

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW
ORDERING THE VACATION OF PUBLIC EASEMENTS AT 749 WEST EL CAMINO REAL

WHEREAS, on October 28, 2025, by its adoption of Resolution No. _____, Series 2025, the City Council of the City of Mountain View, pursuant to the provisions of Part 3 of Division 9 (Sections 8300 through 8374) of the Streets and Highways Code of the State of California (Public Streets, Highways, and Service Easements Vacation Law), declared its intention to vacate public easements over the properties at 749 West El Camino Real; and

WHEREAS, by the said Resolution No. _____, which Resolution is incorporated by reference as if fully set forth herein, the City Council set Tuesday, November 18, 2025, at 6:30 p.m. as the date and time for hearing all persons interested in or objecting to the proposed vacation and directed the City Clerk to give notice of said hearing in the manner prescribed by law; and

WHEREAS, on November 18, 2025, the said public hearing was held and evidence was submitted to the City Council, bearing upon the present and prospective use of the public easements for transit shelter; and

WHEREAS, this vacation is necessary for the development, Application No. PL-6884, for a Planned Community Permit and Development Review Permit to construct a mixed-use development comprised of 299 residential rental units, utilizing State Density Bonus Law, in a six-story building with 10,830 square feet of ground-floor neighborhood commercial space and at-grade podium parking above two levels of underground parking, a two-story 8,483 square foot bank building, a Provisional Use Permit for a roof top deck, and a Heritage Tree Removal Permit to remove 28 Heritage trees on a 3.05-acre site; now, therefore, be it

RESOLVED: by the City Council of the City of Mountain View that, from all the evidence submitted, the public easements described in Exhibit A and Exhibit B, attached hereto and incorporated herein by reference, are unnecessary for present and prospective public uses and that, therefore, this body orders that the said public easements described herein be, and the same are hereby, vacated, subject to the conditions specified in this Resolution; and be it

FURTHER RESOLVED: that the City Council of the City of Mountain View, in accordance with Street and Highways Code Section 8324(b), finds that this Resolution shall not be recorded until the following conditions have been satisfied:

1. File with the City of Mountain View approved improvements plans, agreements, and performance bonds as a condition of approval for the project.
2. New public easement(s) are dedicated as needed for the new transit shelter locations.

This Resolution shall be recorded concurrently with the Parcel Map in accordance with approved City recording instructions; and be it

FURTHER RESOLVED: that as finding of fact supporting its decision vacating the said public easements on 749 West El Camino Real, this body follows, and in addition, incorporates by reference, as if fully set forth herein, the Council report dated November 18, 2025:

1. The existing transit shelters within the easements are proposed to either be removed or relocated as part of the project.
2. The existing easements are unnecessary for present or prospective public use.

CDD/MN-11-18-25r-2

- Exhibits:
- A. Castro Street—Transit Shelter Easement Plat and Legal
 - B. El Camino Real—Transit Shelter Easement Plat and Legal



EXHIBIT "A"
Legal Description

TRANSIT SHELTER EASEMENT VACATION
Deed C468 O.R. 451

Real property in the City of Mountain View, County of Santa Clara, State of California, described as follows:

Being that Transit Shelter Easement, conveyed from Home Savings and Loan Association, a California corporation to City of Mountain View, a municipal corporation, by that certain Deed, recorded on December 10, 1976 in Book C468 at Page 451, Official Records of Santa Clara County, described as follows:

Being also that Bus Shelter Easement, as shown on that certain Parcel Map, filed for record on December 21, 1976 in Book 385 of Maps at Pages 32 and 33, Records of Santa Clara County, more particularly described as follows:

COMMENCING at a point on the southeasterly line of Castro Street, formerly Miramonte Avenue, said point being the northeasterly terminus of the line having a bearing and distance of South 26°28'20" West 88.68 feet, described as "N 26°20'00" E 88.68 FT." in said Deed (C468 O.R. 451);

Thence leaving said point and along the southeasterly line of Castro Street, South 26°28'20" West, 88.68 feet to the **POINT OF BEGINNING** of this legal description;

Thence leaving said point and said southeasterly line of Castro Street, South 63°31'40" East, 8.00 feet;

Thence parallel with said southeasterly line of Castro Street, South 26°28'20" West, 20.00 feet;

Thence North 63°31'40" West, 8.00 feet to said southeasterly line of Castro Street;

Thence along said southeasterly line, North 26°28'20" East, 20.00 feet to the **POINT OF BEGINNING** of this legal description.

Containing an area of 160 square feet, more or less.

As shown on EXHIBIT "A" plat attached hereto and made a part hereof.

