

CITY OF MOUNTAIN VIEW
RESOLUTION NO. 18801
SERIES 2023

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

WHEREAS, on December 10, 2019, the City Council adopted Resolution No. 18413, Series 2019, approving the Vesting Tentative Map of the subdivision hereafter referred to; and

WHEREAS, the Governor of California filed State Assembly Bill 1561 with the Secretary of State on September 28, 2020, granting an eighteen (18) month extension for housing entitlements, as defined, that were issued before, and were in effect on, March 4, 2020, and that would expire before December 31, 2021; and

WHEREAS, the subdivider has filed with the City the final map for said subdivision entitled Tract No. 10395; and

WHEREAS, the City Council has received and considered a report dated May 23, 2023 from the Public Works Director recommending approval of said final map; now, therefore, be it

RESOLVED: by the City Council of the City of Mountain View that pursuant to Section 28.32(b) of the Mountain View City Code and Section 66458 of the Government Code, the Council hereby finds that said final map conforms to all the requirements of the Subdivision Map Act and of Chapter 28 of the Mountain View City Code applicable at the time of approval of the tentative map, and all rulings made thereunder; and be it

FURTHER RESOLVED: that pursuant to Section 28.8 of the Mountain View City Code and Section 66473.5 of the Government 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 of the City, including the Open Space and Conservation Elements of the Environmental Management Chapter thereto, and with any applicable specific plans of the City; and be it

FURTHER RESOLVED: that the final map of Tract No. 10395, 1958 Latham Street, attached hereto as Exhibit A, is hereby approved; and be it

FURTHER RESOLVED: that pursuant to Section 28.32(b) of the Mountain View City Code and Section 66477.1 of the Government Code, all offers of dedication of land for public use made by said final map are hereby accepted.

The foregoing resolution was regularly introduced and adopted at a Regular Meeting of the City Council of the City of Mountain View, duly held on the 23rd day of May 2023, by the following vote:

AYES: Councilmembers Abe-Koga, Kamei, Matichak, Ramirez, Ramos, Vice Mayor Showalter, and Mayor Hicks

NOES: None

ABSENT: None

ATTEST:

APPROVED:

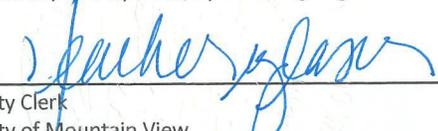


HEATHER GLASER
CITY CLERK



ALISON HICKS
MAYOR

Pursuant to Mountain View Charter § 709(b), I do hereby certify that the foregoing is an original or a correct copy of the Resolution passed and adopted by the City Council of the City of Mountain View at a Regular Meeting held on the 23rd day of May 2023, by the foregoing vote.



City Clerk
City of Mountain View

LL/8/RESO
979-05-23-23r

Exhibit: A. Final Map

Resolution No. 18801
Page 3 of 5

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER.

WE ALSO HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR UNDERGROUND PUBLIC UTILITY FACILITIES, DESIGNATED AND DELINEATED AS "P.U.E." (PUBLIC UTILITY EASEMENT) FOR SUCH USE AS SANITARY SEWERS, WATER MAINS, STORM DRAINS, GAS MAINS, PUBLIC UTILITIES INCLUDING ELECTRIC, COMMUNICATION, AND CABLE TELEVISION FACILITIES, AND OTHER SIMILAR USES, TOGETHER WITH APPURTENANCES THEREOF AND WITH RIGHTS OF INGRESS AND EGRESS. SAID PUBLIC UTILITY EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT LAWFUL FENCES, SURFACE PAVEMENT, LAWFUL UNSUPPORTED ROOF OVERHANGS, IRRIGATION SYSTEMS, UTILITY COMPANY STRUCTURES, AND APPURTENANCES THEREOF.

