



**DATE:** July 5, 2022

**TO:** Mayor and City Council

**FROM:** Development Services Director

**SUBJECT:** Adopt a Resolution Approving the Final Map of Tract 8581, a 47 Lot Subdivision on a 5.4 Acre Site located at 1000 La Playa Drive to Allow the Construction of 47 Single Family Homes, a Common Open Space Parcel, and Related Site Improvements; Applicant/Owner: D.R. Horton Bay, Inc., Application No. 202200670

## **RECOMMENDATION**

That the Council adopts a resolution (Attachment II) to approve the Final Map for Tract 8581 (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 8581 subdivides one 5.4-acre parcel on La Playa Drive into 47 lots, allowing the construction of 47 single family homes, a common open space parcel, and related site improvements. 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 21-232 on November 16, 2021. The City Engineer, in coordination with other potentially affected departments, has reviewed the proposed development phasing, the Final Map, and Improvement Plans and have 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. 202004457) showing the proposed subdivision into 47 lots, allowing the construction of 47 single family homes, a common open space parcel, related site improvements, along with preliminary plans

and documents describing the proposed development was reviewed and approved by the City Council on November 16, 2021 subject to certain Conditions of Approval. At the same meeting on November 16, 2021, City Council approved the PD Rezone from CN (Neighborhood Commercial) District to PD (Planned Development). The Planning Commission recommended approval of the Vesting Tentative Map and PD Rezone for Tract 8581 to the City Council on October 28, 2021.

The Council approved the Vesting Tentative Map and PD Rezone of Tract 8581 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 47 single family home project will fulfill several goals and objectives of the City's General Plan by providing in-fill development and increasing housing diversity.

## **DISCUSSION**

*Final Map and Improvements Plans* - After Vesting Tentative Map approval, the subdivider 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 City 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. The environmental review was completed when the Vesting Tentative Map was approved in 2021. 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 would comply with the California Green Building Standards Code (CALGreen) and the City's Reach Code by featuring all-electric homes that contain no gas-powered appliances, two-car garages with parking spaces that are electric vehicle-ready, and solar roofs on each home. In addition to these sustainable building measures, the proposed project would incorporate Transportation Demand Management (TDM) strategies to minimize single-occupancy vehicle usage by providing preloaded Clipper Cards to homeowners upon the sale of each unit to encourage transit usage. Furthermore, the project's Homeowners Association would be required to set aside an annual subsidizing fund for a Clipper Card reimbursement program in order to sustain transit usage by the project's residents.

## **NEXT STEPS**

If the Council approves the Final Map, the applicant will have the Final Map recorded after executing the Subdivision Improvement Agreement. Occupancy permits for the new units 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:* Dustin Claussen, Acting Assistant City Manager / Development Services Director

Approved by:



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Kelly McAdoo, City Manager