



DATE: October 6, 2020

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT: Adopt a Resolution Approving a Final Map of Tract 8518, Stonebrae Clubhouse Villas, Subdividing a 20-Acre Site Into Ten (10) Lots For Single-Family Homes, One Common Use Lot For The Ten Lots And Two Large Remainder Lots, Including Portions of Existing Driving Range And Open Space And Authorize the City Manager to Execute a Subdivision Agreement. Tract 8518 is the Planned And Phased Development of The Country Club Complex Approved in The Blue Rock Country Club (Stonebrae) Vesting Tentative Tract Map 5354 – Applicant/Owner - Stonebrae L.P.

RECOMMENDATION

That Council adopts a resolution (Attachment II) to approve the Final Map for Tract 8518 and find it in substantial conformance with the approved Vesting Tentative Tract Map 5354 and, authorize the City Manager to execute a Subdivision Agreement and such other documents and take administrative actions to effectuate the required improvements in compliance with the tract Conditions of Approval.

SUMMARY

Clubhouse Villas Tract 8518 would subdivide an existing lot shown on the Vesting Tentative Map 5354 into ten lots for development of single-family homes on Navan Lane, one lot for utilities, landscaping, and other common uses for the ten lots, and two remainder lots for the driving range and open space along Walpert Ridge. The City's approval of the Tentative Tract Map came after the determination that the proposed development would comply with the California Environmental Quality Act and the City's Planned Development guidelines, Subdivision Ordinance, Zoning Ordinance, General Plan and Specific/Neighborhood Plans, and the site-specific requirements of the Planning, Public Works, Fire, and Police Departments. This action would approve the Final Map for the Tract.

BACKGROUND

Vesting Tentative Map – Vesting Tentative Tract Map 5354 for the phased development of the residential community and its Country Club complex entitles the subdivider to file multiple Final Maps through May 22, 2022. Clubhouse Villas Tract 8518 would subdivide an existing lot shown on the Vesting Tentative Map 5354 into ten lots for development of single-family

homes on Navan Lane, one lot for utilities, landscaping, and other common uses for the ten lots, and two remainder lots for the driving range and open space along Walpert Ridge. The City's approval of the Tentative Tract Map came after the determination that the proposed development would comply with the California Environmental Quality Act and the City's Planned Development guidelines, Subdivision Ordinance, Zoning Ordinance, General Plan and Specific/Neighborhood Plans, and the site-specific requirements of the Planning, Public Works, Fire, and Police Departments.

DISCUSSION

Final Map & Improvements Plans – The City Engineer determined that the Final Map and its related improvements are consistent with the Vesting Tentative Tract Map approved for the project. The limited grading required to achieve the new lot configurations is contained within the previously defined project development envelope. Cut and fill will be balanced within the development site.

Subdivision Agreement – 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 the Hayward Municipal Code Section 10-3.330 (a). Securities for the required improvements have been posted as per the Hayward Municipal Code Section 10-3.332(a).

ENVIRONMENTAL REVIEW

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

ECONOMIC AND FISCAL IMPACT

The Final Map approval is consistent with the approved project and 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 higher-end housing and employ construction workers. There will also be an increase to the property tax revenues received by the City once the homes are constructed and occupied.

STRATEGIC ROADMAP

This agenda item supports the Strategic Priority of Preserve, Protect & Produce Housing. This item is not specifically related to a project identified in the Strategic Roadmap. Staff is bringing forth this new item because City Council is required to approve Final Maps based on the determination from the City Engineer that the Final Map is in substantial conformance with the previously approved Tentative Tract Map.

SUSTAINABILITY FEATURES

City Council has previously adopted the 2016 Edition of the California Building Standards of the California Code of Regulations, Title 24. This includes updated green building and energy efficiency standards for all new or renovated buildings as part of efforts to reach California's target of zero net energy (ZNE). The homes proposed in Vagabond Estates Tract 8280 would have four focal points for energy conservation as following:

- Increased insulation in walls, roofs, floors, attics and windows.
- On-demand or "tankless" water heaters, which are approximately 30% more efficient than conventional storage tank water heaters
- High efficiency Heating and Cooling Systems (furnaces and air conditioners)
- All installed lighting fixtures will be either compact fluorescent or LED.

NEXT STEPS

If the City Council approves the Final Map, the applicant will have the Final Map recorded after executing the Subdivision Agreement. The applicant will be able to secure permits for new homes and/or sell the new lots. Occupancy permits for the new homes will be issued only after the required improvements are completed as per the plans approved by the City and a Home Owners Association is incorporated for the maintenance and repair of the new common use improvements within the subdivision. New improvements within the subdivision will include: extension of the city's sewer and water service to each new lot and fire hydrants; street extension with curb, gutter, sidewalk and street lights and stormwater treatment basin to be maintained by the Home Owners Association; and repair and resurfacing of existing pavement. All utilities within the subdivision will be underground.

Prepared by: Mo Sharma, Interim Development Service Engineer
Sara Buizer, Planning Manager

Recommended by: Laura Simpson, Development Services Director

Approved by:



Kelly McAadoo, City Manager