

HAYWARD CITY COUNCIL

RESOLUTION NO. 17-____

Introduced by Council Member _____

RESOLUTION AUTHORIZING AMENDMENT OF THE BLUE
ROCK COUNTRY CLUB PROJECT DEVELOPMENT AGREEMENT
BY EXTENDING ITS TERM AN ADDITIONAL FIVE YEARS TO
FEBRUARY 23, 2023

WHEREAS, Stonebrae L.P. has requested a five-year extension of the Blue Rock Country Club Project Development Agreement (“Development Agreement”) for the project now known as Stonebrae Country Club (the “Project”); and

WHEREAS, the Development Agreement provides that its term may be extended for an additional five years upon written agreement of the parties, and the delays in the construction of the Project creating the need for the extension were caused by national and regional economic conditions; and

WHEREAS, the City Council certified a Final Supplemental Environmental Impact Report (FSEIR) for the Project in 1998 and adopted an Addendum to the FSEIR in 2002 in conjunction with approval of the Precise Development Plan and the Vesting Tentative Map for the Project; and

WHEREAS, there has been no substantial change proposed in the Project or the circumstances under which the Project is being undertaken, nor is there any new information that would require additional environmental review; and

WHEREAS, the proposed Amendment to the Development Agreement to extend its term is consistent with the objectives, policies, general land uses and programs specified in the City's General Plan, the City's Zoning Ordinance, and the Walpert Ridge Specific Plan; and

WHEREAS, the proposed Amendment to the Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the real property is located, in that the amendment extends the term of the Development Agreement but will not change any of the existing General Plan or zoning designations; and

WHEREAS, the proposed Amendment to the Development Agreement is in conformity with public convenience, general welfare, and good land use practice, in that it will extend the term of the Development Agreement, for the applicant to provide new housing opportunities; and

WHEREAS, existing or proposed public facilities have sufficient capacity to accommodate the proposed development; and

WHEREAS, the public health, safety, and general welfare will be promoted and advanced by the Amendment to the Development Agreement, in that mitigation measures previously required as a part of the development approvals will continue to be an obligation of the developer; and

WHEREAS, the orderly development of property or the preservation of the property values will be promoted and advanced by the Amendment to the Development Agreement, in that high-quality single-family housing will be constructed as contemplated by the original Development Agreement; and

WHEREAS, on May 11, 2017, the Planning Commission recommended approval of the requested Amendment to the Development Agreement.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward hereby approves the Amendment to the Development Agreement by extending its term an additional five years from the date it otherwise would expire, or until February 23, 2023, subject to the adoption of the companion ordinance (No. 17-__).

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2017

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMEBERS:

MAYOR:

NOES: COUNCIL MEMEBERS:

ABSTAIN: COUNCIL MEMEBERS:

ABSENT: COUNCIL MEMEBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward