



DATE: May 25, 2021

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Final Map Approval, Tract No. 10554,
1555 West Middlefield Road**

RECOMMENDATION

Adopt a Resolution of the City Council of the City of Mountain View Approving the Final Map of Tract No. 10554, 1555 West Middlefield Road, 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 19, 2020, the City Council adopted Resolution No. 18460 conditionally approving a Vesting Tentative Map to create 20 condominium lots and seven common lots at 1555 West Middlefield Road (Application No. PL-2019-153).

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 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 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, and storm drainage fee.
7. The developer has offered to dedicate public and private utility easements on the map for the on-site utilities and access which were approved by Public Works, AT&T, PG&E, and Comcast.
8. 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 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-2019-152, conditions of approval.
13. The Vesting Tentative Map was approved on May 19, 2020, 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, SummerHill W. Middlefield LLC, a California limited liability company, paid \$466,284 in subdivision fees.

ALTERNATIVES

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

PUBLIC NOTICING – Agenda posting.

Prepared by:

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201114

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

cc: Joshua Taylor, Assistant Secretary
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