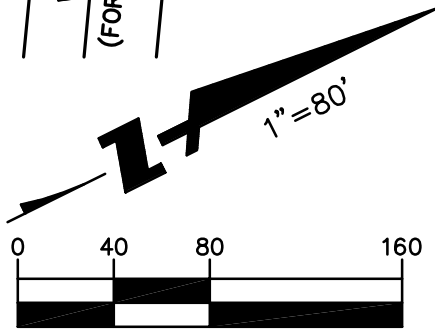
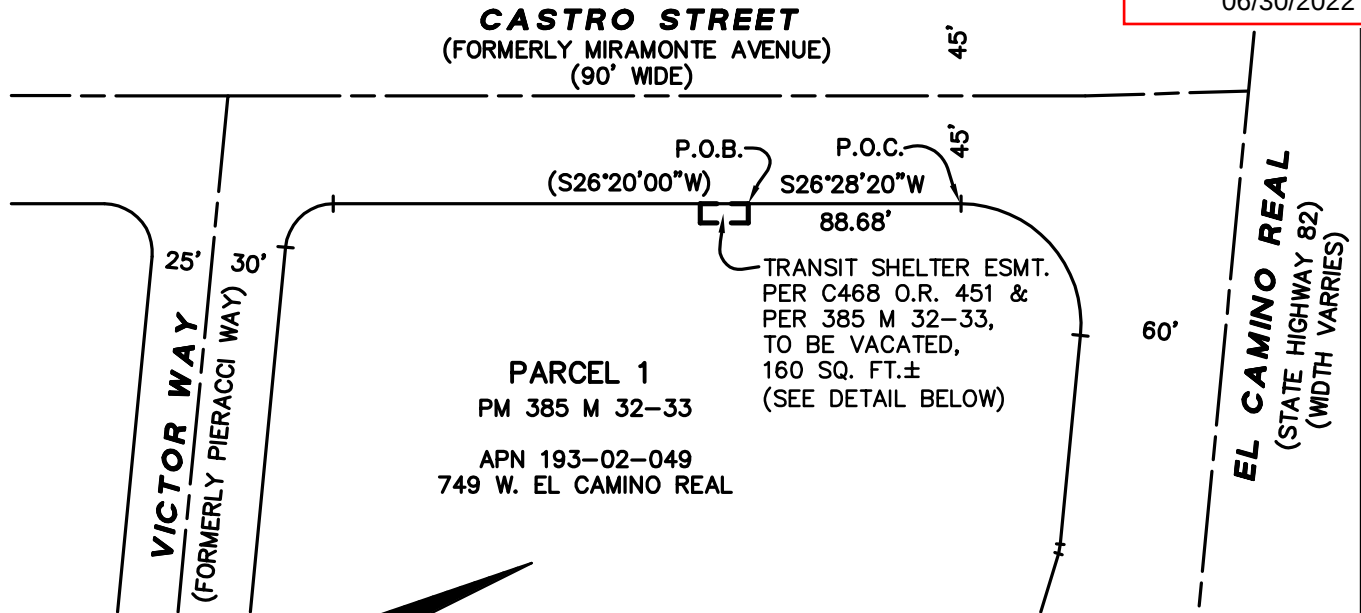
This legal description was prepared by me or under my direct supervision.

INITIAL DRAFT – FOR REVIEW

By: _____
John Koroyan
P.L.S. No. 8883

Date: _____





(SCALE IN FEET)

LEGEND

ESMT.	EASEMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
SQ. FT.	SQUARE FEET
()	RECORD DATA PER C468 O.R. 451

CASTRO STREET (FORMERLY MIRAMONTE AVENUE) (90' WIDE)

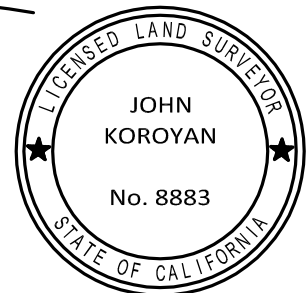
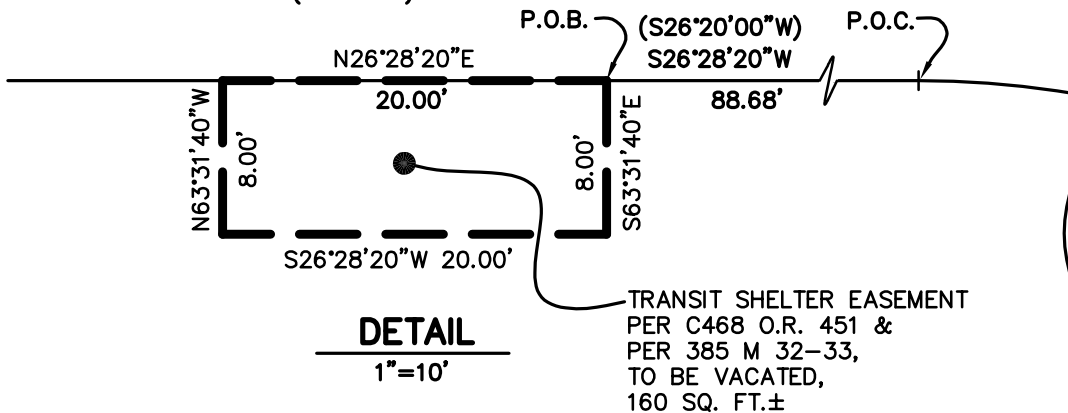


