



Legislation Text

File #: 24-363, **Version:** 1

Report Prepared by: Francisco Mendoza-Gonzalez, Senior Planner, Development Services Department

SUBJECT: Adoption of a Resolution Approving Final Map #5398 for Merzoian, Phase 1 Subdivision for 72 Single-Family Lots, Generally Located at the Northeast Corner of G Street and Merrill Place (Extended), and the Approval of the Subdivision Agreement for the Merzoian, Phase 1 Subdivision

REPORT IN BRIEF

Considers adopting the Final Map #5398 for 72 single-family lots, generally located at the northeast corner of G Street and Merrill Place (extended), and the subdivision agreement for the Merzoian, Phase 1 Subdivision.

RECOMMENDATION

City Council - Adopt a motion:

- A. Approving **Resolution 2024-52**, a Resolution of the City Council of the City of Merced, California, approving the Final Subdivision Map for the Merzoian Estates, Phase 1 Subdivision (#5398); and,
- B. Approving the Subdivision Agreement for the Merzoian, Phase 1 Subdivision; and,
- C. Authorizing the City Manager to execute all necessary documents.

ALTERNATIVES

- 1. Approve the request as recommended by staff; or,
- 2. Deny the request; or,
- 3. Approve, subject to modifications as conditioned by Council; or
- 4. Refer back to staff for reconsideration of specific items (specific items to be addressed in City Council motion); or,
- 5. Continue to a future City Council meeting (date and time to be specified in City Council motion).

AUTHORITY

Chapter 24 of Title 18, Subdivisions, of the Merced Municipal Code (MMC) deals with final maps. Section 18.24.120 gives the City Council authority to approve the final map and agreements as long as it is consistent with the Tentative Map.

DISCUSSION

The proposed subdivision (Merzoian, Phase 1) is generally located at the northeast corner of G Street and Merrill Place (extended) as shown at Attachment 1. The Merzoian, Phase 1, Final Map #5398 would approve 72 single-family lots (Attachment 2). The Merzoian tentative subdivision map

approved 160 single-family lots which would be developed in phases. The lots within this phase of the Merzoian subdivision would range in size from approximately 5,000 square feet to approximately 8,463 square feet.

The owner/developer, CEB Holdings, LLC, has substantially complied with the approved tentative map for this site (Tentative Subdivision Map #1291), and has complied with the Conditions of Approval listed in Planning Commission Resolution #2904 (Attachment 4), adopted by the Planning Commission on January 16, 2007. The owner/developer has submitted an application for a final map approval in compliance with the Subdivision Map Act and City Subdivision Ordinance. It is now appropriate to approve the Final Map (Attachment 5) and Subdivision Agreement (Attachment 6).

The subdivision was annexed into the Community Facilities District (CFD) for Services (CFD No. 2003-2) as part of Annexation No. 22.

City Council Action

The proposed Final Subdivision Map substantially complies with the approved Tentative Map for this site (TSM #1291). Therefore, the City Council should adopt the Resolution found at Attachment 5 approving Final Map #5398 for the Merzoian, Phase 1 Subdivision and approve the Subdivision Agreement (Attachment 6) for the subdivision.

ATTACHMENTS

1. Location Map
2. Final Subdivision Map #5398
3. Tentative Subdivision Map #1291
4. Planning Commission Resolution #2904
5. Draft Resolution 2024-52
6. Subdivision Agreement