



COUNCIL REPORT

DATE: May 23, 2023
CATEGORY: Consent
DEPT.: Public Works
TITLE: **Final Map Approval, Tract No. 10395,
1958 Latham Street**

RECOMMENDATION

Adopt a Resolution of the City Council of the City of Mountain View Approving the Final Map of Tract No. 10395, 1958 Latham Street, 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 December 10, 2019, the City Council adopted Resolution No. 18413 conditionally approving a Vesting Tentative Map to create a one-lot subdivision for condominium purposes consisting of six residential units at 1958 Latham Street (Application No. PL-2019-146). The Vesting Tentative Map was valid for two years, originally set to expire on December 10, 2021. To support housing production and recognizing the impact of the COVID-19 pandemic, State Assembly Bill 1561 was enacted in September 2020, granting an 18-month extension to certain housing entitlements that were issued before, and were in effect on, March 4, 2020, and that would expire before December 31, 2021. With this extension, the Vesting Tentative Map will expire on June 10, 2023.

ANALYSIS

The developer has met all conditions of approval relating to the final map (Exhibit A of Attachment 1), and the disposition of these conditions (Attachments 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 Vesting Tentative Map.
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 (Exhibit A to Attachment 1).
5. The developer paid subdivision fees, including the map check fee, plan check fee, construction inspection fee, storm drainage fee, park land dedication fee, water and sewer capacity fees, and transportation impact fee.
6. The developer has offered to dedicate a public utility easement for the on-site utilities 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's Office and the Community Development Department.
8. The developer signed an improvement agreement to construct public improvements and submitted the required cash deposit and insurance.
9. The Public Works Department approved the improvement plans for the public improvements.
10. All on-site telephone, electric, and cable television services shall be placed underground.
11. The development complies with the relevant provisions of Chapters 27 and 28 of the Mountain View City Code and the City's Standard Design Criteria.
12. The map is consistent with the Planned Unit Development Permit and Development Review Permit, Application No. PL-2019-144, and conditions of approval.
13. The Vesting Tentative Map was approved on December 10, 2019, 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 the extension date, meeting the requirements of the Subdivision Map Act.

FISCAL IMPACT

The developer, Jason Kim LLC, paid \$229,178 in subdivision fees, including the map check fee, plan check fee, construction inspection fee, storm drainage fee, park land dedication fee, water and sewer capacity fees, and transportation impact fee.

ALTERNATIVES

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

PUBLIC NOTICING—Agenda posting.

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203026

Attachments: 1. Resolution with Exhibit A
2. Vesting Tentative Map Conditions (PL-2019-146)

cc: Jason Kim, LLC
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