



DATE: April 20, 2021

TO: Mayor and City Council

FROM: Assistant City Manager / Development Services Director

SUBJECT: Approval of Final Map of Tract 8523 (Roof Garden Villas), a One-Lot Subdivision for Condominium Purposes at 26736 Hayward Avenue, to Allow the Construction of 8 Condominiums with Common Open Space Area and Related Site Improvements; Applicant/Owner: Wah Yat Holdings, Application No. 201801205

RECOMMENDATION

That the Council adopts the attached resolution (Attachment II) approving the Final Map for Tract 8523 (Attachment III), finding it in substantial conformance with the approved Vesting Tentative Tract Map (Attachment IV) and authorizing 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 8523 subdivides one existing parcel at 26736 Hayward Avenue for condominium purposes to allow the construction of 8 new condominiums and common open space. 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 13-079 on June 4, 2013. In addition to the Vesting Tentative Map, Council approved Ordinance 13-07 on June 18, 2013 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. PL-2010-0381) showing the proposed subdivision of 26736 Hayward Boulevard (APN 081D-1640-016-00) for

condominium purposes to allow the construction of 8 new condominium units and common open space along with preliminary plans and documents describing the proposed development was reviewed and approved by the City Council on June 4, 2013 subject to certain Conditions of Approval. On June 18, 2013, 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 8523 to the City Council on May 9, 2013.

The Council approved the Vesting Tentative Map and PD Rezone of Tract 8523 in a public meeting after considering comments from the public and public agencies. Council also considered compliance with the Subdivision Map Act, the California 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 8 condominium 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 complete streets elements.

DISCUSSION

Final Map and Improvements Plans - After Vesting Tentative Map approval, the subdivider has submitted the Final Map and Improvement Plans. City Engineer's review 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 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 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; a new private shared driveway, site lighting and stormwater treatment basins to be maintained by the Homeowners Association (HOA); removal of the existing median in Hayward Boulevard in front of the project; and restriping to accommodate turning movements and improve the safety of the roadway. All utilities within the subdivision will be underground.

ENVIRONMENTAL REVIEW

The environmental review was completed when the Vesting Tentative Map was approved in 2013. 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

This action supports the Preserve, Protect, & Produce Housing priority in the City's Strategic Roadmap.

SUSTAINABILITY FEATURES

The development will provide rooftop solar panels on each home. The project is also required to meet CALGreen and 2016 California Energy Code standards for energy efficiency and will meet the City's requirements with respect to water efficient landscaping. Additionally, the project will comply with the City standards for recycling of waste during construction and operation and will comply with the Municipal Regional Stormwater requirements for storm water runoff prevention and treatment.

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 develop for-sale condominiums. 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