

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2017

A RESOLUTION CONDITIONALLY APPROVING A PRELIMINARY PARCEL MAP  
TO MERGE FOUR EXISTING PARCELS INTO ONE PARCEL AT  
2268-2280 WEST EL CAMINO REAL AND 2241-2243 LATHAM STREET

WHEREAS, an application was received from Lennar Multifamily Communities for a Preliminary Parcel Map to merge four existing parcels into one parcel at 2268-2280 West El Camino Real (Application No. 373-15-PCZA), as more particularly described in Exhibit A attached hereto; and

WHEREAS, the Environmental Planning Commission held a public hearing on January 18, 2017 on said application and recommended conditional approval to the City Council; and

WHEREAS, the Preliminary Parcel Map would not be detrimental to the public interest, health, safety, convenience, or welfare of the community because the project would be consistent with the policies included in the General Plan and the Preliminary Parcel Map facilitates the construction of new residential apartment units that can be fully served by the physical infrastructure and service provided within the City of Mountain View;

NOW, THEREFORE, BE IT RESOLVED, pursuant to the Subdivision Map Act, that the City Council of the City of Mountain View finds:

1. The approval of the Preliminary Parcel Map is in compliance with the California Environmental Quality Act (CEQA) because an Initial Study of Environmental Significance was prepared pursuant to Section 15168 of the CEQA Guidelines and found, with implementation of the El Camino Real Precise Plan standards and guidelines, standard City Conditions of Approval, State regulations, and mitigation measures identified in the El Camino Real Precise Plan Environmental Impact Report (EIR) (2014) and the Mountain View General Plan and Greenhouse Gas Reduction Program EIR, the proposed project would not result in any new environmental impacts beyond those evaluated in these EIRs.

2. That pursuant to Section 66743.5 and Subsections (a) and (b) of Section 66474 of the Government Code, and Section 28.8 of the Mountain View City Code, the proposed subdivision, together with the provisions for its design and improvement, is

consistent with the General Plan Land Use Designation of the Mixed-Use Corridor of the City, including all required elements therein applicable to said property.

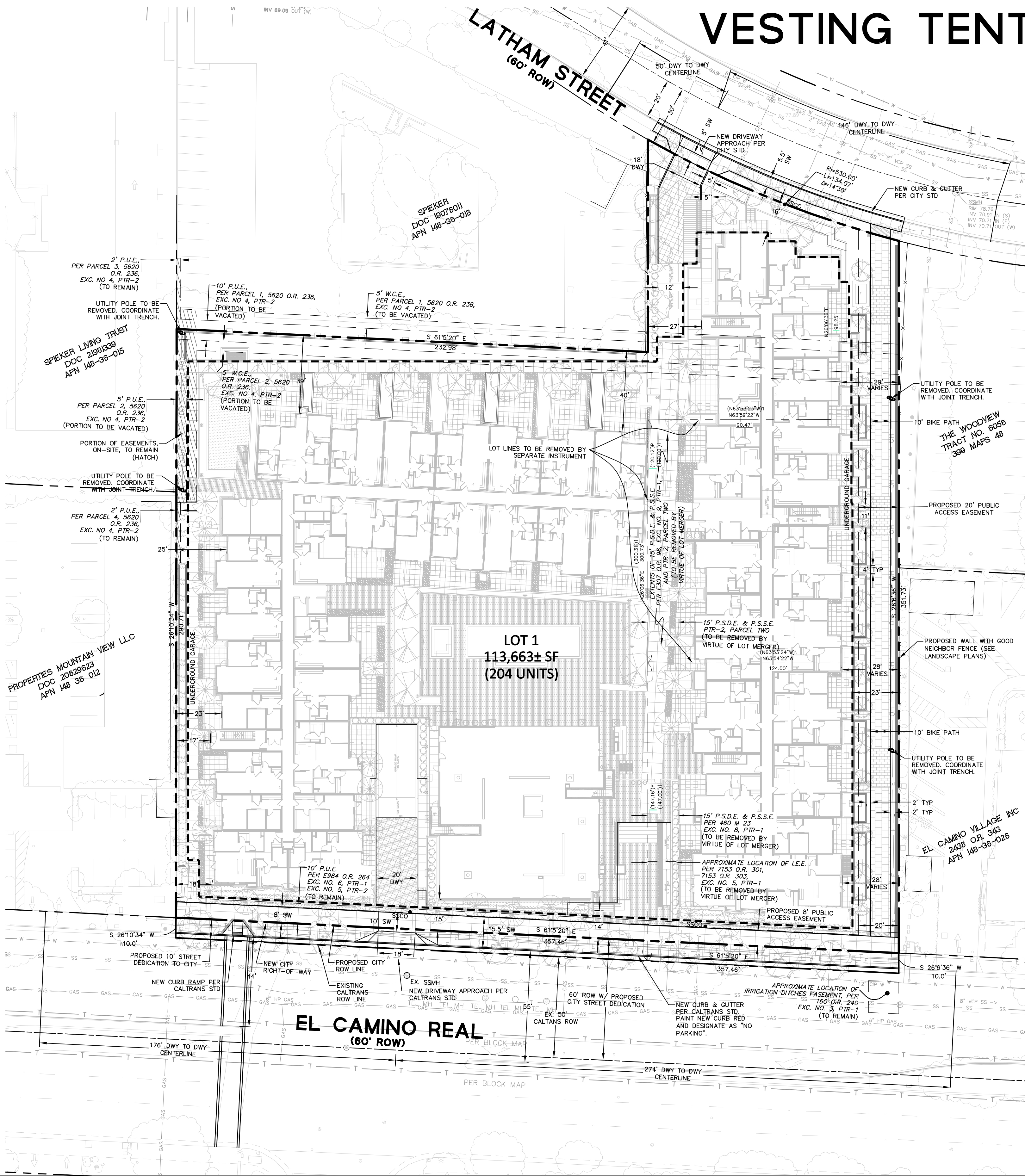
3. That the Preliminary Parcel Map is recommended for approval subject to the developer's fulfillment of all of the conditions of approval which are attached hereto in Exhibit B and incorporated herein by reference.

