



AGENDA REPORT

Public Works

DATE:	July 26, 2022
TO:	Mayor Butt and Members of the City Council
FROM:	Joe Leach, Director of Public Works
Subject:	Approval of Final Map and Authorize Execution of Subdivision Improvement Agreement for Cherry Blossom Row Development, a 100-Unit Condominium Development
FINANCIAL IMPACT:	Approval of the final map will not have an impact on the City's general fund; however, once the subdivision is developed with the housing units, the property tax and transfer tax (when the lots are sold) will have a beneficial effect on the City's general fund revenues.
PREVIOUS COUNCIL ACTION:	Not applicable.
STATEMENT OF THE ISSUE:	The subdivider, City Ventures Homebuilding, LLC., has complied with the conditions set forth by the Planning Commission in its approval of the Vesting Tentative Map, the Subdivision Ordinance (RMC 15.04.705), and all applicable State and local laws and regulations, including the Subdivision Map Act. City staff is requesting that the City Council adopt a resolution approving the Final Map for Subdivision [9609], "Cherry Blossom Row," and authorizing the execution of a Subdivision Improvement Agreement with the developer, City Ventures Homebuilding, LLC., and recording thereof.

RECOMMENDED ACTION:	ADOPT a resolution approving the Final Map for Subdivision [9609], “Cherry Blossom Row”; and AUTHORIZE the execution of a Subdivision Improvement Agreement with the subdivider, City Ventures Homebuilding, LLC., and complete recording thereof – Public Works (Joe Leach 510-620-5478).
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BACKGROUND:

City Ventures Homebuilding, LLC. (the “Subdivider” and “Developer”) has prepared their final map and subdivision improvement drawings for Subdivision [9609], “Cherry Blossom Row”, to construct 100 residential condominiums ranging in size from ±1,300 sq. ft to ±1,900 sq. ft. The Final Map includes a two-lot subdivision with Public Utility Easements, Emergency Vehicle Access, Public Access Easements, and Storm Drain Easements to be granted to the City of Richmond and various utility agencies. A homeowners’ association would also be formed to maintain the subdivision improvements, including the community garden, other common areas, road, utilities, and landscaping.

The Project received the following approvals (PLN20-331):

- A Vesting Tentative Map for the subdivision of the project site;
- Design Review for the project design;
- Conditional Use Permit for the community garden; and
- Concession and waiver under State Density Bonus Law.

The Vesting Tentative Subdivision Parcel Map (PLN20-331) for the Subdivision [9609] was approved by the Planning Commission with reference to Planning Commission Resolution No. 21-16.

DISCUSSION:

City Ventures Homebuilding, LLC. (the “Subdivider” and “Developer”) has complied with the conditions set forth by the Planning Commission, the Subdivision Ordinance of the City of Richmond and all other applicable State and local laws and regulations.

The delineation of Subdivision [9609], “Cherry Blossom Row”, as shown in the attached map was prepared by the Developer’s design engineering surveyor. The preliminary map has been reviewed and accepted by the City Engineer for City Council approval.

Construction of streets, sidewalks, drainage facilities, water services, joint trench, lighting system, and landscaping are to be completed and included in the Subdivider’s project. Detailed construction drawing for the subdivision improvements are provided in the Subdivision Improvement Plans. Since the public improvements related to

this subdivision have not yet been completed, the City is required to enter into a Subdivision Improvement Agreement with the Subdivider.

The Subdivider provided a project cost estimate for the improvements for Subdivision [9609]. The Subdivision Improvement Agreement (“SIA”) was drafted based on the Subdivision Improvement Plans and the Subdivider’s cost estimate. The proposed SIA is attached for consideration and approval. Project improvement securities were written inclusively in the SIA with the specific amount equal to \$608,152 for off-site improvements and landscaping, and \$304,076 for the security of laborers and materialmen. The Subdivider is to furnish the City bonds by duly authorized corporate sureties upon the execution of the SIA.

The Subdivider requests that the City Council approve the Final Map and Subdivision Improvement Agreement for Subdivision [9609], “Cherry Blossom Row.”

DOCUMENTS ATTACHED:

Attachment 1 – Final Map

Attachment 2 – Subdivision Improvement Agreement (SIA)

Attachment 3 – Resolution