

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2017

A RESOLUTION CONDITIONALLY APPROVING A VESTING TENTATIVE MAP  
TO CREATE 52 RESIDENTIAL LOTS AND 13 COMMON LOTS  
AT 2044 AND 2054 MONTECITO AVENUE

WHEREAS, an application was received from SummerHill Homes LLC for a Tentative Subdivision Map to create 52 lots and 13 common lot(s) at 2044 and 2054 Montecito Avenue (Application No. 387-16-PUD and 388-16-TM); and

WHEREAS, the Zoning Administrator held a public hearing on October 11, 2017 for a Vesting 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. 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"), the project is consistent with the General Plan land use designation and policies, and is consistent with all zoning regulations and designation; it occurs within the City limits, is located on a project site of no more than five 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 to 25 units per acre) of the City, including all required elements therein applicable to said property.

3. That the Tentative Subdivision Map for 2044 and 2054 Montecito Avenue 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.

PS/7/RESO  
815-11-07-17r-E-1

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

SUBDIVISION CONDITIONS  
APPLICATION NO.: 386-16-TM  
2044 AND 2054 MONTECITO AVENUE

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.

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 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 \$15,000 to \$30,000 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. **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.
10. **PUBLIC ACCESS EASEMENT, COVENANTS, AND DEED RESTRICTIONS (CONNECTIONS THROUGH SITES):** Prior to issuance of any building permits or approval of a final map, the owner shall dedicate a 5' 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 Americans 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 the City in enforcing the performance of such obligations; and
  - e. Owner agrees to defend and hold the 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.

Associated improvements within the PAE (PAE Improvements) shall be constructed by the owner and approved by the City.

11. **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.
12. **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."

13. **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.
14. **CC&Rs, GARBAGE PICKUP:** The Covenants, Conditions, and Restrictions (CC&Rs) shall include a provision stating that the homeowners are responsible for bringing their garbage cans, totes, and recycling containers to the curb or driveway apron, as shown on the preliminary vehicle circulation plan collection days. An exhibit indicating the location of the bins on pick-up day shall be included. A copy of the CC&Rs with this provision marked or highlighted shall be submitted to the Public Works Department for review and approval.
15. **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, maintenance of the sanitary sewer pump, 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.
16. **PUBLIC AND COMMON IMPROVEMENTS:** Install or reconstruct standard public and private 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 along the project frontage, new storm, sewer, and water connection, and undergrounding of overhead utility lines. Private street improvements include private storm, sewer, water, and joint trench mains within the private street.
  - a. **IMPROVEMENT AGREEMENT:** The property owner must sign a Public Works Department improvement agreement for the installation of the public and private 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, Automobile Liability, and Workers' Compensation. The insurance requirements are available from the Public Works Department.
17. **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.

18. **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" x 36" 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.
19. **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.
20. **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. (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.)
21. **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.
22. **UNDERGROUNDING OF OVERHEAD LINES:** Underground existing overhead telephone, electric, and cable television facilities fronting the property along Montecito 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 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. Applicant shall work with the owner of 1998 Montecito to coordinate undergrounding along both project frontages. No poles shall remain on either frontage. The joint trench shall be placed in a PUE behind the property line, not within the vehicular roadway.

23. **UTILITY MAINTENANCE:** On-site water, sanitary sewer, and storm drainage facilities, including sanitary sewer pump, shall be privately maintained.
24. **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. The emergency storm drain overland release is provided through 333 Rengstorff Avenue as allowed within the recorded easement.
25. **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).
26. **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.



