



DATE: February 16, 2021

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT: Approval of Final Map of Tract 8442 (Harvey Avenue) Subdividing Two Existing Parcels at 28571 and 29591 Harvey Avenue, Hayward into 17 Parcels to Allow the Construction of 12 Detached Single-Family Residences with Common Open Space Area and Related Site Improvements; Applicant/Owner: Nuvera Homes, Application No. 201907986

RECOMMENDATION

That the Council adopts the attached resolution (Attachment II) to approve the Final Map for Tract 8442 (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 Improvement Agreement, related other documents and take appropriate administrative actions to effectuate the improvements required by the Conditions of Approval.

SUMMARY

The Final Map for Tract 8442 subdivides two existing parcels at 28571 and 29591 Harvey Avenue into 17 parcels allowing the construction of 12 detached single-family residences and five accessory dwellings is presented to the Council for approval. The Council is also requested to authorize the City Manager to execute a Subdivision Improvement Agreement to complete all required improvements.

The Final Map and Improvement Plans are based on the Vesting Tentative Map, Planned Development (PD) Rezone, and Site Plan Review reviewed by the Planning Commission on September 12, 2019 and approved by the Council on October 29, 2019. The City Engineer has reviewed the Final Map and Improvement Plans and 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.

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, PD Rezone, and Site Plan Review Application (No. 201706649) showing the proposed subdivision of two existing parcels (APNs 464-0060-005-02 and 464-0060-006-00) at 28571 and 29591 Harvey Avenue into 17 parcels allowing the construction of 12 detached single family residences and five accessory dwelling

units, along with preliminary plans and documents describing the proposed development, was reviewed and approved by the Council on October 29, 2019, subject to certain Conditions of Approval. The City's Planning Commission recommended approval of the Vesting Tentative Map and PD Rezone for Tract 8842 to the Council on September 12, 2019.

The Council approved the Vesting Tentative Map and PD Rezone of Tract 8442 in a public hearing after considering comments from the public and public agencies. The Council also considered compliance with the Subdivision Map Act, the California Environmental Quality Act, PD guidelines, the City's Subdivision Ordinance, Zoning Code, Building Regulations, the Hayward General Plan, Specific and Neighborhood Plans, and the site-specific requirements of the Planning, Public Works, Fire, and Police Departments. The 12 single-family homes proposed in the subdivision will fulfill several goals and objectives of the City's General Plan by providing in-fill development, increasing housing diversity, and including complete streets elements.

DISCUSSION

Final Map and Improvements Plans - After Tentative Map approval, the subdivider has submitted the Final Map and Improvement Plans. The 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 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).

New improvements within the subdivision will include: extension of the city's sewer and water service to each new lot and fire hydrants; a new private street with curb, gutter, sidewalk on one side; streetlights and stormwater treatment basins to be maintained by the Homeowners Association (HOA); and reconstruction and repair of existing road and sidewalks along Harvey Avenue. All utilities within the subdivision will be underground.

ENVIRONMENTAL REVIEW

The environmental review was completed when the Vesting Tentative Map was approved in 2019. 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.

SUSTAINABILITY FEATURES

The development will provide rooftop solar panels on each home. The project is also required to meet CALGreen and 2016 California Energy Code standards for energy efficiency and will meet the City's requirements with respect to water efficient landscaping. Additionally, the project will comply with the City standards for recycling of waste during construction and operation and will comply with the Municipal Regional Stormwater requirements for storm water runoff prevention and treatment.

STRATEGIC ROADMAP

This action supports the Preserve, Protect & Produce Housing priority in the City's Strategic Roadmap.

NEXT STEPS

If the Council approves the Final Map, the applicant will have the Final Map recorded after executing the Subdivision Improvement Agreement. The applicant will then be able to secure building 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 HOA is incorporated for the maintenance and repair of the new common use improvements within the subdivision.

Prepared by: Scott Wikstrom, Development Services Engineer

Submitted by: Sara Buizer, Planning Manager

Recommended by: Laura Simpson, Development Services Director

Approved by:



Kelly McAdoo, City Manager