CITY OF MERCED

Merced Civic Center
678 W. 18th Street
Merced, CA 95340

Legislation Details (With Text)

File #:	19-634	**Version:**	1	**Name:**	
Type:	Consent Item			**Status:**	Passed
File created:	10/14/2019			**In control:**	City Council/Public Finance and Economic Development Authority/Parking Authority/Successor Agency to the Redevelopment Agency
On agenda:	11/18/2019			**Final action:**	11/18/2019

Title: SUBJECT: Adoption of Resolution Approving the Cypress Terrace 6, Phase B - Final Map 5375 for 18 Single-Family Lots, Generally Located on the West Side of N Street, North of Gerard Avenue, and the Approval of the Subdivision Agreement for Cypress Terrace 6, Phase B

REPORT IN BRIEF
Considers the approval of Final Map #5375 for 18 single-family lots, generally located on the west side of N Street (extended), north of Gerard Avenue (extended), and the Subdivision Agreement for Cypress Terrace 6, Phase B.

RECOMMENDATION
City Council - Adopt a motion:

A. Approving Resolution 2019-78, a Resolution of the City Council of the City of Merced, California, approving the Final Subdivision Map for the Cypress Terrace 6, Phase B Subdivision (#5375); and,

B. Approving the Subdivision Agreement for Cypress Terrace 6, Phase B; and,

C. Authorizing the City Manager or the Assistant City Manager to execute the subdivision agreement.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map.pdf, 2. Final Subdivision Map #5375, 3. Tentative Subdivision Map #1288, 4. Planning Commission Resolution #2876, 5. Draft City Council Resolution approving Final Map #5375, 6. Subdivision Agreement

Date	Ver.	Action By	Action	Result
11/18/2019	1	City Council/Public Finance and Economic Development Authority/Parking Authority/Successor Agency to the Redevelopment Agency	approved	Pass

Report Prepared by: Julie Nelson, Associate Planner, Development Services Department

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REPORT IN BRIEF

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B. Approving the Subdivision Agreement for Cypress Terrace 6, Phase B; 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 (Cypress Terrace 6, Phase B), is generally located on the west side of N Street (extended), between Childs Avenue and Gerard Avenue (extended) (Attachment 1). The Cypress Terrace 6, Phase B, Final Map #5375 would approve 18 lots on a single cul-de-sac (refer to the Final Map at Attachment 2). The Cypress Terrace 6 subdivision includes a total of 90 lots on 5 cul-de-sacs extending off of N Street (extended). A copy of the approved Vesting Tentative Subdivision Map for Cypress Terrace 6 and 7 is provided at Attachment 3. The lots within Cypress Terrace 6 would range in size from approximately 5,100 square feet to approximately 7,300 square feet.

The owner/developer, Stonefield Home, Inc., has substantially complied with the previously approved tentative map for this site (Tentative Map #1288), and has complied with the Conditions of Approval listed in Planning Commission Resolution #2876 (Attachment 4), adopted by the Planning Commission on April 19, 2006. 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 in 2005.

City Council Action

The proposed Final Subdivision Map substantially complies with the approved Tentative Map for this

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site (TSM #1288). Therefore, the City Council should adopt the Resolution found at Attachment 5 approving Final Map #5375 for Cypress Terrace 6, Phase B and approve the Subdivision Agreement (Attachment 6) for the subdivision.

ATTACHMENTS

1. Location Map
2. Final Subdivision Map #5375
3. Tentative Subdivision Map #1288
4. Planning Commission Resolution #2876
5. Draft City Council Resolution approving Final Map #5375
6. Subdivision Agreement

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