# VESTING TENTATIVE MAP 2044 & 2054 MONTECITO AVENUE TRACT NO. XXXX

**LEGEND**

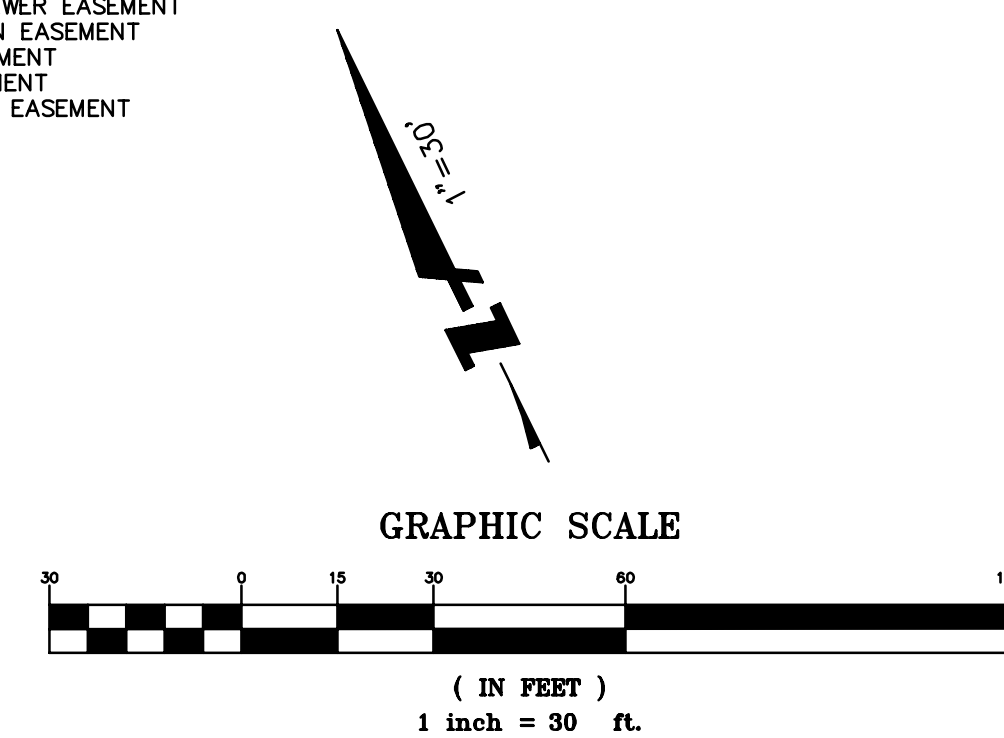
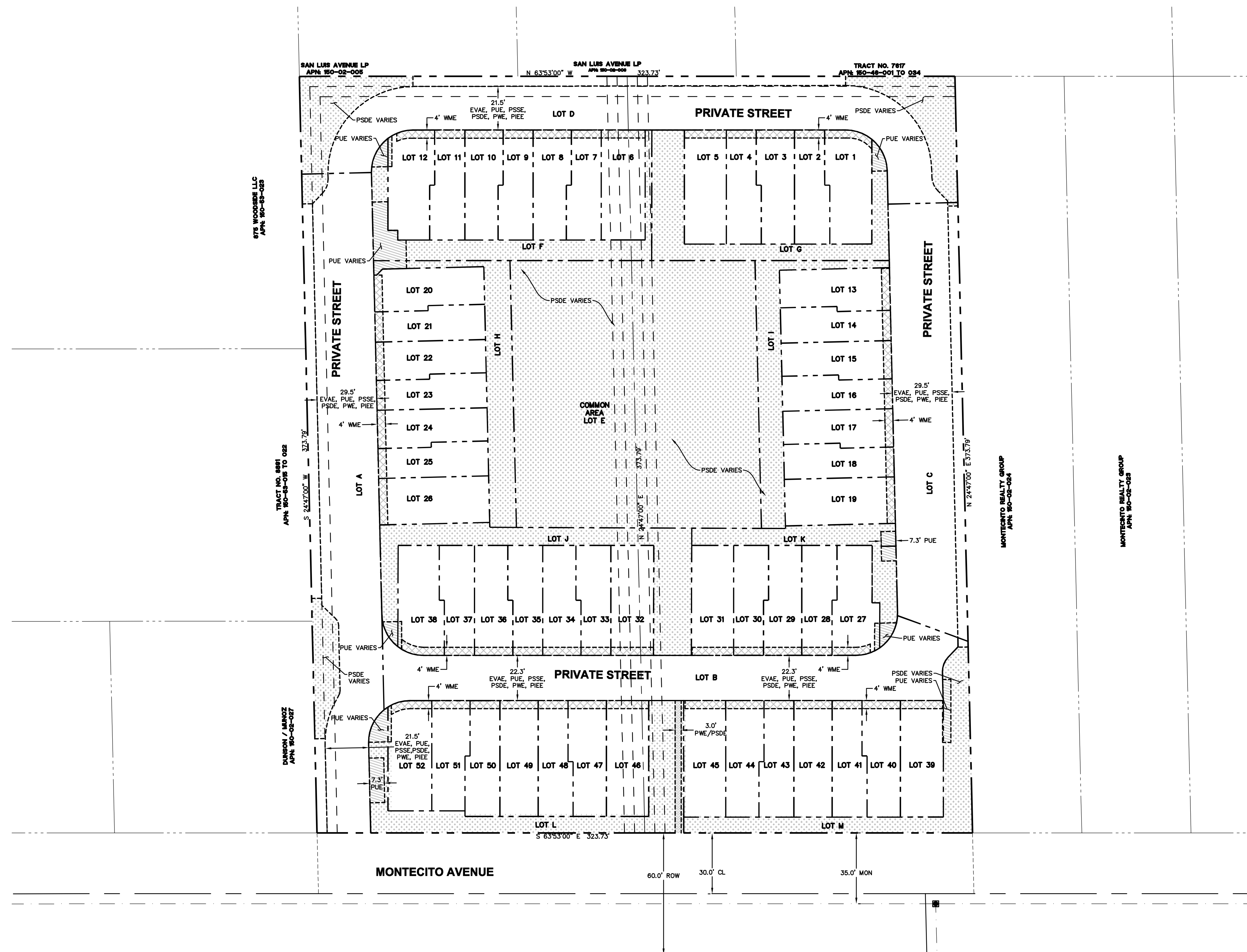
	EXISTING	PROPOSED
PROJECT BOUNDARY	———	———
ADJACENT LOT LINE	———	———
INTERIOR LOT LINE	———	———
EASEMENT	———	———
MONUMENT LINE	———	———
STREET CENTERLINE	———	———
PUBLIC WATER METER EASEMENT (WME)		▨
PRIVATE STORM DRAIN EASEMENT (PSDE)		▨
PUBLIC UTILITY EASEMENT (PUE)		▨
PRIVATE WATER/STORM DRAIN EASEMENT (PWE/PSDE)		▨

