



DATE: October 6, 2020

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT: Adopt a Resolution Approving a Final Map of Tract 8280 (Vagabond Estates) Subdividing Two Existing Parcels Totaling 1.27 Acres Located at 29265 Vagabond Lane Into Eight (8) Lots; Applicant/Owner: Habib Asef, Application No. 201600359

RECOMMENDATION

That Council adopts a resolution (Attachment II) to approve Final Map for Tract 8280 (Attachment III), find it in substantial conformance with the approved Vesting Tentative Tract Map (Attachment IV) and authorize the City Manager to execute the Subdivision Agreement, related other documents and take appropriate administrative actions to effectuate the improvements required by the Conditions of Approval.

SUMMARY

The City's Planning Commission approved the Vesting Tentative Map of Vagabond Estates 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 eight single-family homes proposed in Vagabond Estates will fulfill several goals and objectives of the City's General Plan by providing in-fill development close to existing transit bus route and a childcare facility, and by creating housing diversity. This action would approve the final map and improvement plans for the project.

BACKGROUND

Tentative Map - Per State law, Tentative and Final maps are required for subdivision of real property into five or more parcels. A Vesting Tentative Map showing the proposed subdivision of the existing two parcels (APNs 465-0060-002-00 and 465-0060-003-00) at the end of Vagabond Lane into eight (8) parcels and preliminary plans and documents describing the proposed development was reviewed and approved by the City on November 9, 2017 subject to certain Conditions of Approval.

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DISCUSSION

Final Map and Improvements Plans - After Tentative Map approval, the subdivider has submitted the Final Map and Improvement Plans. City Engineer's review has determined these documents to be in substantial compliance with the City approved tentative map, applicable City Standards and addressing the City's conditions of the map approval.

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 the 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).

ENVIRONMENTAL REVIEW

The environmental review was completed when the Vesting Tentative Map was approved in 2017. 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, 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 approved project.

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 in Vagabond Lane. All utilities within the subdivision will be underground.

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

Recommended by: Laura Simpson, AICP, Development Services Director

Approved by:



Kelly McAdoo, City Manager