

Meeting Date: 11/18/08

AGENDA REPORT

City of Santa Clara, California

Agenda Item # 7A-7



Date: November 12, 2008
To: City Manager for Council Action
From: Director of Public Works / City Engineer
Subject: Approval of Final Map - Tract 9972
90 North Winchester Boulevard (portion of APN 303-17-048)
Owner(s): State of California
Developer(s): SummerHill Homes

EXECUTIVE SUMMARY:

Tract 9972 subdivides a single parcel into 110 lots and one common landscaped open space lot for the Planned Development (PD) of 110 single family residences on an approximately 9.91 acre parcel located at 90 North Winchester Boulevard. The Final Map has been reviewed by staff and meets the Vesting Tentative Map requirements approved by Council on June 19, 2007.

The Conditions, Covenants, and Restrictions (CC&R's) are being finalized by the Planning Division and the City Attorney's Office. Development fees will be paid prior to issuance of the Building Permits.

A copy of the Final Map has been placed in the Council Offices for review.

ADVANTAGES AND DISADVANTAGES OF ISSUE:

Approval of the Final Map is necessary for this development to proceed.

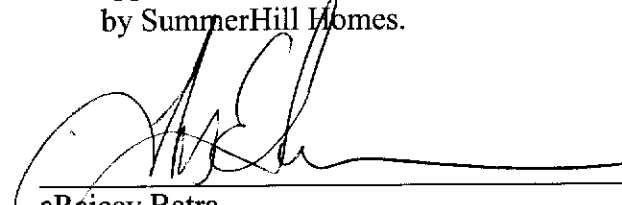
ECONOMIC/FISCAL IMPACT:

There will be additional cost to the City for providing services to the added residential units that will not be completely offset by additional tax revenue.


RECOMMENDATION:

That the Council

1. Approve the Final Map for Tract 9972 (SAM2007-01095/PLN2007-06295); and
2. Authorize recordation of same for the Planned Development (PD) of 110 single family residences on an approximately 9.91 acre parcel located at 90 North Winchester Boulevard (portion of APN 303-17-048) by SummerHill Homes.


FO
Rajeev Batra
Director of Public Works / City Engineer

APPROVED:


Jennifer Sparacino
City Manager

Documents Related to this Report:
1) Copy of Final Map Tract 9972