



Legislation Text

File #: 19-970, **Version:** 1

Report regarding a resolution approving the final map for 200 Airport Boulevard, authorizing the City Manager to execute an Improvement Agreement and an Encroachment and Maintenance Agreement, and authorizing the recordation of the final map, the agreements, and all related documents. (*Jason Hallare, Senior Engineer*)

RECOMMENDATION

It is recommended that the City Council adopt a resolution approving the final map for 200 Airport Boulevard, authorizing the City Manager to execute an Improvement Agreement and an Encroachment and Maintenance Agreement, and authorizing the recordation of the final map, the agreements, and all related documents.

BACKGROUND/DISCUSSION

On July 24, 2019, the City Council approved an entitlements request by Fairfield Residential (“Developer”) to construct a mixed-use building consisting of 94 residential units and 4 commercial units. The project is located at and referred to as 200 Airport Boulevard which is between Grand Avenue and Baden Avenue. A location and site overview plan are shown in **Attachment 1**.

The City of South San Francisco (“City”) is working extensively with the Developer to ensure that the Developer reaches the construction milestone as quickly as possible. The Developer has completed several building permit submittals and is anticipating approval of the building permit shortly. The approval of the final map, improvement agreement, and encroachment and maintenance agreement is required for the Developer to obtain the building permit and begin vertical construction.

Final Map

The City Engineer and the City’s technical reviewer, with concurrence of all affected City departments and divisions, have determined that the final map for 200 Airport Boulevard, described in **Exhibit A** of the attached resolution, the on-site and off-site improvements, and all related documents and plans are in compliance with the Subdivision Map Act, the City’s Subdivision Ordinance, and all applicable tentative map conditions of approval for said development.

The final map for 200 Airport will merge the existing six parcels into a single 0.54 acre parcel to construct a mixed-use building. The building is served by a private road and driveway shared with 150 Airport Boulevard, also owned by Developer, at the intersection of Airport Boulevard and Baden Avenue.

The project abuts and has retail entrances that open to the Caltrain Station West Plaza, a City-owned parcel at 296 Airport Boulevard. City Staff and the Developer have coordinated changes to the plaza to both incorporate the 200 Airport Boulevard plaza entrances and activate the public plaza. The Developer has agreed to maintain special hardscape surfaces for that frontage area within the plaza.

Pursuant to South San Francisco Municipal Code (SSFMC) Chapter 19.44.090, a subdivider is required to execute a subdivision improvement agreement for all improvements to be constructed in the subdivision. The subdivision improvement agreement, as explained further below, has been accepted by the Developer and

reviewed by the Engineering Division and City Attorney's Office. Additionally, City staff has reviewed the preliminary title report and the deed restrictions; both are acceptable and the final map is ready for submission to the City Council. Lastly, the Developer will provide the City with appropriate security for the faithful performance of the improvements contemplated in the improvement agreement.

The Improvement Agreement is an agreement between the Developer and the City which requires that the Developer construct the various public improvements ("Improvements") within the City Right-of-Way ("ROW") adjacent to the subdivision. The Improvements are described in **Exhibit B** of the accompanying resolution, which consists of the civil improvement plans and cost estimates related to the public improvements the Developer will perform. The Developer will place a bond in the amount of 110% of the cost of the Improvements prior to the execution of this document.

The Encroachment and Maintenance Agreement is an agreement between the Developer and the City which allows the Developer to install certain improvements within the ROW and requires the Developer to maintain these certain improvements and all landscape along the frontage of the property as well as special hardscape surfaces within the City-owned parcel as mentioned above. A copy of the Encroachment and Maintenance agreement are described in **Exhibit C** of the attached resolution.

FISCAL IMPACT

Approving the final map will have no fiscal impact on the City.

RELATIONSHIP TO STRATEGIC PLAN

Approval of this final map will promote a balanced mix of housing options in SSF Priority Area 2, Initiative 2.3 and promote a full range of employment through development in SSF Priority Area 2, Initiative 2.4.

CONCLUSION

It is recommended that the City Council adopt a resolution approving the final map for 200 Airport Boulevard, authorizing the City Manager to execute the improvement agreement and encroachment and maintenance agreement, and authorizing the recordation of the final map, the agreements, and all related documents.

Attachment 1: Vicinity Map