



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

File #: CONS 16-218, **Version:** 1

DATE: May 17, 2016

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT

Approval of Final Map Tract 7989 - Bridge Pointe Homes Development - associated with the previously approved vesting tentative map and proposed development of sixteen lots with attached residential units on a 0.98 acre site at 1450 North Lane; North Lane Ventures (Applicant/Owner)

RECOMMENDATION

That the City Council adopts the attached resolution (Attachment I) that approves Final Map 7989 - Bridge Pointe Homes Development, finding that it is in substantial conformance with the approved Vesting Tentative Tract Map 7989 and the conditions of approval thereof; and authorizes 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 Bridge Pointe Homes Development at 1450 North Lane between Saklan Road and Eden Avenue.

BACKGROUND

Per State law, Tentative 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 Code regulations, the Hayward General Plan and Neighborhood Plans, and the site specific requirements of the Planning, 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 building permits for the construction of improvements. The developer is required to file a Tentative Map and Final Map so that the sixteen single-family dwelling units can be sold individually.

DISCUSSION

Tract 7989 is generally located at 1450 North Lane. This tract development is a proposed medium-density residential project and is bordered by Saklan Road to the west and Eden Avenue to the east (see Attachment II - Location Map).

This proposed infill project includes eight, three-story duet buildings. There will be three building types and four floor plans. The walls will be faced with a combination of horizontal and vertical wood siding and rock veneer, which will provide variation and visually reduce the height of the duets. The duets will be painted in warm tones to complement the rock veneer. The roof design has a combination of hips and gables with varied ridge levels. Each home will have a two-car garage and larger than typical private open space. The project will include a centrally located group open space with four visitor parking spaces. Decorative paving will accent the entry driveways and water conserving landscaping will enhance the site.

Final Map

The subdivision improvement plans and Final Map were reviewed by the City Engineer and found to be in substantial compliance with the approved Vesting Tentative Map 7989, and in conformance with the Subdivision Map Act and Hayward's regulations. There have not been significant changes to the final map, compared to the Vesting Tentative Tract Map the Planning Commission approved in July of 2009.

The City Council's approval of the Final Map shall not become effective until and unless the Developer enters into a Subdivision Agreement and posts bonds with the City for the construction of improvements and other obligations required per conditions of approval of the tentative tract map. The developer has submitted the subdivision improvement plans and subdivision bonds for the required tract improvements.

Environmental Review

The development of Tract 7989 was previously approved and found to be Categorical Exempt from the California Environmental Quality Act by the Planning Commission on July 23, 2009.

ECONOMIC AND FISCAL IMPACTS

The Final Map approval is consistent with the approved project and the Final Map by itself, will not have a fiscal or economic impact.

PUBLIC CONTACT

A public hearing is not required for the filing of Final Map Tract 7989. Public hearings were already conducted as part of the approval of Vesting Tentative Map Tract 7989 application.

NEXT STEPS

Assuming 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: Peter Rei, P.E., P.L.S., Contract Development Review Services Engineer

Reviewed by: Sara Buizer, AICP, Planning Manager

Recommended by: David Rizk, AICP, Development Services Director

Approved by:



Fran David, City Manager

Attachments:

Attachment I
Attachment II
Attachment III

Resolution for Tract 7989
Location Map
Site Map for Tract 7989