



**DATE:** May 8, 2018

**TO:** Mayor and City Council

**FROM:** Interim Development Services Director

**SUBJECT** Approval of Final Map Tract 8345 (Mission Crossings), associated with the previously approved Tentative Tract Map and proposed development of 140 townhome-style condominium units on a 7.52-acre site located at 25501 & 25551 Mission Boulevard and 671 Berry Avenue (APN 444-0060-019-04); Meritage Homes (Applicant)

## **RECOMMENDATION**

That the City Council adopts the attached Resolution (Attachment II) approving Final Map 8345, finding it in substantial conformance with the approved Vesting Tentative Tract Map 8345 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 necessary to effectuate the required improvements for the development located at 25501 & 25551 Mission Boulevard and 671 Berry Avenue.

## **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 8345 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 140 residential condominium units may be sold individually.

On May 9, 2017, Council approved the Vesting Tentative Tract Map and other discretionary approvals to subdivide the property and construct 140 townhome-style condominiums, a 93-room hotel, and 7,225 square feet of retail community-serving space. The Vesting Tentative Map expires on May 9, 2020.

In October 2017, the applicant submitted Improvement Plans and the Final Map to the City Engineer for review and approval.

## **DISCUSSION**

Tract 8345 is located across three (3) parcels totaling 9.72-acres at 25501 & 25551 Mission Boulevard and 671 Berry Avenue (see Attachment III- Vicinity Map). The project proposes 140 new townhome-style condominiums, a 93-room hotel, and 7,225 square feet of retail space on a site surrounded by a mixture of residential and commercial uses.

The conditions of approval for the Vesting Tentative Tract Map allows the residential development to move forward but requires that the hotel/retail building pad shall be rough graded prior to the issuance of a certificate of occupancy for the first residential unit. Additionally, the hotel/retail building shall be in vertical construction phase before a certificate of occupancy is issued for the 100th residential unit, and be completed prior to issuance of certificate of occupancy for the last residential unit.

On November 6, 2017, the Applicant recorded a Lot Line Adjustment that allowed the Hotel Property to be separated from the residential development. The Subdivision Improvement Plans and Final Map for Tract 8345 that has been submitted is just for the 140 new townhome-style condominiums. Building permits and improvement plans for the 93-room hotel and 7,225 square feet of retail space have not been submitted to date.

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 May 9, 2017, City Council adopted an Addendum to the Mission Boulevard Corridor Specific Plan and Form-Based Code Environmental Impact Report that was prepared to assess and mitigate the potential environmental impacts of the Project. No additional environmental review is required for approval of the project Final Map.

## **ECONOMIC & 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 and Complete Communities 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 goals and objectives:

Goal 1: Prioritize safety for all modes of travel.

Objective 1: Reduce number of fatal and non-fatal traffic accidents in the City through engineering evaluation of major intersections and corridors.

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.

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 goals 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 8345. Public hearings were already conducted as part of the approval of the Vesting Tentative Map application for Tract 8345.

## **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, Senior Civil Engineer

*Recommended by:* Stacey Bristow, Interim Development Services Director

Approved by:



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Kelly McAdoo, City Manager