AS OWNER:
JASON KIM LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
FENG BI, GENERAL PARTNER
BY: _____ DATE: _____
JASON KIM, GENERAL PARTNER
BY: _____ DATE: _____
RANDY BROWLEIT, GENERAL PARTNER

**TRACT NO. 10395
LATHAM TERRACE**

**A ONE LOT SUBDIVISION FOR RESIDENTIAL CONDOMINIUM PURPOSES
CONSISTING OF SIX RESIDENTIAL CONDOMINIUMS**

AT THE LOCATION COMMONLY KNOWN AS 1958 LATHAM STREET, BEING A RESUBDIVISION OF A PORTION OF LOT 16 AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "MAP OF THE SUBDIVISION OF THE PROPERTY OF C. CASTRO BEING A PORTION OF THE RANCHO PASTORIA DE BORREGAS" WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON JANUARY 6, 1886 IN BOOK "B" OF MAPS AT PAGE 32, AND LYING ENTIRELY WITHIN THE CITY OF MOUNTAIN VIEW, COUNTY OF SANTA CLARA, CALIFORNIA

MARCH 2023

SURVEYOR'S NARRATIVE REGARDING BOUNDARY RESOLUTION

IN THE RESOLUTION OF THE BOUNDARY PRESENTED HEREON, THE SURVEY TEAM REVIEWED 14 MAPS IN THE GENERAL VICINITY OF THE SUBJECT LOT. OF THOSE, ONLY 102M55 SHOWED THE CENTER LINE AND RIGHT-OF-WAY LINES ALONG LATHAM STREET DIRECTLY IN FRONT OF THE SUBJECT LOT. HAVING BEEN RECORDED IN 1958, NEITHER THE MEASURING STANDARDS NOR THE DRAFTING STANDARDS WERE OF AS HIGH A QUALITY AS WE NOW EXPECT IN 2020. FURTHERMORE, OF THE 13 STREET MONUMENTS SHOWN ON THIS MAP, OUR SURVEY TEAM WAS ONLY ABLE TO LOCATE FOUR. THREE OF THE FOUND MONUMENTS ARE ALONG RENGSTORFF AVENUE, AND ARE REASONABLY (THOUGH NOT PERFECTLY) POSITIONED WITH RESPECT TO EACH OTHER. THEIR RELATIONSHIP WITH THE FOURTH FOUND MONUMENT (AT ESCUELA AND CALIFORNIA), HOWEVER, IS NOT WITHIN ACCEPTABLE SURVEY TOLERANCES. ADDITIONALLY, THE BEARING OF THE CURBS ALONG THE STRAIGHT PORTION OF LATHAM STREET DIRECTLY IN FRONT OF THE SUBJECT LOT DOES NOT AGREE WITH THE RECORD BEARING IF WE HOLD THE FOUND MONUMENTS ALONG RENGSTORFF AVENUE EXACTLY. CONSEQUENTLY, WE CHOSE TO EVALUATE OTHER EVIDENCE OF OCCUPATION, HOLD THE CLOSEST MONUMENT, ROTATE OUR BOUNDARY SUCH THAT THE BEARINGS ALONG LATHAM STREET AGREE, AND SHOW THE RESULTANT ROTATIONAL ERROR AT ALL OTHER FOUND MONUMENTS. RELATIVE TO THE EVIDENCE OF OCCUPATION FOR ALL ADJOINERS, THERE IS NO SIGNIFICANT CONTROVERSY WITH RESPECT TO THE SIZE AND SHAPE OF THE SUBJECT LOT AS PRESENTED.

CITY ACCEPTANCE STATEMENT

I, HEATHER GLASER, CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW, STATE OF CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL DID AT ITS

MEETING HELD ON THE _____ DAY OF _____, 20____ MAKE ALL FINDINGS REQUIRED PURSUANT TO ARTICLE VI OF CHAPTER 28 OF THE MOUNTAIN VIEW CITY CODE AND DID DULY APPROVE THE WITHIN FINAL MAP OF TRACT NO. 10395 AND DID ACCEPT ON BEHALF OF THE PUBLIC ALL EASEMENTS OFFERED FOR DEDICATION THEREON FOR THE PURPOSES SET FORTH IN THE OFFER OF DEDICATION.

