



DATE: February 21, 2017

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT Approval of Final Map Tract 8152 (Eden Garden), associated with the previously approved tentative tract map and proposed development of 35 single-family townhomes on a 2.15-acre site located at 1635 Denton Avenue, approximately 200 feet east of Eden Avenue (APN 441-0083-020-00); Meritage Homes of California (Applicant/Owner)

RECOMMENDATION

That the City Council adopts the attached Resolution (Attachment II) that would approve Final Map 8152 and find it is in substantial conformance with the approved Vesting Tentative Tract Map 8152 and the Conditions of Approval thereof, and authorizes 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 at 1635 Denton 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 Planning, 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 35 single-family residential lots may be sold individually.

On November 13, 2012, City Council adopted a Mitigated Negative Declaration and approved a General Plan Amendment from Low Density Residential to Medium Density Residential, a Zone Change to Open Space and Planned Development, a Development Agreement, and a Parcel Map creating a one-acre Greenwood Park expansion parcel and a 2.52- acre parcel for the future development of a thirty-six small-lot subdivision. The

applicant entered into a Development Agreement with the City of Hayward, effective May 6, 2013, that has a life of ten years and entailed dedication of the Greenwood Park expansion parcel and guaranteeing the right to develop the second parcel with a residential subdivision.

On September 17, 2015, the Hayward Planning Commission approved a Site Plan Review, Precise Plan, and Vesting Tentative Tract Map application in order to subdivide the property and construct 35 single-family townhomes. The Vesting Tentative Map expires on September 17, 2018.

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

DISCUSSION

The project proposes 35 new single-family townhomes located within an existing single-family residential neighborhood. The subdivision Improvement Plans and Final Map 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 have not been any 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 Tentative Tract Map.

The development of Tract 8152 was previously reviewed under a Mitigated Negative Declaration adopted for the development by the Hayward City Council via Resolution 12-178 on November 13, 2012. 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, by itself, will not have a fiscal or economic impact.

PUBLIC CONTACT

A public hearing is not required for the filing of the Final Map for Tract 8152. Public hearings were already conducted as part of the approval of Vesting Tentative Map application for Tract 8152 in September of 2015.

NEXT STEPS

Assuming 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: David Rizk, AICP, Development Services Director

Approved by:



Kelly McAdoo, City Manager