SUBJECT: Approval of Final Map (Tract No. 10095) – 10-unit Condominiums at 628 East Taylor Avenue by City Ventures Homebuilding LLC.

BACKGROUND
Tract No. 10095 is a 10-unit condominium project. The tentative map was approved by the Planning Commission on August 8, 2011.

DISCUSSION
The final map for Tract No. 10095, consisting of 10-unit condominiums (Phase 2) on two residential lots and one common lot, was examined by the Public Works staff and found to be in conformance with Sunnyvale Municipal Code Title 18 Subdivision, the State of California "Subdivision Map Act". This project is associated with the adjacent property to the east (Phase 1) at 650-660 East Taylor Avenue (Tract No. 10075) approved by Council on May 24, 2011 (RTC 11-097). This project is conditioned to record an instrument to convey private ingress and egress easement rights from the Phase 1 properties to the Phase 2 properties. This project is also conditioned to revise the Covenant, Condition & Restrictions (CCRs) for the adjacent property to the east to address common lot interest for both properties including but not limited to: private utilities and maintenance responsibilities. The developer will execute a subdivision agreement and provide improvement securities ($17,742 for faithful performance and $17,742 for labor and materials) to guarantee completion of public improvements.

RECOMMENDATION
Staff recommends that Council approve the final map for Tract No. 10095; accept the public street dedication; authorize the Mayor to sign the subdivision agreement upon: developer’s signatures, submittal of improvement securities, payment of development fees, and submittal of other documents deemed necessary by the Director of Public Works; direct the City Clerk to sign the City Clerk’s Statement and forward the final map for recordation.

Reviewed by:

Kent Steffens, Director of Public Works
Prepared by: Eric Gonzales, Civil Engineer

Approved by:

Gary M. Luebbers, City Manager

Attachment
Final Map for Tract No. 10095
TRACT NO. 10095
SUNNYVALE FAIR OAKS COLLECTION II
FOR CONDOMINIUM PURPOSES

AUTHORIZATION

STATE OF _______________
COUNTY OF _______________

On ____________ 20__, before me, ______________, a Notary Public,

PERSONALLY APPEARING

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 CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

Witness my hand:

____________________________________
NOTARY'S SIGNATURE

____________________________________
NOTARY'S PRINTED NAME

____________________________________
NOTARY'S PRINCIPAL PLACE OF BUSINESS

____________________________________
NOTARY'S COMMISSION No.

____________________________________
NOTARY'S COMMISSION EXPIRATION DATE

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 city engineers on July 11, 2011. I hereby state that all monuments are of the character and occupy the positions indicated on them will be set in those positions before July 31, 2013, and that the monuments are, or will be, sufficient to enable the survey to be retraced and that this final map substantially conforms to the conditionally approved tentative map.

____________________________________
DAVIES THRESH
P.I.S. No. 65868
Lic. Exp. 09/30/2012

SOILS REPORT NOTE