HEATHER GLASER, CITY CLERK
AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF
MOUNTAIN VIEW, CALIFORNIA

DATE: _____ RESOLUTION NO. _____

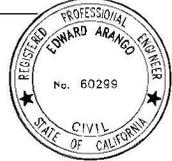
GEOTECHNICAL REPORT

A GEOTECHNICAL REPORT ENTITLED "GEOTECHNICAL INVESTIGATION REPORT, PROPOSED SIX-UNIT TOWNHOUSE SUBDIVISION AT 1958 LATHAM STREET, MOUNTAIN VIEW, CA" AND DATED AUGUST 12, 2016 WAS PREPARED BY CAPEX ENGINEERING, INC., PROJECT NO. 10821 AND SIGNED BY GARY HSU, R.C.E. #48709. AN UPDATE TO SAID GEOTECHNICAL INVESTIGATION REPORT ENTITLED "GEOLOGIC SCREENING INVESTIGATION FOR PROPERTY AT 1958 LATHAM STREET, MOUNTAIN VIEW CA 94040 APN 154-21-017" AND DATED NOVEMBER 6, 2017 WAS PREPARED BY LOUIS A. RICHARDSON, P.G., C.E.G. CONSULTING ENGINEERING GEOLOGIST, PROJ. 1061.28 AND SIGNED BY LOUIS A. RICHARDSON, C.E.G. #1085.

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN FINAL MAP; THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW ON DECEMBER 10, 2019, AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

EDWARD ARANGO, CITY ENGINEER
R.C.E. 60299
CITY OF MOUNTAIN VIEW
SANTA CLARA COUNTY, CALIFORNIA

DATE: _____


I, TIMOTHY Y. KO, A LICENSED CIVIL ENGINEER FOR THE CITY OF MOUNTAIN VIEW, SANTA CLARA COUNTY, CALIFORNIA, DO HEREBY STATE THAT I HAVE EXAMINED THE WITHIN FINAL MAP AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

TIMOTHY Y. KO
R.C.E. 27089

DATE: _____


COUNTY RECORDER'S STATEMENT

FILE NO.: _____ FEE: _____ PAID: _____
FILED THIS _____ DAY OF _____, 20____ AT _____ M. IN BOOK _____

OF MAPS, AT PAGES _____, SANTA CLARA COUNTY RECORDS,
AT THE REQUEST OF JASON KIM, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

REGINA ALCOMENDRAS, COUNTY RECORDER

BY: _____
DEPUTY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JASON KIM LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ON JUNE 22, 2016. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; ALL MONUMENTS ARE OF THE CHARACTER STATED AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

FRANK M. ROSENBLUM, P.L.S. 6395

DATE: _____


 **UNDERWOOD & ROSENBLUM, INC.**
civil engineers and surveyors
1630 Oakland Road, Suite A114, San Jose, CA 95131
(408) 463-1222 www.UandR.com

TRACT NO. 10395 LATHAM TERRACE

A ONE LOT SUBDIVISION FOR RESIDENTIAL CONDOMINIUM PURPOSES
CONSISTING OF SIX RESIDENTIAL CONDOMINIUMS

AT THE LOCATION COMMONLY KNOWN AS 1958 LATHAM STREET,
BEING A RESUBDIVISION OF A PORTION OF LOT 16 AS SHOWN
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THE CITY OF MOUNTAIN VIEW,
COUNTY OF SANTA CLARA, CALIFORNIA

MARCH 2023

OWNER'S ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____ } SS
COUNTY OF _____
ON _____, 20__ BEFORE ME, _____
A NOTARY PUBLIC,
PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF _____ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:
NOTARY'S SIGNATURE _____
PRINTED NOTARY'S NAME _____
NOTARY'S COUNTY OF PRINCIPAL PLACE OF BUSINESS _____
NOTARY'S COMMISSION NUMBER _____
EXPIRATION OF NOTARY'S COMMISSION _____

OWNER'S ACKNOWLEDGEMENT

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STATE OF _____ } SS
COUNTY OF _____
ON _____, 20__ BEFORE ME, _____
A NOTARY PUBLIC,
PERSONALLY APPEARED _____

