



DATE: July 18, 2017

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT Approval of Final Map Tract 8289 (Maybeck Place), associated with the previously approved vesting tentative tract map and proposed development of 16 residential condominium units on a 0.8-acre site located at 24755 O'Neil Avenue (APN 444-0036-013-02); Cypress Group (Applicant/Owner)

RECOMMENDATION

That the City Council adopts the attached Resolution (Attachment II) approving Final Map 8289, finding it in substantial conformance with the approved Vesting Tentative Tract Map 8289 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 24755 O'Neil 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 16 residential condominium units may be sold individually.

On March 24, 2016, the Hayward Planning Commission approved the Vesting Tentative Tract Map and other discretionary approvals to subdivide the property and construct 16 residential condominiums. The Vesting Tentative Map expires on March 24, 2019.

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

DISCUSSION

Tract 8289 is located across one (1) parcel totaling 0.8-acres at 24755 O'Neil Avenue (see Attachment III- Vicinity Map). The project proposes 16 new residential condominiums on a site surrounded by a mixture of residential and commercial uses. Adjacent to the project site to the north and east across O'Neil Avenue is a Toyota car dealership and detailing shop. Uses to the east of the project site, across Whitman Street and the rail road tracks are medium density residential uses. To the south is additional residential and a used car dealership at the intersection of Orchard Avenue and O'Neil Avenue.

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 March 24 2016, the development of Tract 8289 was determined to be categorically exempt from the California Environmental Quality Act pursuant to Section 15332 In-Fill Development Projects by the Hayward Planning Commission. 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 and 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 8289. Public hearings were already conducted as part of the approval of the Vesting Tentative Map application for Tract 8289.

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, Acting Development Services Director

Approved by:

A handwritten signature in black ink, appearing to read 'K. McAdoo', is positioned above a horizontal line.

Kelly McAdoo, City Manager