



DATE: October 26, 2021

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Final Map Approval, Tract No. 10497, 1255 Pear Avenue**

RECOMMENDATION

Adopt a Resolution of the City Council of the City of Mountain View Approving the Final Map of Tract No. 10497, 1255 Pear Avenue, 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 October 23, 2018, the City Council adopted Resolution No. 18260, conditionally approving a Tentative Map to create a 231,210 square foot office and 635-unit multi-family residential development at 1255 Pear Avenue (Application No. PL-2017-381).

On April 13, 2021, the City Council adopted Resolution No. 18552, conditionally approving modifications to the previously approved Tentative Map (Application No. PL-2021-046) related to the timing of the vacation and dedication of easements over the properties at 1230 and 1240 Pear Avenue that are not controlled by the development.

ANALYSIS

The developer has met all conditions of approval relating to the final map (Exhibit A to Attachment 1), and the disposition of these conditions (Attachment 2) is as follows:

1. The final map was reviewed and is ready for approval and recordation. The map is in substantial conformance with the Tentative Map.
2. The subdivision guarantee, the County Tax Collector's letter regarding unpaid taxes for assessment, and the subdivision security were submitted to the City.

3. A soils report was prepared and referenced on the final map. The developer, through the developer's 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 (Exhibit A to Attachment 1).
5. The developer paid subdivision fees, including the map check fee, plan check fee, construction inspection fee, water and sewer capacity fee, sewer impact fee, and Park Land Dedication In-Lieu Fee.
6. The developer has offered to dedicate public easements for street, sidewalk, utilities, and access on the map, which were approved by Public Works, AT&T, PG&E, and Comcast.
7. Covenants, Conditions, and Restrictions (CC&Rs) have been submitted by the developer and approved by the City Attorney and the Community Development Department.
8. The developer signed an Improvement Agreement to construct public and private improvements and submitted the required bonds and insurance.
9. The Public Works Department approved the improvement plans for the public and private improvements.
10. All on-site telephone, electric, and cable television services and the overhead facilities fronting the property shall be placed underground.
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 Planned Unit Development Permit and Development Review Permit, Application No. PL-2017-380, and conditions of approval.
13. The Tentative Map was approved on October 23, 2018 and modifications to the Tentative Map were approved on April 13, 2021, and State Assembly Bill 1561 provided an automatic 18-month extension beyond the expiration date of the originally approved Tentative Map. The final map is recommended for approval within 18 months of the automatic extension, meeting the requirements of the Subdivision Map Act.

FISCAL IMPACT

The developer, SI 62, LLC (The Sobrato Organization), paid \$12,492,464 in subdivision fees, including \$10,527,000 in Park Land Dedication In-Lieu Fees.

ALTERNATIVES

Determine that the final map is not consistent with the Tentative Map or applicable codes and do not approve the final map and dedication.

PUBLIC NOTICING – Agenda posting.

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JC/1/CAM
949-10-26-21CR
201294

Attachments: 1. Resolution with Exhibit A
2. Tentative Map Conditions

cc: SI 62, LLC
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ZA, APWD – Arango, PCE – Byrer, PA – Li, PCE – Shah, USM, F (Tract No. 10497, 1255 Pear Avenue, cmvgis@mountainview.gov)