



DATE: September 27, 2016

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT

Approval of Final Map Tract 7768 - Arf Avenue Development - Associated with the Previously Approved Tentative Map and Proposed Development of Nine Single-Family Detached Homes on a 1.59-acre Site at the Corner of Arf Avenue and Baumberg Avenue in the Mount Eden Area, APN 456-0048-004-02; Peak Financial Group (Applicant/Owner)

RECOMMENDATION

That the City Council adopts the attached Resolution (Attachment I) that would approve Final Map 7768 and find it is in substantial conformance with the approved Tentative Tract Map 7768 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 the corner of Arf Avenue and Baumberg 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 nine single-family residential lots can be sold individually.

On September 14, 2006, the Hayward Planning Commission approved the Tentative Tract Map application in order to subdivide the property and construct nine single-family detached homes. The Tentative Map expires on September 28, 2016.

In May 2016, the applicant submitted preliminary Improvement Plans and the Final Map to the City for review and approval. Due to the economic downturn during the late 2000s when the project was initially approved, the developer opted not to complete the project at that time. Now that economic conditions have improved, the developer is interested in completing the project and constructing the homes.

DISCUSSION

Tract 7768 is located on a 1.59-acre parcel at Arf Avenue and Baumberg Avenue, south of Tennyson Avenue (see Attachment III- Location Map). The project proposes nine new single-family detached homes 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 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 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 applicant has informed the City that they are not able to acquire the bonds prior to the date of expiration of their Tentative Tract Map on September 28, 2016. Should the City Council approve the Final Map, no permits of any kind will be approved, nor will the Final Map be recorded, until such time as the required bonds are submitted and approved by the City.

The development of Tract 7768 was previously reviewed and found to be exempt from the California Environmental Quality Act (CEQA) by the Hayward Planning Commission on September 14, 2006.

ECONOMIC AND FISCAL IMPACTS

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 7768. Public hearings were already conducted as part of the approval of Tentative Map application for Tract 7768.

NEXT STEPS

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

Prepared by: Peter Rei, PE, PLS, Contract Development Review Engineer

Recommended by: David Rizk, AICP, Development Services Director

Approved by:

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

Kelly McAdoo, City Manager