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OWNER'S ACKNOWLEDGEMENT

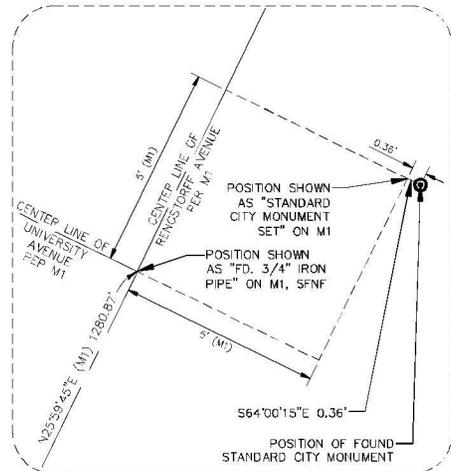
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STATE OF _____ } SS
COUNTY OF _____
ON _____, 20__ BEFORE ME, _____
A NOTARY PUBLIC,
PERSONALLY APPEARED _____

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I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF _____ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

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DETAIL A: MONUMENT FOUND AT INTERSECTION OF PENGSTORFF AVENUE AND UNIVERSITY AVENUE, NTS



LEGEND	
	DISTINCTIVE BORDER
	ADJOINER LOT LINE
	CENTER LINE
	EASEMENT LINE
	DETAIL LINE
	FOUND MONUMENT AS NOTED
	3/4" IRON PIPE, EMBEDDED IN EARTH, TAGGED "LS 6385"

BASIS OF BEARINGS:

THE BASIS OF BEARINGS USED FOR THIS MAP IS THE CENTER LINE OF RENGSTORFF AVENUE, NORTH 25°59'45" EAST, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FEBRUARY 25, 1959, IN BOOK 102 OF MAPS AT PAGE 55, OFFICIAL RECORDS, COUNTY OF SANTA CLARA, CALIFORNIA.

NOTES:

1. THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF LAND SUBDIVIDED BY THIS MAP AND CONTAINS A GROSS AREA OF 16,751± SQUARE FEET (0.385± ACRES).
2. ALL DISTANCES PRESENTED HEREON ARE IN FEET AND DECIMALS THEREOF.
3. ALL ON SITE EASEMENT LINES WITHOUT BEARINGS ARE PARALLEL WITH CORRESPONDING LOT LINES.
4. SOME CORNER MONUMENTS ARE TO BE OFFSET FROM LOT CORNERS AS SHOWN DUE TO EXISTING FENCES, PROPOSED FENCES, AND/OR HARDSCAPE TO BE CONSTRUCTED.

ABBREVIATIONS:

Δ	INCLUDED (DELTA) ANGLE
C/L	CENTER LINE
DOC.	DOCUMENT
E	EAST
FC	FACE OF CURB
L	LENGTH
LS	LAND SURVEYOR
M	(OF) MAPS
MON	MONUMENT
N	NORTH
NO.	NUMBER
NTS	NOT TO SCALE
OR	(OF) OFFICIAL RECORDS
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
RCE	REGISTERED CIVIL ENGINEER
RE	REGISTERED (CIVIL) ENGINEER
S	SOUTH
S/NF	SEARCHED FOR, NOT FOUND WEST

