision must be sought is governed by California Code of Civil Procedure, Section 1094.6, as established by Resolution No. 13850, adopted by the City Council on August 9, 1983.

MH/2/RESO
802-06-26-18r-E-3

- Exhibits: A. Subdivision Conditions of Approval, PL-2017-159
B. Lot Line Adjustment Plot Plan

LOT LINE ADJUSTMENT CONDITIONS
APPLICATION NO.: PL-2017-159
2580 AND 2590 CALIFORNIA STREET

1. **LEGAL DESCRIPTION AND PLAT:** Submit a legal description (metes and bounds) and plat (drawing) of the proposed adjusted parcels per the Legal Description and Plat Requirements to the Public Works Department for review and approval or other documents as approved by the Public Works Director. The legal description and plat must be prepared by a registered civil engineer or land surveyor.
2. **PRELIMINARY TITLE REPORT:** Submit a copy of a current preliminary title report of all properties to be adjusted with the legal description and plat to the Public Works Department. Depending upon the type of ownership, additional information may be required. Include all easements and agreements referenced in the title report.
3. **NOTICE OF LOT LINE ADJUSTMENT:** Upon receipt of the approved legal description, plat, and preliminary title report, the Public Works Department will prepare a Notice of Lot Line Adjustment. The approved legal description(s) and plat will be attached to the Notice of Lot Line Adjustment Approval. The Notice of Lot Line Adjustment must be signed by all those who have an interest in the property, including the trustees. When all applicable conditions of Lot Line Adjustment approval have been satisfactorily completed, the City will sign the Notice of Lot Line Adjustment Approval.
4. **GRANT DEED FOR LOT LINE ADJUSTMENT PURPOSES:** The Public Works Department will prepare the grant deed. The applicant shall submit for review and approval the signed and notarized grant deed(s) that will adjust the property lines using the new legal descriptions of the adjusted parcels. The grant deed shall indicate that the deed is for lot line adjustment purposes in the title and/or body of the deed.
5. **CONSISTENCY:** This Lot Line Adjustment shall be consistent with all requirements of the Planned Community Permit and Development Review Permit, Application Nos. PL-2017-071 and PL-2017-072. All conditions of approval imposed under that application shall remain in full force and effect.
6. **RECORDING:** When all of the Lot Line Adjustment documents have been approved and fully signed, the applicant's title company must record the Notice of Lot Line Adjustment, grant deed(s) to transfer property held in different ownership (if applicable), grant deed(s) for Lot Line Adjustment purposes, and other applicable documents (if any). Submit a copy of the recorded documents to the Public Works Department. The applicant is responsible to have all deeds of trust and mortgages modified to correspond to the new lot lines so that a foreclosure will not create an illegal parcel.
7. **APPROVAL EXPIRATION:** If the Lot Line Adjustment is not completed within two years from the date of this approval, this Lot Line Adjustment approval shall expire.



- MAP NOTES**
- CLIENT: GREYSTAR LP II, LLC
221 MAIN STREET
SAN FRANCISCO, CA 94105
CONTACT: ADAM TETENBAUM
 - OWNER: RONALD J. MARAZZO
 - EXISTING ASSESSOR'S PARCEL NUMBERS: 148-17-002 AND 148-17-003
 - SITE ADDRESS: 2580 & 2590 CALIFORNIA STREET
MOUNTAIN VIEW, CA 94040
 - EXISTING LAND USE: OFFICE AND RETAIL
 - PROPOSED LAND USE: MIXED-USE RESIDENTIAL
 - ZONING: P(40); PRECISE PLAN: SAN ANTONIO
 - EXISTING & PROPOSED NUMBER OF LOTS: FROM 2 LOTS TO 1 LOT
 - AREA OF PARCEL A: 4.710 ACRES±

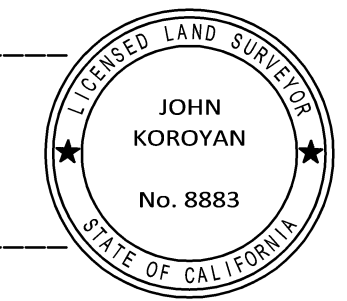
BASIS OF BEARINGS
THE BEARING N26°36'47"E OF THE MONUMENT LINE OF SAN ANTONIO ROAD, BETWEEN FOUND MONUMENTS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS PLAN.

- GENERAL NOTES**
- THIS LOT LINE ADJUSTMENT WILL MERGE TWO CONTIGUOUS PARCELS OF LAND UNDER THE SAME OWNERSHIP INTO A SINGLE LOT DESIGNATED HEREON AS "PARCEL A".
 - ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 - BOUNDARY AND EASEMENTS SHOWN ON THIS PLOT PLAN WERE COMPILED FROM RECORD DATA.

- LEGEND**
- EXISTING LOT LINE TO BE ELIMINATED
 - LOT LINE AFTER ADJUSTMENT
 - - - CENTER LINE
 - APN ASSESSOR'S PARCEL NUMBER

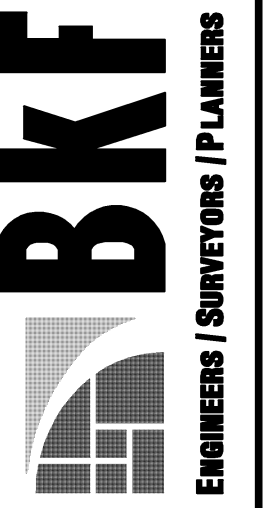
SURVEYOR'S STATEMENT
THIS PLOT PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF ADAM TETENBAUM OF GREYSTAR LP II, LLC ON FEBRUARY 17, 2017.

John Koroyan
JOHN KOROYAN
P.L.S. NO. 8883
JKOROYAN@BKF.COM



JULY 20, 2017
DATED

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9199 (PHONE)
408-467-9199 (FAX)



PLOT PLAN - LOT LINE ADJUSTMENT
2580 & 2590 CALIFORNIA STREET
MOUNTAIN VIEW, CA 94040
SANTA CLARA COUNTY CALIFORNIA

Date: 07-20-2017	Revisions
Scale: 1" = 40'	
Design: JOK	
Drawn: KDB	
Approved: DT	
Job No: 20156147	
Drawing Number:	
156147	
1 OF 1	