



City of Sunnyvale

Agenda Item-No Attachments (PDF)

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REPORT TO COUNCIL

SUBJECT

Approve Final Map (Tract No. 10299) - 184-unit Condominiums at 701 East Evelyn Avenue by DR Horton Bay, Inc., a Delaware Corporation

BACKGROUND

A vesting tentative map was conditionally approved by the Planning Commission on February 9, 2015 for 204-unit condominiums. Subsequently, a revision to the vesting tentative map was approved by City staff administratively on May 21, 2015 (Planning Application #2014-7656). The developer desires to file multiple final maps under the approved vesting tentative map pursuant to California Government Code Section 66456.1. This final map (Tract No. 10299) is the first final map of the multiple final maps, consisting of 184-unit condominiums.

ENVIRONMENTAL REVIEW

Approval of final subdivision map is a ministerial action exempt from the California Environmental Quality Act pursuant to Guideline Section 15268(b)(3).

DISCUSSION

This first final map was examined by Department of Public Works staff and found to be in conformance with Sunnyvale Municipal Code Title 18. Subdivisions, and the State of California Subdivision Map Act. The developer executed a subdivision agreement and provided improvement securities (\$340,000 for faithful performance and \$340,000 for labor and material) to guarantee completion of all public improvements.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, at the Sunnyvale Senior Center, Community Center and Department of Public Safety; and by making the agenda and report available at the Sunnyvale Public Library, the Office of the City Clerk and on the City's website.

RECOMMENDATION

Approve the final map for Tract No. 10299; authorize the Mayor to sign the subdivision agreement upon 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.

Prepared by: Bennett Chun, Civil Engineer

Reviewed by: Manuel Pineda, Director, Public Works

Reviewed by: Jane Chambers, Interim Assistant City Manager

Approved by: Deanna J. Santana, City Manager

ATTACHMENT

1. Final Map of Tract 10299