TRACT NO. 10395 LATHAM TERRACE

A ONE LOT SUBDIVISION FOR RESIDENTIAL CONDOMINIUM PURPOSES CONSISTING OF SIX RESIDENTIAL CONDOMINIUMS

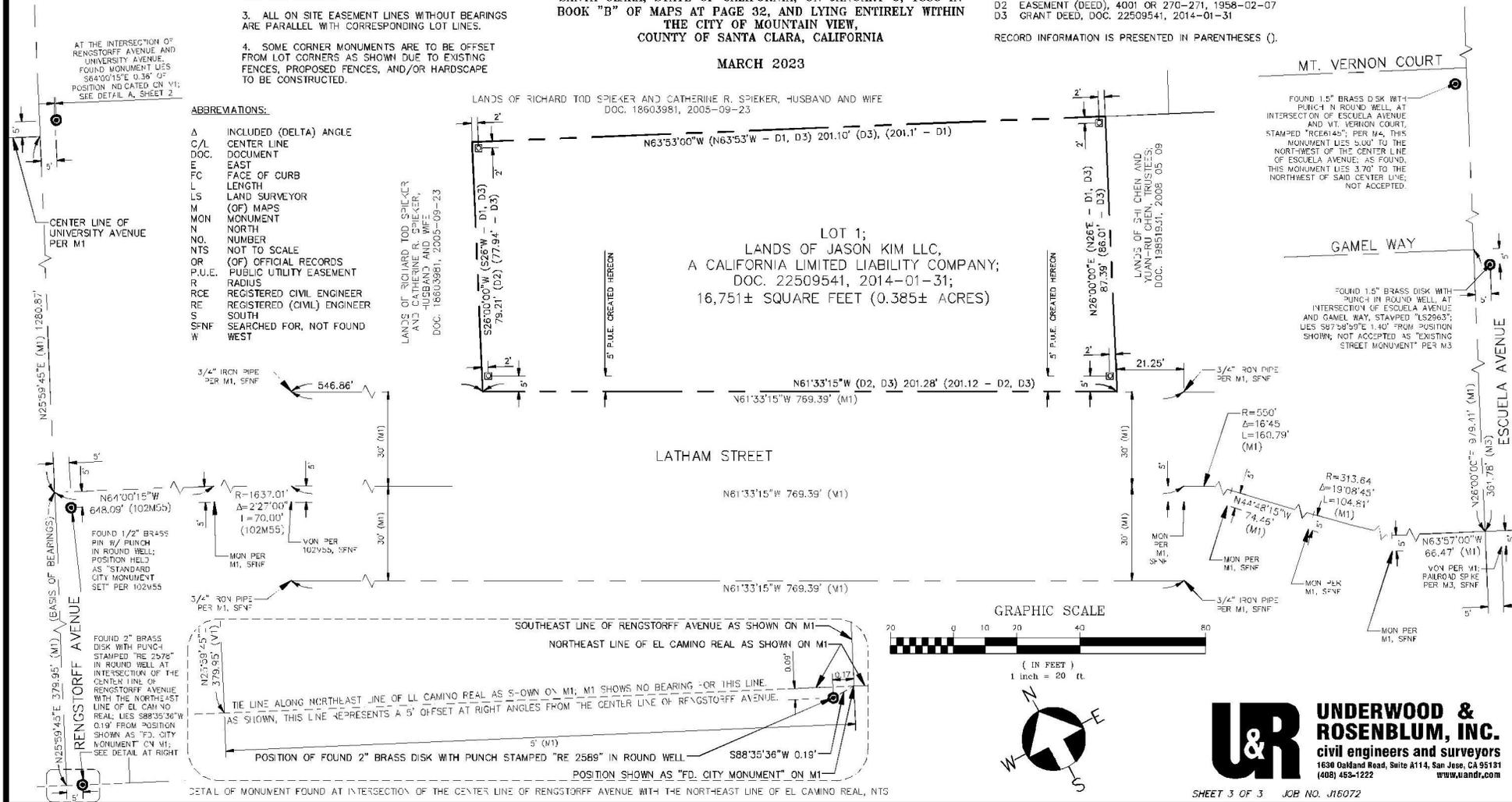
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MARCH 2023

DOCUMENT REFERENCES:

- M1 RECORD OF SURVEY, 102 M 55, 1959-02-25
- M2 SUBDIVISION MAP, "B" M 32, 1886-01-06
- M3 RECORD OF SURVEY, 475 M 46-47, 1980-11-25
- M4 [MAP OF] TRACT NO. 5627, 352 M 43, 1975-03-18
- D1 GRANT DEED, 2055 OR 288-289, 1950-09-18
- D2 EASEMENT (DEED), 4001 OR 270-271, 1958-02-07
- D3 GRANT DEED, DOC. 22509541, 2014-01-31

RECORD INFORMATION IS PRESENTED IN PARENTHESES ().



DETAIL OF MONUMENT FOUND AT INTERSECTION OF THE CENTER LINE OF RENGSTORFF AVENUE WITH THE NORTH-EAST LINE OF EL CAMINO REAL, NTS

UNDERWOOD & ROSENBLUM, INC.
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