



DATE: May 16, 2017

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Final Map Approval, Tract No. 10384,
1998 - 2024 Montecito Avenue**

RECOMMENDATION

Adopt a Resolution Approving the Final Map of Tract No. 10384, 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 May 26, 2015, the City Council adopted Resolution No. 17952 conditionally approving a tentative map to subdivide an existing 0.93-acre site at 1998 - 2024 Montecito Avenue, creating a residential condominium subdivision consisting of 17 residential units and 1 common lot.

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 developer has offered to dedicate public utility easements for the on-site utilities on the map.
7. The developer has offered to dedicate a street in fee along Montecito Avenue for public street purposes on the map.
8. Covenants, Conditions, and Restrictions (CC&Rs) have been submitted by the developer and approved by the City Attorney and the Community Development Department.
9. All on-site telephone, electric, and cable television services shall be placed underground.
10. The developer signed an Improvement Agreement to construct public and private improvements and submitted the required bonds and insurance.
11. The developer signed a utility payment agreement and posted a security deposit payable to the City in accordance with Section 35.38 of the City Code.
12. The Public Works Department approved the improvement plans for the public and private improvements.
13. The development complies with the relevant provisions of Chapters 27 and 28 of the Mountain View City Code and City's Standard Design Criteria.
14. The map is consistent with the Planned Unit Development Permit and Development Review Permit, Application No. 507-13-PUD, conditions of approval.
15. The tentative map was approved on May 26, 2015, 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, Montecito Realty Group L.P., paid \$352,443 in subdivision fees, including \$257,400 in Park Land Dedication In-Lieu fees.

ALTERNATIVES

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.

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RG/TS/7/CAM
926-05-16-17CR-E

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

cc: ZA, PCE – Arango, PCE – Macaraeg, cmvgis@mountainview.gov, File (Tract No. 10384, 1998 Montecito Ave)