



DATE: September 18, 2018

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT Approval of Final Map Tract 8233 (Parkside Heights), Associated with the Previously Approved Vesting Tentative Tract Map and Proposed Development of 97 Single-Family Homes on a 10.68-Acre Site Located at the Southern Corner of 2nd Street and Walpert Street; Pulte Homes (Applicant/Owner)

RECOMMENDATION

That the City Council adopts the attached resolution (Attachment II) approving Final Map 8233, finding it in substantial conformance with the approved Vesting Tentative Tract Map 8233 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 Southern Corner of 2nd Street and Walpert Street.

SUMMARY

The Applicant has submitted a Final Map and Improvement Plans that have been reviewed and determined to be in substantial compliance with the approved Vesting Tentative Map for Tract 8233 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 97 detached single-family homes may be sold individually.

On March 15, 2016, Council approved the Vesting Tentative Tract Map and other discretionary approvals to subdivide the properties and build 97 detached single-family homes. The Vesting Tentative Map expires on March 15, 2019.

On September 6, 2017, the applicant submitted Improvement Plans and the Final Map to the City Engineer for review and approval.

DISCUSSION

Tract 8233 is located across five (5) parcels totaling 10.68-acres at the Southern Corner of 2nd Street and Walpert Street (see Attachment III- Vicinity Map). The project proposes 97 single family homes at this location.

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 the conditions of approval of the Vesting Tentative Tract Map.

On March 15, 2016, the Hayward City Council adopted a Mitigated Negative Declaration for the project and no additional environmental review is required for approval of the Final Map.

ECONOMIC AND FISCAL IMPACT

The Final Map approval is consistent with the approved project and the Final Map approval 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 8233. Public hearings were already conducted as part of the approval of the Vesting Tentative Map application for Tract 8233.

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, Senior Civil Engineer

Recommended by: Laura Simpson, Development Services Director

Approved by:



Kelly McAdoo, City Manager