



City of Morgan Hill

Legislation Details (With Text)

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Title:	PARCEL MAP APPROVAL FOR BUTTERFIELD RETIREMENT APPARTMENTS				
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Attachments:	1. Site Map, 2. Resolution Parcel Map Approval, 3. Resolution Parcel Map Approval Attachment A, 4. Resolution Parcel Map Approval Attachment B				

Date	Ver.	Action By	Action	Result
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CITY COUNCIL STAFF REPORT MEETING DATE: SEPTEMBER 2, 2015

PREPARED BY: Charlie Ha, Associate Engineer/Public Works Department
APPROVED BY: City Manager

PARCEL MAP APPROVAL FOR BUTTERFIELD RETIREMENT APPARTMENTS

RECOMMENDATION(S)

Adopt Resolution approving the following actions:

1. Approve Parcel Map authorizing the abandonment of the unused portion of a public street easement;
2. Authorize City Clerk to sign the Parcel Map authorizing abandonment of the unused portion of a public street easement.
3. Authorize the City Manager to execute a Stormwater Best-Management-Practices (BMP) Operation and Maintenance Agreement pending review and approval by the City Attorney; and
4. Authorize the recordation of the Parcel Map and Stormwater BMP Operations and Maintenance Agreement.

COUNCIL PRIORITIES, GOALS & STRATEGIES:

Ongoing Priorities

Protecting the environment

2015 Focus Areas

Stimulate Economic Development

REPORT NARRATIVE:

The Butterfield Retirement Apartments project is a two lot development located on the west side of

Butterfield Boulevard just north of Barrett Avenue (see attached site map). The developer, Community Development Partners, has completed all the conditions specified by the Community Development Department in the approval of the Tentative Map on January 29, 2015. The Parcel Map is ready to record; however, prior to its recordation the City Council needs to approve the abandonment of an existing street easement that encumbers both lots on the Map. The street easement has never been used for its intended purposes and is no longer needed now that Butterfield Boulevard has been extended through this area of the City. Therefore, it is recommended that the City Council authorize the City Clerk to sign the abandonment statement on the Parcel Map. It is also recommended that the City Council authorize the recordation of the Parcel Map and for the City Manager to sign a Stormwater BMP Operation and Maintenance Agreement pending review and approval by the City Attorney.

COMMUNITY ENGAGEMENT: Consult

January 29, 2015 - Community Development Department Approved Tentative Map. Residents within a 300 feet radius of the subdivision were informed by the Community Development Department's intent to consider the tentative map for the project following a public comment period.

ALTERNATIVE ACTIONS:

None.

PRIOR CITY COUNCIL AND COMMISSION ACTIONS:

The application subdivision was an Administrative Subdivision (ASD 14-11) approved through the Community Development Department on January 29, 2015, which required no prior Council or Commission approval.

FISCAL AND RESOURCE IMPACT:

Development review costs for this project are paid for from development processing fees.

CEQA (California Environmental Quality Act):

Project, Description of CEQA requirements

Mitigated Negative Declaration was adopted on October 1, 2014.

LINKS/ATTACHMENTS:

- 1) Site Map
- 2) Resolution
- 3) Resolution Exhibit A - Parcel Map
- 4) Resolution Exhibit B - Stormwater Best-Management-Practices (BMP) Operation and Maintenance Agreement