



**DATE:** February 21, 2023

**TO:** Mayor and City Council

**FROM:** Acting Director of Development Services

**SUBJECT:** Adopt a Resolution Approving Final Map of Tract 8556, a 10 Lot Subdivision for Condominium Purposes at 27177 and 27283 Mission Boulevard (Assessor Parcel Nos. 452-0056-007 and 452-0056-008), Hayward to Allow the Construction of Nine (9) Live/Work Lofts Fronting Mission Boulevard and 46 Townhome Units Totaling 55 Condominium Units, Open Space Areas, and Related Site Improvements; Applicant/Owner: Moreau JV Owner, LLC., Application No. 202202272; and Authorizing the City Manager to Negotiate and Execute a Subdivision Improvement Agreement and Related Documents

## **RECOMMENDATION**

That the Council adopts a resolution (Attachment II) approving the Final Map for Tract 8556 (Attachment III), finding it in substantial conformance with the approved Vesting Tentative Tract Map (Attachment IV) and authorizing the City Manager to execute the Subdivision Agreement, related other documents and taking appropriate administrative actions to effectuate the improvements required by the Conditions of Approval.

## **SUMMARY**

The Final Map for Tract 8556 subdivides two parcels with a combined area of 2.47 acres on Mission Boulevard into 10 lots for condominium purposes allowing the construction of nine (9) live/work lofts fronting Mission Boulevard and 46 townhome units totaling 55 units, open space areas, and related site improvements. The Council is also requested to authorize the City Manager to execute a Subdivision Improvement Agreement to complete all required improvements.

The Final Map and Improvement Plans are based on the Vesting Tentative Map approved by the Planning Commission on September 2, 2021. The City Engineer, in coordination with other potentially affected departments, has reviewed the proposed development phasing, the Final Map, and Improvement Plans and have determined these documents to be in substantial compliance with the City approved Vesting Tentative map, applicable City Standards, and addressing the City's conditions of map approval.

## BACKGROUND

Tentative Map - Per State law, Tentative and Final tract maps are required for subdivision of real property into five or more parcels. A Vesting Tentative Map Application (No. 202005195) showing the proposed subdivision into 10 lots for condominium purposes allowing the construction of nine (9) live/work lofts fronting Mission Boulevard and 46 townhome units totaling 55 units, open space areas, related site improvements, along with preliminary plans and documents describing the proposed development was reviewed and approved by the Planning Commission on September 2, 2021 subject to certain Conditions of Approval.

The Planning Commission approved the Vesting Tentative Map for Tract 8556 in a public meeting after considering comments from the public and public agencies. The Planning Commission also considered compliance with the Subdivision Map Act, the California Environmental Quality Act, Planned Development guidelines, the City Subdivision Ordinance, Zoning Code, Building Regulations, the Hayward General Plan, Specific & Neighborhood Plans, and the site-specific requirements of the Planning, Public Works, Fire, and Police Departments. The 55 condominium units and live/work units proposed in the subdivision will fulfill several goals and objectives of the City's General Plan by providing in-fill development, increasing housing diversity, and including complete streets elements.

## DISCUSSION

Final Map and Improvements Plans - After Vesting Tentative Map approval, the subdivider has submitted the Final Map and Improvement Plans. The City Engineer has reviewed and determined these documents to be in substantial compliance with the City approved Vesting Tentative map, applicable City Standards, and that they address the City's conditions of the map approval. There are no substantial changes between the tentative and final maps.

Improvement Agreement and Securities - The subdivider has requested the City's approval of the Final Map before all required improvements are completed as provided for in the State Subdivision Map Act Section 66462. The subdivider has agreed to execute an agreement with the City to complete the improvements required for the subdivision in a timely manner as per the improvement plans approved by the City Engineer and as stipulated in Hayward Municipal Code Section 10-3.330 (a). Securities for the required improvements have been posted as per Hayward Municipal Code Section 10-3.332(a).

New improvements will include: extension of the City's sewer and water service to each new unit and fire hydrants; new private roadways within the development; site lighting and stormwater treatment basins to be maintained by the Homeowners Association (HOA); and all utilities within the subdivision will be underground.

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.

## **ENVIRONMENTAL REVIEW**

The environmental review was completed when the Vesting Tentative Map was approved in 2021. There is no substantial change proposed in the Project or in its environmental setting, nor is there any new information that would require additional environmental review.

## **ECONOMIC AND FISCAL IMPACT**

The Final Map, by itself, will not have a fiscal or economic impact. The development created by approval of the final map will improve commerce, provide needed housing, and employ construction workers. Property tax revenues received by the City and several other local agencies will increase once the homes are constructed and occupied. The Final Map approval is consistent with the initial approved project.

## **STRATEGIC ROADMAP**

Approval of the Final Map supports the Preserve, Protect, & Produce Housing priority in the City's Strategic Roadmap, providing a mix of housing stock for all Hayward residents and community members, including the expansion of affordable housing opportunities and resources.

## **SUSTAINABILITY FEATURES**

The project will be required to be designed to meet all applicable California Building Codes, the City's REACH Code, and CALGreen Standards, which require a minimal level of energy efficiency, conservation, material recycling, and air quality, for new construction. In addition, the landscaping areas and irrigation system will be compliant with the Bay-Friendly Water Efficient Landscape Ordinance, which requires the use of drought tolerant planting with water-efficient irrigation systems. In addition, the project will include Level 2 EV-ready charging stations in the parking garages. Furthermore, the applicant will comply with ordinances related to construction debris and recycling to divert waste from landfills.

## **NEXT STEPS**

If the Council approves the Final Map, the applicant will have the Final Map recorded after executing the Subdivision Improvement Agreement. Occupancy permits for the new units will be issued only after the required improvements are completed as per the plans approved by the City and a HOA is incorporated for the maintenance and repair of the new common use improvements within the subdivision.

*Prepared by:* Scott Wikstrom, Development Services Engineer

*Recommended by:* Sara Buizer, Acting Director of Development Services

Approved by:

A handwritten signature in black ink, appearing to read 'K. McAdoo', with a long horizontal stroke extending to the right.

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Kelly McAdoo, City Manager