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NM/7/RESO  
819-02-28-17r-E-1

Exhibits: A. Preliminary Parcel Map  
B. Subdivision Conditions of Approval

# VESTING TENTATIVE PARCEL MAP



## PROJECT DATA

- |                         |  |
|-------------------------|--|
| 1. OWNER:               | LENNAR MULTIFAMILY COMMUNITIES, LLC  |
| 2. DEVELOPER:           | LENNAR MULTIFAMILY COMMUNITIES<br>492 9TH STREET, SUITE 300<br>OAKLAND, CA 94607<br>CONTACT: KEVIN MA<br>(415) 975-4989  |
| 3. CIVIL ENGINEER:      | BKF ENGINEERS<br>1730 N. FIRST STREET, SUITE 600<br>SAN JOSE, CA 95112<br>CONTACT: ISAAC KONTOROVSKY<br>(408) 467-9100   |
| 4. RECORD OWNER:        | LMC MOUNTAIN VIEW HOLDINGS II<br>25 ENTERPRISE #305<br>ALISO VIEJO, CA 92656<br>(APN: 148-36/017/025/038)<br><br>BASH ARIE (TE)<br>PO BOX 2747<br>SUNNYVALE, CA 94087<br>(APN: 148-36-037) |
| 5. PROPERTY:            | PARCEL 1,2,3, AND 4 AS SHOWN ON A PARCEL MAP FILED MARCH 13, 1980 IN BOOK 420 OF MAPS, PAGE 28, SANTA CLARA COUNTY RECORDS.  |
| 6. ASSESSORS PARCEL NO. | 148-36-017, 025, 037, 038  |
| 7. GENERAL PLAN         | MEDIUM-HIGH RESIDENTIAL DENSITY & MIXED-USE CORRIDOR   |
| 8. EXISTING ZONING:     | EL CAMINO PRECISE PLAN (MEDIUM INTENSITY CORRIDOR & RESIDENTIAL LAND USE)  |
| 9. PROPOSED ZONING:     | EL CAMINO PRECISE PLAN (MEDIUM INTENSITY CORRIDOR & RESIDENTIAL LAND USE)  |
| 10. EXISTING USE:       | SHOPPING CENTER AND SINGLE FAMILY RESIDENCES   |
| 11. PROPOSED USE:       | MULTI-LEVEL RESIDENTIAL UNITS  |
| 12. GROSS AREA:         | 2.69± ACRES  |
| 13. NUMBER OF UNITS:    | 204  |
| 14. NUMBER OF LOTS:     | 1 LOT  |
| 15. UTILITIES:          |  |
| A. WATER:               | CITY OF MOUNTAIN VIEW<br>PROPERTY OWNER  |
| B. SANITARY SEWER:      | CITY OF MOUNTAIN VIEW<br>PROPERTY OWNER  |
| C. STORM DRAIN:         | CITY OF MOUNTAIN VIEW<br>PROPERTY OWNER  |
| D. GAS/ELECTRIC:        | PACIFIC GAS & ELECTRIC<br>AT&T<br>COMCAST  |
| E. TELEPHONE:           |  |
| F. CABLE TV:            |  |
| 16. BENCHMARK:          | CITY OF MOUNTAIN VIEW BENCHMARK STAMPED IV-3; 2" BRONZE DISK SET IN TOP CURB NORTH END OF NORTHEAST RETURN OF ORTEGA AVENUE AND EL CAMINO REAL. ELEVATION=80.401 FEET (NAVD 88)            |
| 17. FLOOD ZONE:         | THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP #06085C0038H.  |
| 18. LOT SIZE:           | LOT 1 = 113,663± SF (2.61 AC)  |

