



City of Sunnyvale

Agenda Item-No Attachments (PDF)

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REPORT TO COUNCIL

SUBJECT

Approve Final Map (Tract No.10316) - 7 Townhomes at 1050-1060 Helen Avenue by Casa Camino, LLC, a California Limited Liability Company

BACKGROUND

A vesting tentative map was conditionally approved by the Planning Commission on March 23, 2015 for 7 townhomes with 7 residential lots and one common lot (Planning Application #2014-7985).

ENVIRONMENTAL REVIEW

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

DISCUSSION

The final map for Tract No. 10316 (Attachment 1) was examined by the Public Works staff and found to be technically correct, the subdivision is substantially the same as it appeared on the tentative map approved by the Sunnyvale Planning Commission on March 23, 2015 and in conformance with Sunnyvale Municipal Code Title 18 (Subdivisions) and the State of California Subdivision Map Act. As such, the City Council's approval of the final map is a ministerial act. The Developer executed a subdivision agreement (Attachment 2) and provided improvement securities (\$113,320.00 for faithful performance and \$113,320.00 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. 10316; authorize the Mayor to sign Subdivision Agreement SD-15-03 upon submittal of other documents deemed necessary by the Director of Public Works; and direct the City Clerk to sign the City Clerk's Statement and forward the final map for recordation.

Prepared by: Arnold Chu, Civil Engineer

Reviewed by: Manuel Pineda, Director, Public Works

Reviewed by: Walter C. Rossmann, Assistant City Manager

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Final Map of Tract No. 10316
2. Subdivision Agreement SD-15-03