**GENERAL NOTES**

1. OWNER: APN 150-02-025: OAMC MONTECITO INVESTMENT, LLC  
APN 150-02-026: OAMC MONTECITO INVESTMENT, LLC
2. DEVELOPER: SUMMERHILL HOMES LLC  
777 S. CALIFORNIA AVENUE  
PALO ALTO, CA 94304  
CONTACT: JOHN 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 (APN 150-02-026) & PARCEL 2 (APN 150-02-025) OF THE PARCEL MAP AT BOOK 297, PAGE 47 RECORDED ON MARCH 7, 1972 IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY.
5. ASSESSORS PARCEL NO. 150-02-025 & 026
6. GENERAL PLAN MEDIUM-DENSITY RESIDENTIAL
7. EXISTING ZONING: R3-2.2 MEDIUM DENSITY ZONING
8. PROPOSED ZONING: R3-2.2 MEDIUM DENSITY ZONING
9. EXISTING USE: MULTI-FAMILY RESIDENTIAL
10. PROPOSED USE: RESIDENTIAL (ROWHOUSES)
11. GROSS AREA: 2.78± ACRES
12. NUMBER OF UNITS: 52
13. NUMBER OF LOTS: 52 DEVELOPABLE, 13 NON-DEVELOPABLE COMMON LOTS
14. UTILITIES:
  - A. WATER: CITY OF MOUNTAIN VIEW
  - PRIVATE STREETS: HOMEOWNERS ASSOCIATION
  - B. SANITARY SEWER: CITY OF MOUNTAIN VIEW
  - PUBLIC STREETS: HOMEOWNERS ASSOCIATION
  - PRIVATE STREETS: HOMEOWNERS ASSOCIATION
  - C. STORM DRAIN: CITY OF MOUNTAIN VIEW
  - PUBLIC STREETS: HOMEOWNERS ASSOCIATION
  - PRIVATE STREETS: PACIFIC GAS & ELECTRIC
  - D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
  - E. TELEPHONE: AT&T
  - F. CABLE TV: COMCAST
15. BENCHMARK: CITY OF MOUNTAIN VIEW NO. III-14. BRONZE DISK SET IN TOP OF CURB AT THE CENTER OF THE NORTHWEST CURB RETURN OF RENGSTORFF AVENUE AT JEWELL PLACE NAVD 1988 ELEV 35.16'
16. TOPOGRAPHY: GROUND SURVEY PREPARED BY CARLSON, BARBEE & GIBSON, INC. CONDUCTED SEPTEMBER 2015.
17. FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 0608085C0037H, DATED MAY 18, 2009.
18. LOT SIZES:
 

LOTS 1-52	= 52,187 SF
LOTS A-M	= 68,787 SF
TOTAL	= 120,974 SF
19. EASEMENTS
 

EVAE	= EMERGENCY VEHICLE ACCESS EASEMENT
PIEE	= PRIVATE INGRESS EGRESS EASEMENT
PSSE	= PRIVATE SANITARY SEWER EASEMENT
PSDE	= PRIVATE STORM DRAIN EASEMENT
PWE	= PRIVATE WATER EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
WME	= PUBLIC WATER METER EASEMENT



DRAWING NAME: K:\2017\150-02-025-026\150-02-025-026-001.dwg DATE: 9/15/17 PLOT SIZE: 11x17