



Legislation Text

File #: 24-018, **Version:** 1

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SUBJECT: Considers the Adoption of a Resolution Approving Final Map #5412 for Renaissance 154, Phase 3 Subdivision for 31 Single-Family Lots, Generally Located North of Merced Avenue, Approximately 2,000 Feet East of Coffee Street Avenue and the Approval of the Subdivision Agreement for the Renaissance 154, Phase 3 Subdivision

REPORT IN BRIEF

Considers adopting the Final Map #5412 for 31 single-family lots, located north of Merced Avenue, approximately 2,000 feet east of Coffee Street, and the subdivision agreement for the Renaissance 154, Phase 3 Subdivision.

RECOMMENDATION

City Council - Adopt a motion:

- A. Approving **Resolution 2024-04**, a Resolution of the City Council of the City of Merced, California, approving the Final Subdivision Map for the Renaissance 154, Phase 3 Subdivision (#5412); and,
- B. Approving the Subdivision Agreement for the Renaissance 154, Phase 3 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 (Renaissance 154, Phase 3) is generally located on the north side of Merced Avenue, approximately 2,000 feet east of Coffee Street (Attachment 1). The Renaissance

154, Phase 3, Final Map #5412 would approve 31 single-family lots (Attachment 2). This subdivision subdivides Lot 3 of the Large Lot subdivision that was approved by the City Council at the December 4, 2023, City Council meeting. The Large Lot Final Map (#5406) was recorded to create the large lot prior to the recordation of Final Map #5412 to create the 31 small lots. The Renaissance 154 tentative subdivision map approved 154 single-family lots which would be developed in five phases (Attachment 3). The lots within this phase of the Renaissance 154 subdivision would range in size from approximately 4,500 square feet to approximately 9,624 square feet.

The owner/developer, Stonefield Home, Inc., has substantially complied with the approved tentative map for this site (Tentative Map #1322), and has complied with the Conditions of Approval listed in Planning Commission Resolution #4108 (Attachment 4), adopted by the Planning Commission on April 5, 2023. 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).

The subdivision was annexed into the Community Facilities District (CFD) for Services (CFD No. 2003-2) as part of Annexation No. 2 on October 17, 2005.

City Council Action

The proposed Final Subdivision Map substantially complies with the approved Tentative Map for this site (TSM #1322). Therefore, the City Council should adopt the Resolution found at Attachment 5 approving Final Map #5412 for the Renaissance 154, Phase 3 Subdivision and approve the Subdivision Agreement (Attachment 6) for the subdivision.

ATTACHMENTS

1. Location Map
2. Final Subdivision Map #5412
3. Tentative Subdivision Map #1322
4. Planning Commission Resolution #4108
5. Resolution 2024-04
6. Subdivision Agreement