



Legislation Text

File #: 19-646, **Version:** 1

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SUBJECT: Adoption of Resolution Approving the Stoneridge South Subdivision, Phase 1 - Final Map 5369 for 32 Single-Family Lots, Generally Located on the South Side of Winder Avenue at La Habra Street (extended), and the Approval of the Subdivision Agreement for Stoneridge South, Phase 1

REPORT IN BRIEF

Considers the approval of Final Map #5369 for 32 single-family lots, generally located on the south side of Winder Avenue at La Habra Street (extended), and the Subdivision Agreement for Stoneridge South, Phase 1.

RECOMMENDATION

City Council - Adopt a motion:

- A. Approving **Resolution 2020-13**, a Resolution of the City Council of the City of Merced, California, approving the Final Subdivision Map for the Stoneridge South, Phase 1 Subdivision (#5369); and,
- B. Approving the Subdivision Agreement for Stoneridge South, Phase 1; and,
- C. Authorizing the City Manager or the Assistant City Manager to execute the subdivision agreement.

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 (Stoneridge South, Phase 1), is generally located on the south side of Winder Avenue at La Habra Street (extended), between Winder and Mission Avenues (Attachment

1). The Stoneridge South, Phase 1 Subdivision, Final Map #5369 would approve 32 lots on two cul-de-sacs extending to the east and west sides of La Habra Street (extended) (refer to the Final Map at Attachment 2). The Stoneridge South subdivision includes a total of 160 lots on 10 cul-de-sacs extending off of La Habra Street (extended). A copy of the approved Vesting Tentative Subdivision Map for the Stoneridge South Subdivision is provided at Attachment 3. The lots within this subdivision would range in size from approximately 3,733 square feet to approximately 6,554 square feet. It should be noted that only one lot is 3,733 square feet. The majority of the lots range in size from 4,057 square feet to 6,554 square feet.

The owner/developer, Stonefield Home, Inc., has substantially complied with the previously approved tentative map for this site (Tentative Map #1306), and has complied with the Conditions of Approval listed in Planning Commission Resolution #3092 (Attachment 4), adopted by the Planning Commission on May 9, 2018. 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 2) and Subdivision Agreement (Attachment 6).

Typically final subdivision maps are approved as part of consent calendar portion of the City Council agenda. However, because the public hearing and election for the Community Facilities District (CFD) was also on the City Council agenda for April 20, 2020, the approval of the final map was moved to the Reports section of the agenda to allow the Council to take action on the CFD prior to the final map. If the CFD was approved, the City Council may approve the final map as well. If the CFD was not approved, the City Council should refer the final map back to staff until the annexation into CFD can be completed.

City Council Action

The proposed Final Subdivision Map substantially complies with the approved Tentative Map for this site (TSM #1306). Therefore, the City Council should adopt the Resolution found at Attachment 5 approving Final Map #5369 for the Stoneridge South, Phase 1 subdivision and approve the Subdivision Agreement at Attachment 6.

ATTACHMENTS

1. Location Map
2. Final Subdivision Map #5369
3. VSTM #1306
4. Planning Commission Resolution #3092
5. Draft City Council Resolution approving Final Map #5369
6. Subdivision Agreement