



Legislation Text

File #: 19-971, **Version:** 1

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, agreements, and all related documents.

WHEREAS, 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 at 200 Airport Boulevard between Grand Avenue and Baden Avenue; and

WHEREAS, 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, 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; and

WHEREAS, 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 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; and

WHEREAS, pursuant to South San Francisco Municipal Code Chapter 19.44.090, a subdivider is required to execute a subdivision improvement agreement for all improvements to be constructed in the subdivision; and

WHEREAS, the Improvement Agreement is an agreement between the Developer and the City, described in Exhibit B, requires the Developer to construct various public improvements (“Improvements”) within the City Right-of-Way (“ROW”) adjacent to the subdivision consisting of the civil, landscape, and joint trench improvements; and

WHEREAS, prior to execution of the improvement agreement the Developer will place a bond in the amount of 110% of the cost of the Improvements; and

WHEREAS, the Encroachment and Maintenance Agreement, described in Exhibit C, 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; and

WHEREAS, the aforementioned Improvement Agreement and Encroachment and Maintenance Agreement were reviewed by the Engineering Division and the City Attorney’s office, and also reviewed and accepted by Developer.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of South San Francisco:

1. Approves the Improvement Agreement between the City of South San Francisco and Fairfield Residential, attached hereto and incorporated herein as Exhibit B, in connection with the final map for 200 Airport Boulevard, and authorizes the City Manager to execute the Improvement Agreement on behalf of the City, subject to approval as to form by the City Attorney; and
2. Approves the Encroachment and Maintenance Agreement between the City of South San Francisco and Fairfield Residential, attached hereto and incorporated herein as Exhibit C, in connection with the final map for 200 Airport Boulevard, and authorizes the City Manager to execute the Improvement Agreement on behalf of the City, subject to approval as to form by the City Attorney; and
3. Subject to execution of the Improvement Agreement and the Encroachment and Maintenance Agreement, approves the final map for 200 Airport Boulevard; and
4. Authorizes recordation of the final map for 200 Airport boulevard, the aforementioned agreements as applicable, and all related documents; and
5. Authorizes the City Manager to execute any other documents or to take any other action consistent with the intent of this Resolution, subject to approval as to form by the City Attorney.

Exhibits:

1. Exhibit A - Final Map
2. Exhibit B - Improvement Agreement
3. Exhibit C - Encroachment and Maintenance Agreement

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