EXHIBIT "A"

K: \2020\200408_MV_CHASE\SUR\DWG\PLATS\TRANSIT SHELTER ESMT_C468 OR 451.DWG

PLAT TO ACCOMPANY
LEGAL DESCRIPTION



1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

Subject **TRANSIT SHELTER ESMT. VACATION**
(C468 O.R. 451) 749 W. EL CAMINO REAL
Job No. **20200408** MOUNTAIN VIEW, CA
By **DIS** Date **06-16-2022** Chkd. **JVK**
SHEET **1** OF **1**

Exhibit A

Closure Calculations

(Deed C468 O.R. 451)

749 W. El Camino Real
Mountain View, CA

Project: 200408
Parcel Map Check

June 16, 2022
BKF No. 20200408

Parcel Name: **TRANSIT SHELTER EASEMENT VACATION (C468 O.R. 451)**

	North: 10,739.4393'	East: 5,418.4258'
Line	Course: S63° 31' 40"E	Length: 8.00'
	North: 10,735.8732'	East: 5,425.5870'
Line	Course: S26° 28' 20"W	Length: 20.00'
	North: 10,717.9702'	East: 5,416.6717'
Line	Course: N63° 31' 40"W	Length: 8.00'
	North: 10,721.5363'	East: 5,409.5105'
Line	Course: N26° 28' 20"E	Length: 20.00'
	North: 10,739.4393'	East: 5,418.4258'

Perimeter: 56.000'
Error Closure: 0.000'
Error North: 0.0000'
Precision 1: 56,000,000.000'

Area: 160 Sq Ft 0.004 Ac.
Course: N0° 00' 00"E
East: 0.0000'





BKF



Page 1 of 1

EXHIBIT "B"
Legal Description

TRANSIT SHELTER EASEMENT VACATION
Deed C468 O.R. 457

Real property in the City of Mountain View, County of Santa Clara, State of California, described as follows:

Being that Transit Shelter Easement, conveyed from Home Savings and Loan Association, a California corporation to City of Mountain View, a municipal corporation, by that certain Deed, recorded on December 10, 1976 in Book C468 at Page 457, Official Records of Santa Clara County, described as follows:

Being also that Bus Shelter Easement, as shown on that certain Parcel Map, filed for record on December 21, 1976 in Book 385 of Maps at Pages 32 and 33, Records of Santa Clara County, more particularly described as follows:

COMMENCING at a point on the southwesterly line of El Camino Real, also known as State Highway 82, said point being the southeasterly terminus of the line having a bearing and distance of North 58°03'13" West, 73.26 feet, described as "N 58°11'33" W 73.26 FT." in said Deed (C468 O.R. 457);

Thence leaving said point and along the southwesterly line of El Camino Real, North 58°03'13" West, 73.26 feet to the **POINT OF BEGINNING** of this legal description;

Thence leaving said point and said southwesterly line of El Camino Real, South 31°56'47" West, 10.00 feet;

Thence parallel with said southwesterly line of El Camino Real, North 58°03'13" West, 20.00 feet;

Thence North 31°56'47" East, 10.00 feet to said southwesterly line of El Camino Real;

Thence along said southwesterly line, South 58°03'13" East, 20.00 feet to the **POINT OF BEGINNING** of this legal description.

Containing an area of 200 square feet, more or less.

As shown on EXHIBIT "B" plat attached hereto and made a part hereof.

This legal description was prepared by me or under my direct supervision.

