



DATE: October 17, 2017

TO: Mayor and City Council

FROM: Interim Development Services Director

SUBJECT Approval of Final Map Tract 8302 (Harvest Park), associated with the previously approved vesting tentative tract map and proposed development of 23 single-family homes on a 2.5-acre site located at 645 Olympic Avenue (APN 465-0055-012-03); Huntwood Avenue, Hayward, Inc. (Applicant/Owner)

RECOMMENDATION

That the City Council adopts the attached Resolution (Attachment II) approving Final Map 8302, finding it in substantial conformance with the approved Vesting Tentative Tract Map 8302 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 645 Olympic Avenue.

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 developer 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 23 single-family homes may be sold individually.

On June 14, 2016, the Hayward City Council approved the Vesting Tentative Tract Map and other discretionary approvals to subdivide the properties and construct 23 single-family homes. The Vesting Tentative Map expires on June 14, 2019.

In August 2016, the applicant submitted preliminary Improvement Plans and the Final Map to the City for review and approval.

DISCUSSION

Tract 8302 is located across four (4) parcels totaling 2.5-acres at 645 Olympic Avenue (see Attachment III- Vicinity Map). The project proposes 23 new single family homes on a site surrounded by a mixture of residential and industrial uses. The residential uses around the project site include single family residential, medium density residential, and a mobile home park across Huntwood Avenue to the west. To the south of the project site is a car dealership.

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 Tract Map.

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.

On June 14, 2016, a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was adopted to facilitate the development of Tract 8302 by the Hayward City Council via Resolution 16-099. No additional environmental review is required for approval of the project Final Map.

ECONOMIC AND FISCAL IMPACT

The Final Map approval is consistent with the approved project and the Final Map will not have a fiscal or economic impact by itself.

STRATEGIC PRIORITIES

This agenda item supports the Complete Streets and Complete Communities Strategic Initiatives. The purpose of the Complete Streets Strategic 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. The purpose of the Complete Communities strategy 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 goals and objectives:

Complete Streets

Goal 1: Prioritize safety for all modes of travel.

Objective 2: Reduce speeding and aggressive driving behavior through 4 E's (Education, Enforcement, Empowerment, and Engineering).

Objective 3: Ensure that roadway construction and retrofit programs and projects include complete streets elements.

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.

Complete Communities

Goal 1: Improve quality of life for residents, business owners, and community members in all Hayward neighborhoods.

Objective 4: Create resilient and sustainable neighborhoods.

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 serve the needs of all populations.

PUBLIC CONTACT

A public hearing is not required for the filing of the Final Map for Tract 8302. Public hearings were already conducted as part of the approval of Vesting Tentative Map application for Tract 8302.

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, Development Review Engineer

Recommended by: Stacey Bristow, Interim Development Services Director

Approved by:



Kelly McAdoo, City Manager