



**DATE:** July 17, 2018

**TO:** Mayor and City Council

**FROM:** Director of Development Services

**SUBJECT** Approval of Final Map Tract 8434 (Spindrift II), Associated with the Previously Approved Vesting Tentative Map Tract 8148 and Proposed Development of 52 Single-Family Homes on a 6.18-Acre Site Located at the North-East Corner of Marina Drive and Eden Park Place; Pulte Group (Applicant/Owner)

## **RECOMMENDATION**

That the City Council adopts the attached resolution (Attachment II) approving Final Map 8434, finding it in substantial conformance with the approved Vesting Tentative Map 8148 and the Conditions of Approval thereof, and authorizing the City Manager to take other administrative actions and execute a Subdivision Agreement and such other documents as are appropriate to effectuate the required improvements for the development located at the north-east corner of Marina Drive and Eden Park Place.

## **SUMMARY**

The Applicant has submitted a Final Map and Improvement Plans for Phase II of the project which has been reviewed and has been determined to be in substantial compliance with the approved Vesting Tentative Map for Tract 8148 by the City Engineer. City Council's approval of the attached resolution would approve the Final Map and authorize the City Manager to execute a Subdivision Agreement between the City and Applicant for the construction of improvements and other obligations required per conditions of approval of the Vesting Tentative Tract Map.

If the City Council approves the Final Map, the applicant will have the final map recorded, obtain construction permits, and commence the construction of improvements shown on the approved Improvement Plans.

## **BACKGROUND**

Per State law, Tentative Tract and Final maps are required for all subdivisions creating five or more parcels. A Tentative Tract Map is required to ensure that any proposed development complies with the Subdivision Map Act, the California Environmental Quality Act, Planned Development guidelines, the City Subdivision Ordinance, Zoning Ordinance, Building Regulations, the Hayward General Plan and Neighborhood Plans, and the site-specific requirements of the Development Services, Public Works, Fire, and Police Departments.

After the Tentative Map and Precise Plan are approved, the applicant submits the Final Subdivision Map and Improvement Plans for review and approval by the City Engineer (and subsequent recordation of the Final Map after Council review and approval) before proceeding with obtaining grading and building permits for the construction of improvements. The developer is also required to file a Tentative Map and Final Map so that the 52 single-family homes may be sold individually.

On May 20, 2014, Council approved the Vesting Tentative Tract Map and other discretionary approvals to subdivide the property and to construct 118 single-family homes in two phases. On or about December 2014, the City approved a minor modification to the approved Planned Development to modify the phasing line between Phases I and II to address potential wetlands on the site.

The Final Map for the first phase of the project (66 homes) was approved by Council on March 15, 2016. The approval of the Final Map for the first phase extended the expiration of the Vesting Tentative Map by three years, which will now expire on May 20, 2020.

On March 14, 2018, the applicant submitted Improvement Plans and the Final Map for the second and final phase of the development to the City Engineer for review and approval.

## **DISCUSSION**

Tract 8434 is located across two (2) parcels totaling 6.18-acres at the north-east corner of Marina Drive and Eden Park Place (see Attachment III - Vicinity Map). The Final Map consists of the second phase of the Spindrift development and would create 52 new single-family homes lots and complete the originally approved project that consisted of 118 single-family homes.

The Subdivision Improvement Plans and Final Map (Attachment V) were reviewed by the City Engineer and were found to be in substantial compliance with the Vesting Tentative Map and in conformance with the Subdivision Map Act and Hayward's subdivision regulations. There are no significant changes to the Final Map as compared to the approved Vesting Tentative Map for Tract 8148.

The City Council's approval of the Final Map 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.

In October 2007, City Council certified a Mitigated Negative Declaration, Initial Study, Mitigated Monitoring and Reporting Program, and Technical Memorandum for a proposal to construct 167 residential units and other improvements that the Spindrift development project is a part of. No additional environmental review is required for approval of the Final Map for the project.

## **FISCAL IMPACT**

The Final Map approval is consistent with the approved project and will not have any fiscal or economic impacts other than those identified during the original project approvals.

## **STRATEGIC INITIATIVES**

This agenda item supports the Complete Streets Strategic Initiatives. The purpose of the Complete Streets Initiative is to build streets that are safe, comfortable, and convenient for travel for everyone, regardless of age or ability, including motorists, pedestrians, bicyclists, and public transportation riders. This item supports the following goal and objective:

Goal 2: Provide Complete Streets that balance the diverse needs of users of the public right-of-way.

Objective 1: Increase walking, biking, transit usage, carpooling and other sustainable modes of transportation by designing and retrofitting streets to accommodate all modes.

This agenda item also supports the Complete Communities Strategic Initiative. The purpose of the Complete Communities initiative is to create and support structures, services, and amenities to provide inclusive and equitable access with the goal of becoming a thriving and promising place to live, work and play for all. This item supports the following goal and objectives:

Goal 2: Provide a mix of housing stock for all Hayward residents and community members, including the expansion of affordable housing opportunities and resources.

Objective 2: Facilitate the development of diverse housing types that serves the needs of all populations

Objective 3: Conserve and improve the existing housing stock

## **PUBLIC CONTACT**

A public hearing is not required for the filing of the Final Map for Tract 8434. Public hearings were already conducted as part of the approval of the Vesting Tentative Map application for Tract 8434.

## **NEXT STEPS**

If the City Council approves the Final Map, the applicant will have the final map recorded, obtain construction permits, and commence the construction of improvements shown on the approved Improvement Plans.

*Prepared by:* Allen Baquilar, PE, Senior Civil Engineer

*Recommended by:* Laura Simpson, Director of Development Services

*Approved by:*

A handwritten signature in black ink, appearing to read 'K. McAdoo', written in a cursive style.

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Kelly McAdoo, City Manager