## LEGEND

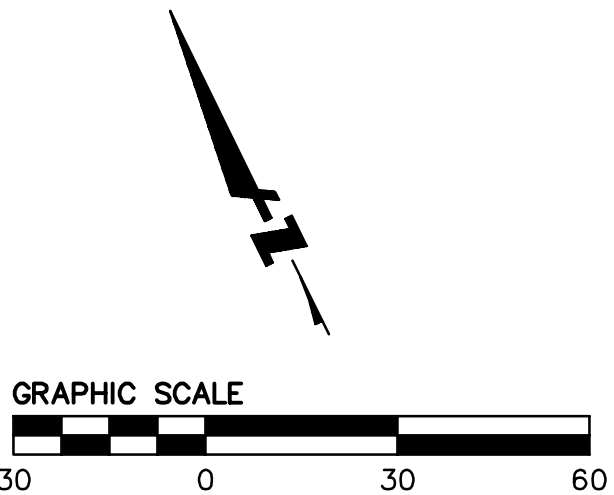
	EXISTING	PROPOSED
PROJECT BOUNDARY	---	---
EASEMENT LINE	---	---
MONUMENT LINE	---	---
LOT LINE	---	---
INTERIOR LOT LINE	---	---
ADJACENT LOT LINE	---	---
CURB AND GUTTER	---	---
UNDERGROUND GARAGE	---	---
PORTION OF EXISTING EASEMENT TO REMAIN	---	---
UTILITY POLY & GUY WIRES	---	---

## ABBREVIATIONS

C&G	= CURB & GUTTER
CMV	= CITY OF MOUNTAIN VIEW
ESMT	= EASEMENT
EVAE	= EMERGENCY VEHICLE ACCESS EASEMENT
PG&E	= PACIFIC GAS & ELECTRIC COMPANY
DET	= DETAIL
DWY	= DRIVEWAY
LS	= LANDSCAPE STRIP
(N)	= NEW
PAE	= PUBLIC ACCESS EASEMENT
PGE	= PACIFIC GAS & ELECTRIC EASEMENT
PSDE	= PRIVATE STORM DRAIN EASEMENT
PSSE	= PRIVATE SANITARY SEWER EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
ROW	= RIGHT OF WAY
STD	= STANDARD
SW	= SIDEWALK
TYP	= TYPICAL
WCE	= WIRE CLEARANCE EASEMENT

## GENERAL NOTES

- VESTING TENTATIVE PARCEL MAP: THIS VESTING TENTATIVE PARCEL MAP IS BEING FILED IN ACCORDANCE WITH ARTICLE 2, SECTION 66452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
- AREA: THE BOUNDARIES OF THIS SUBDIVISION CONTAIN 2.69 ACRES AND ARE PROPOSED FOR A ONE-LOT SUBDIVISION VIA FINAL MAP.
- UTILITIES: A UTILITY EASEMENT IN THE FAVOR OF PACIFIC GAS & ELECTRIC WILL BE CREATED TO FACILITATE MAINTENANCE OF GAS METERS AND ELECTRICAL SERVICES. SANITARY AND WATER SERVICE LATERALS BETWEEN THE BUILDINGS AND THE CLEANOUTS AND/OR WATER METERS WILL BE PRIVATELY OWNED AND MAINTAINED. THE STORM DRAINAGE SYSTEM WILL ALSO BE PRIVATELY OWNED AND MAINTAINED OR AS DESIGNATED.
- THE PROPERTY OWNER WILL BE RESPONSIBLE FOR SANITARY SEWER INFRASTRUCTURE IN PUBLIC STREETS
- ALL EXISTING WATER, SANITARY, AND STORM SERVICES ARE TO BE ABANDONED/REMOVED PER CITY OF MOUNTAIN VIEW STANDARDS AND SPECIFICATIONS.
- ONE FINAL MAP WILL BE FILED ON THE TENTATIVE MAP.
- ALL ON-SITE UTILITIES AND THE PEDESTRIAN/BICYCLE PATH WITHIN THE PROPOSED 20' PUBLIC ACCESS EASEMENT SHALL BE PRIVATELY MAINTAINED.



