



City of Morgan Hill

Legislation Details (With Text)

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Title:	FINAL MAP APPROVAL FOR MADISON GATE PHASE 1 - TRACT 10385				
Sponsors:					
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Attachments:	1. Site Map, 2. Staff Report Resolution, 3. Resolution Exhibit A, 4. Resolution Exhibit B, 5. Resolution Exhibit C				

Date	Ver.	Action By	Action	Result
1/18/2017	1	City Council	approved	Pass

CITY COUNCIL STAFF REPORT MEETING DATE: JANUARY 18, 2017

PREPARED BY: Charlie Ha/Development Services - Engineering
APPROVED BY: City Manager

FINAL MAP APPROVAL FOR MADISON GATE PHASE 1 - TRACT 10385

RECOMMENDATION(S)

Adopt resolution approving the following actions:

1. Approve Final Map;
2. Authorize the City Manager to execute the Subdivision Improvements Agreement with Tri Pointe Homes Inc.;
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

2017 Focus Areas

Developing Our Community

REPORT NARRATIVE:

Madison Gate Phase 1 - Tract 10385 is a 20 unit (5 single family units and 15 townhome units) subdivision located at the northerly side of Laurel Avenue (see attached site map) west of the Honda car dealership. The development contains private streets, which was delineated in the original

Measure C application. The private streets will be built to a City approved standard section and to be maintained by a Home Owners Association (HOA). The developer, Tri Pointe Homes Inc., has completed all the conditions specified by the Planning Commission in the approval of the Tentative Map on June 28, 2016.

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

June 28, 2016 - 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:

February 23, 2016 - City Council Approved Development Agreement.

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

The project site was initially reviewed in 2014 as part of the Fall 2014 General Plan Amendments. At that time the Morgan Hill City Council adopted a Mitigated Negative Declaration for which an Initial Study was prepared in accordance with California Environmental Quality Act. An addendum to the previously adopted Mitigated Negative Declaration to provide project-level CEQA analysis for the development of the site and to account for project-specific details was adopted on February 23, 2016.

LINKS/ATTACHMENTS:

Staff Report Site Map

Resolution

Resolution Exhibit A - Final Map

Resolution Exhibit B - Subdivision Improvements Agreement

Resolution Exhibit C - Stormwater Best-Management-Practices (BMP) Operation and Maintenance Agreement