



DATE: December 7, 2021

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT: Approval of Final Map of Tract 8359, a 13 Lot Subdivision at 24765 Hesperian Boulevard, Hayward to Allow the Construction of Single-Family Residences with Common Open Space Area, and Related Site Improvements;
Applicant/Owner: Jason Creek Ventures, LLC., Application No. 202101368

RECOMMENDATION

That the Council adopts the attached resolution (Attachment II) to approve the Final Map for Tract 8359 (Attachment III), find it in substantial conformance with the approved Vesting Tentative Tract Map (Attachment IV), and authorize the City Manager to execute the Subdivision Agreement, related other documents and take appropriate administrative actions to effectuate the improvements required by the Conditions of Approval.

SUMMARY

The Final Map for Tract 8359 subdivides one existing parcel at 24765 Hesperian Boulevard into 13 lots consisting of 13 single family homes and six accessory dwelling units, a common open space, and related site improvements. A Vicinity Map is included as Attachment V. The Council is also requested to authorize the City Manager to execute a Subdivision Improvement Agreement to complete all required improvements.

The Final Map and Improvement Plans are based on the Vesting Tentative Map approved by Council by Resolution 18-117 on June 19, 2018. In addition to the Vesting Tentative Map, Council approved Ordinance 18-08 on June 19, 2018, rezoning the property to a Planned Development District. The City Engineer has reviewed the Final Map and Improvement Plans and has determined these documents to be in substantial compliance with the City approved Vesting Tentative map, applicable City Standards and addressing the City's conditions of map approval.

BACKGROUND

Tentative Map - Per State law, Tentative and Final maps are required for subdivision of real property into five or more parcels. A Vesting Tentative Map Application (No. 201605551) showing the proposed subdivision of 24765 Hesperian Boulevard (Assessor Parcel Number 441-0012-062-02) into 13 lots consisting of 13 single family homes and six accessory

dwelling units, a common open space, along with preliminary plans and documents describing the proposed development was reviewed and approved by the Council on June 19, 2018 subject to certain Conditions of Approval. On June 19, 2018, Council approved the PD Rezone from Single Family Residential to Planned Development District. The City's Planning Commission recommended approval of the Vesting Tentative Map and PD Rezone for Tract 8359 to the Council on May 24, 2018.

The Council approved the Vesting Tentative Map and PD Rezone of Tract 8359 in a public meeting after considering comments from the public and public agencies. Council also considered compliance with the Subdivision Map Act, the Environmental Quality Act, Planned Development guidelines, the City Subdivision Ordinance, Zoning Code, Building Regulations, the Hayward General Plan, Specific & Neighborhood Plans, and the site-specific requirements of the Planning, Public Works, Fire, and Police Departments. The 13 single family homes and six accessory dwelling units proposed in the subdivision will fulfill several goals and objectives of the City's General Plan by providing in-fill development, increasing housing diversity and including compete streets elements.

DISCUSSION

Final Map and Improvements Plans - After Vesting Tentative Map approval, the subdivider has submitted the Final Map and Improvement Plans. The City Engineer has reviewed and determined these documents to be in substantial compliance with the City approved Vesting Tentative map, applicable City Standards and addressing the City's conditions of the map approval.

Improvement Agreement and Securities - The subdivider has requested the City's approval of the Final Map before all required improvements are completed as provided for in the State Subdivision Map Act Section 66462. The subdivider has agreed to execute an agreement with the City to complete the improvements required for the subdivision in a timely manner as per the improvement plans approved by the City Engineer and as stipulated in the Hayward Municipal Code Section 10-3.330 (a). Securities for the required improvements have been posted as per the Hayward Municipal Code Section 10-3.332(a). New improvements will include: extension of the City's sewer and water service to each new unit and fire hydrants; new private roadways within the development, site lighting and stormwater treatment basins to be maintained by the Homeowners Association (HOA); All utilities within the subdivision will be underground.

The Council's approval of the Final Maps shall not become effective until and unless the developer enters into a Subdivision Agreement with the City for the construction of improvements and other obligations required per conditions of approval of the Vesting Tentative Tract Map. Subsequently, the applicant may have the Final Map recorded, obtain building permits, and commence the construction of improvements shown on the approved Improvement Plans.

ENVIRONMENTAL REVIEW

The environmental review was completed when the Vesting Tentative Map was approved in 2018. There is no substantial change proposed in the Project or in its environmental setting, nor is there any new information, which would require additional environmental review.

ECONOMIC AND FISCAL IMPACT

The Final Map, by itself, will not have a fiscal or economic impact. The development created by approval of the final map will improve commerce, provide needed housing and employ construction workers. Property tax revenues received by the City and several other local agencies will increase once the homes are constructed and occupied. The Final Map approval is consistent with the approved project.

STRATEGIC ROADMAP

Approval of the Final Map supports the Preserve, Protect, & Produce Housing priority in the City's Strategic Roadmap, providing a mix of housing stock for all Hayward residents and community members, including the expansion of affordable housing opportunities and resources.

SUSTAINABILITY FEATURES

The proposed project includes placement of solar panels on all residences as an amenity in exchange for the proposed PD District designation. In addition, each unit will be built to the Build It Green Gold Standard including installation of energy efficient appliances, windows and insulation within all residential units. The residences will also be pre-wired for electric car chargers and include tools to harvest rainwater for landscaping which are required per the Building Code and the Hayward Municipal Code.

NEXT STEPS

If the Council approves the Final Map, the applicant will have the Final Map recorded after executing the Subdivision Improvement Agreement. The applicant will then be able to secure building permits for new units and construct for sale as individual homes. Occupancy permits for the new homes will be issued only after the required improvements are completed as per the plans approved by the City and a HOA is incorporated for the maintenance and repair of the new common use improvements within the subdivision.

Prepared by: Scott Wikstrom, Development Services Engineer

Recommended by: Jennifer Ott, Assistant City Manager / Development Services Director

Approved by:



Kelly McAdoo, City Manager