VESTING TENTATIVE PARCEL MAP

SUBDIVISION CONDITIONS  
APPLICATION NO.: 278-16-PCZA  
2268-2280 WEST EL CAMINO REAL

1. **MAP SUBMITTAL:** File a parcel 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 parcel map. Submit a copy of the report with the 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. **PARCEL MAP APPROVAL:** When all subdivision-related materials and agreements have been completed, the original parcel map shall be signed and notarized by the owners and engineer/surveyors and submitted to the Public Works Department. 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. **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 parcel map.
6. **MAP PLAN CHECK FEE:** Prior to issuance of any building permits and prior to approval of the parcel 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.

7. **PARK LAND DEDICATION FEE:** Prior to issuance of any building permits and prior to approval of the parcel 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 parcel map.
9. **STREET DEDICATION:** Dedicate a public street in fee/easement as required by the Public Works Director, on the face of the map to widen West El Camino Real an additional 10' from the centerline of the street.
10. **PUBLIC ACCESS EASEMENT (CONNECTIONS THROUGH SITES):** As outlined in the El Camino Precise Plan, dedicate a 20' public access area for sidewalk and landscaping improvements to the satisfaction of the City. The applicant shall enter into a covenant with the City which specifies the sidewalk shall be kept clear of trees, shrubs, structures, and utility infrastructure, and that the property owner shall maintain the pedestrian sidewalk improvements and landscape improvements within this area. City shall retain the rights to install revised public improvements in this area in the future; however, the applicant will continue to be responsible for the maintenance.
11. **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 parcel 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 parcel map.
12. **PEDESTRIAN ACCESS EASEMENT (SIDEWALK):** Dedicate an 8' wide pedestrian access easement along West El Camino Real to the satisfaction of the Public Works Director.
13. **PUBLIC IMPROVEMENTS:** Install or reconstruct standard public improvements that are required for the subdivision and as required by Chapters 27 and 28 of the Mountain View City Code. These improvements shall include, but are not limited to, new curbs, gutters, sidewalk, and driveway improvements on Latham Street and El Camino Real; new water, storm, and sewer utility services and appurtenances on Latham Street and El Camino Real; new storm main extension and gas improvements on Latham Street; and new ADA curb ramp and crosswalk improvements on El Camino Real
  - a. **IMPROVEMENT AGREEMENT:** The property owner must sign a Public Works Department improvement agreement for the installation of the public improvements prior to the approval of the parcel 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: [https://www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570\\_a-z.htm](https://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 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 parcel map. The insurance coverage amounts are a minimum of Two Million Dollars (\$2,000,000) Commercial General Liability, One Million Dollars (\$1,000,000) Automobile Liability, and (\$1,000,000) Workers' Compensation.

The insurance requirements are available from the Public Works Department.

14. **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 subdivision. 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 parcel map. CAD files shall meet the City of Mountain View's Digital Data Submission Standards.
15. **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.
16. **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 parcel map.
17. **UTILITY MAINTENANCE:** On-site water, sanitary sewer, and storm drainage facilities shall be privately maintained.
18. **STORM DRAIN HOLD HARMLESS AGREEMENT:** Prior to the approval of the parcel map, sign a storm drain hold harmless agreement if there are any proposed on-site storm inlets with grates below the elevation of street curb to be connected to the City's storm drain system.
19. **SANITARY SEWER HOLD HARMLESS AGREEMENT:** Prior to the approval of the parcel map, if the sanitary sewer connection(s) inside the structure(s) is/are less than 1' above the rim elevation of the upstream sanitary sewer manhole, the owner shall sign an agreement to hold the City harmless against sewer surcharges or blockages that result in on-site damage.
20. **RETAINING WALL:** Retaining walls shall have a maximum height of 18", unless an exception is granted by the Community Development and Public Works Departments. Retaining walls along the perimeter of the subdivision shall be maintained by the homeowners association. The maintenance of the retaining walls shall be included in the Covenants, Conditions, and Restrictions (CC&Rs). A private easement for the retaining walls shall be shown on the parcel map.
21. **CONSISTENCY WITH OTHER APPROVALS:** This map shall be consistent with all requirements of the Planned Community Permit, Application No. 278-16-PCZA. All conditions of approval imposed under that application shall remain in full force and effect and shall be met prior to approval of the parcel map.
22. **APPROVAL EXPIRATION:** If the map is not completed within twenty-four (24) months from the date of this approval, this map shall expire.