



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

File #: CONS 15-275, **Version:** 1

DATE: October 27, 2015

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT

Approval of Final Tract Map 8039 - Christos Mayrakis (Applicant) - East Bay Ventures Inc. (Owner); the Project is a Five-Lot Subdivision to facilitate the proposed Weber Light Industrial Manufacturing Park development on a Parcel Totaling 34.6 Acres located at 3596 Baumberg Avenue, southwest of the Union Pacific Railroad and adjacent to San Francisco Bay.

RECOMMENDATION

That the City Council adopts the attached Resolution (Attachment I) approving the Final Map for Tract No. 8039 and finding that it is in substantial conformance with the approved Tentative Tract Map No. 8039 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 development.

BACKGROUND

Per state law, tentative and final subdivision maps are required for all subdivisions creating five or more parcels. A Tentative Tract Map is required to ensure that any proposed subdivision of land complies with the Subdivision Map Act; the California Environmental Quality Act; the City Subdivision, Zoning, and Building regulations; the Hayward General Plan and Neighborhood Plans; and the requirements of the Public Works, Fire, and Police Departments.

After the Tentative Map is approved, the developer submits the Final 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 construction of improvements. The developer is required to file tentative and final maps so that these proposed five lots can be sold individually.

On July 26, 2012 the Planning Commission recommended approval of the project. See agenda item No. 2 at:

<http://www.ci.hayward.ca.us/CITY-GOVERNMENT/BOARDS-COMMISSIONS-COMMITTEES/PLANNING-COMMISSION/2012/PCA12PDF/pca072612full.pdf> .

On September 25, 2012, the City Council approved the Vesting Tentative Tract Map, a Zone Change from

Light Manufacturing District to Planned Development District, the Conditions of Approval and the Mitigated Negative Declaration , in order to subdivide the property and create 14 parcels. See agenda item No.6 at

<http://www.ci.hayward.ca.us/CITY-GOVERNMENT/CITY-COUNCIL-MEETINGS/2012/CCA12PDF/cca092512full.pdf> .

On October 1, 2015 East Bay Ventures submitted a revised Final Map reducing the number of parcels to be created from 14 to 5, which reflect the new lot configuration for the project.

Per the Planning Commission's approval, the applicant is required to submit a Site Plan Review (SPR) application for the entire project site, or an individual SPR for each lot prior to the submittal of a building permit application.

DISCUSSION

Final Map - The project is located on a parcel totaling 34.6 Acres located at 3596 Baumberg Avenue, southwest of the Union Pacific Railroad and adjacent to San Francisco Bay. This proposed development includes the construction of five separate concrete tilt-up buildings, each on its own parcel to serve as light manufacturing facilities (see site plan, Attachment III). The subdivision Improvement Plans and Final Map were reviewed by the City Engineer and were found to be in substantial compliance with the submitted Tentative Map, and in conformance with the Subdivision Map Act and Hayward's regulations. The City Engineer has determined that there have not been significant changes to the Final Map, compared to the Tentative Tract Map the City Council approved in September of 2012.

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.

Environmental Review - The development of Tract 8039 was previously reviewed by the City Council and a Mitigated Negative Declaration was approved by the Council at its September 25, 2012 meeting.

ECONOMIC AND FISCAL IMPACTS

The final map approval is consistent with the approved project and the final map, by itself, will not have any additional fiscal or economic impacts. The development created by the approval of the final map will improve commerce, provide housing and employ construction workers.

PUBLIC CONTACT

A public hearing is not required for the filing of Final Map Tract 8039. Public hearings were already conducted for Tentative Tract Map 8039.

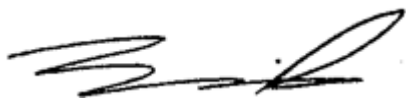
NEXT STEPS

Assuming the City Council approves the Final Map and adopts the attached resolution, the applicant will have the Final map recorded and execute a Subdivision Agreement with the City, and will commence the construction of improvements shown on approved improvement plans.

Prepared by: Peter Rei, P.E., Contract Development Review Engineer

Recommended by: David Rizk, AICP, Development Services Director

Approved by:



Fran David, City Manager

Attachments:

Attachment I	Resolution Approving Final Map and Authorizing Execution of a Subdivision Agreement
Attachment II	Vicinity Map
Attachment III	Site Plan Aerial - Tract 8039