INITIAL DRAFT – FOR REVIEW

By: _____
John Koroyan
P.L.S. No. 8883

Date: _____



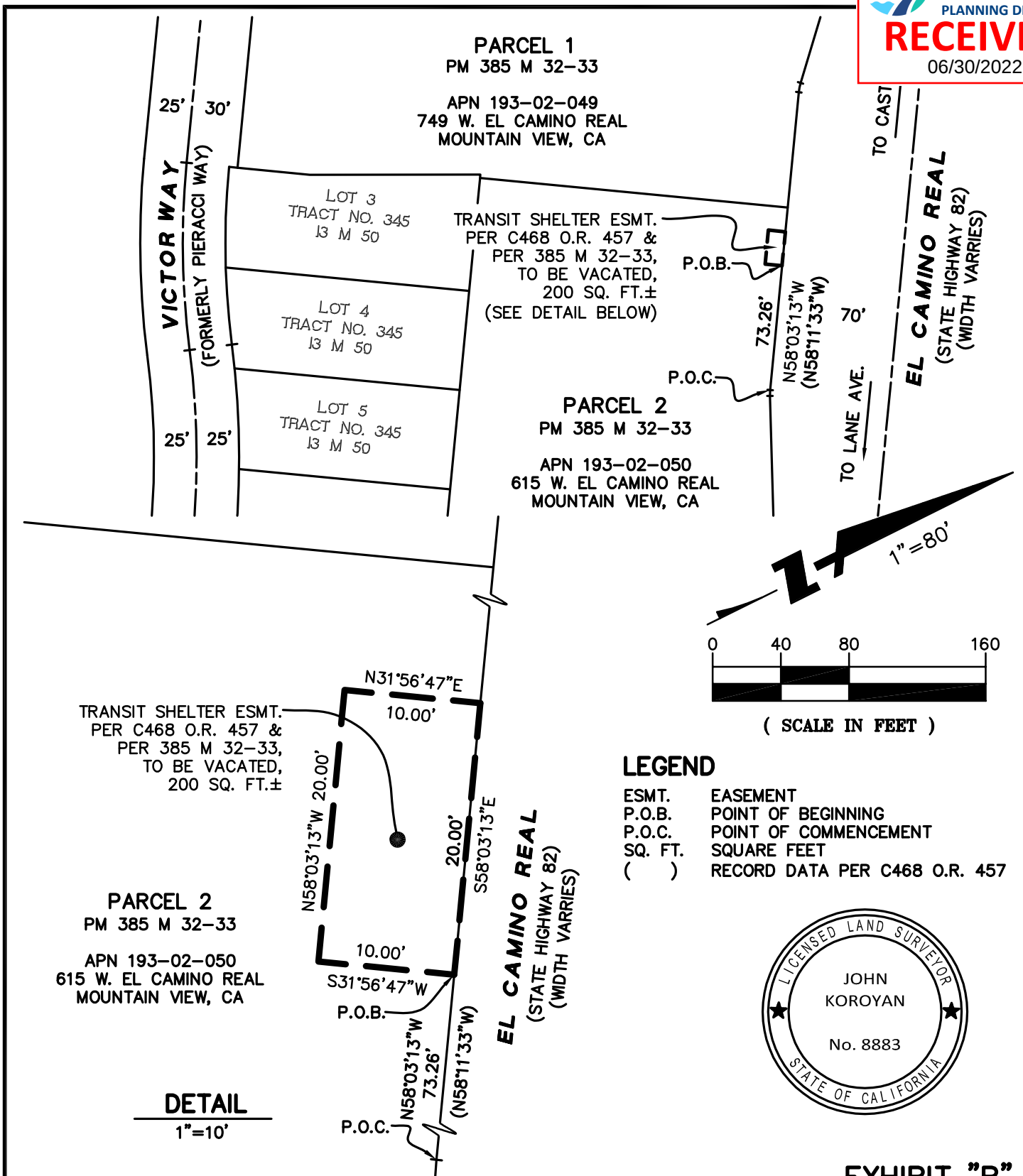


EXHIBIT "B"

K: \2020\200408_MV_CHASE\SUR\DWG\PLATS\TRANSIT SHELTER ESMT_C468 OR 457.DWG

PLAT TO ACCOMPANY
LEGAL DESCRIPTION



1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

Subject **TRANSIT SHELTER ESMT. VACATION**
(C468 O.R. 457) **615 W. EL CAMINO REAL**
Job No. **20200408** **MOUNTAIN VIEW, CA**
By **DIS** Date **06-16-2022** Chkd. **JVK**
SHEET **1** OF **1**

Exhibit B

Closure Calculations

(Deed C468 O.R. 457)

615 W. El Camino Real
Mountain View, CA

Project: 200408
Parcel Map Check

June 16, 2022
BKF No. 20200408

Parcel Name: **TRANSIT SHELTER EASEMENT VACATION (C468 O.R. 457)**

	North: 11,287.5609'	East: 5,704.5524'
Line	Course: S31° 56' 47"W	Length: 10.00'
	North: 11,279.0755'	East: 5,699.2611'
Line	Course: N58° 03' 13"W	Length: 20.00'
	North: 11,289.6580'	East: 5,682.2902'
Line	Course: N31° 56' 47"E	Length: 10.00'
	North: 11,298.1434'	East: 5,687.5815'
Line	Course: S58° 03' 13"E	Length: 20.00'
	North: 11,287.5609'	East: 5,704.5524'

Perimeter: 60.000'	Area: 200 Sq Ft 0.005 Ac.
Error Closure: 0.000'	Course: N0° 00' 00"E
Error North: 0.0000'	East: 0.0000'
Precision 1: 60,000,000.000'	

