



City of Morgan Hill

Legislation Details (With Text)

File #:	16-691	Version:	1	Name:	
Type:	Staff Report	Status:		Consent Calendar	
File created:	10/7/2016	In control:		City Council	
On agenda:	10/19/2016	Final action:			
Title:	FINAL MAP APPROVAL FOR THE COMMONS - TRACT NO. 10047				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Staff Report Site Map, 2. Resolution Final Map Approval Tract 10047, 3. Resolution Exhibit A - Final Map (2), 4. Resolution Exhibit B - Subdivision Improvements Agreement (SIA), 5. Resolution Exhibit C - Stormwater BMP Operation and Maintenance Agreement				

Date	Ver.	Action By	Action	Result
10/19/2016	1	City Council	approved	Pass

CITY COUNCIL STAFF REPORT MEETING DATE: OCTOBER 19, 2016

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

FINAL MAP APPROVAL FOR THE COMMONS - TRACT NO. 10047

RECOMMENDATION(S)

Adopt resolution approving the following actions:

1. Approve Final Map;
2. Authorize the City Manager to execute the Subdivision Improvements Agreement with Presidio Van Daele Monterey 12, LLC;
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 Final Map and the Subdivision Improvements Agreement.

COUNCIL PRIORITIES, GOALS & STRATEGIES:

Ongoing Priorities

Protecting the environment

2016 Focus Areas

Developing Our Community

REPORT NARRATIVE:

The Commons - Tract No. 10047 is a 12 lot subdivision located at the northwest corner of San Pedro Avenue and Church Street (see attached site map). The development contains a short section of

private street, which was delineated in the original 2014 Measure C application. The private street will be built to a City approved standard section. The developer, Presidio Van Daele Monterey 12, LLC, has completed all the conditions specified by the Planning Commission in the approval of the Tentative Map on August 14, 2007.

The developer has furnished the City with the necessary documents to complete the processing of the Final Map and has made provisions with a Title Company to provide the City with the required fees, security, and insurance prior to recordation of the Final Map. Staff recommends that City Council authorize the City Manager to sign a Subdivision Improvements Agreement on behalf of the City and sign a Stormwater BMP Operation and Maintenance Agreement pending review and approval by the City Attorney.

COMMUNITY ENGAGEMENT: Involve

August 14, 2007 - Planning Commission approved Tentative Map. Residents within a 300 feet radius were informed of Planning Commission's intent to approve the tentative map for the project, in which a public hearing was held to give residents an opportunity to voice their concerns or comments of the tentative map requirements.

ALTERNATIVE ACTIONS:

None

PRIOR CITY COUNCIL AND COMMISSION ACTIONS:

June 28, 2016 - City Council approved Development Agreement Amendment.

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 June 28, 2016.

LINKS/ATTACHMENTS:

1. Staff Report Site Map
2. Resolution
3. Resolution Exhibit A - Final Map
4. Resolution Exhibit B - Subdivision Improvements Agreement
5. Resolution Exhibit C - Stormwater Best-Management-Practices (BMP) Operation and Maintenance Agreement