



# CITY OF HAYWARD

Hayward City Hall  
777 B Street  
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## Cover Memo

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**File #:** CONS 18-717, **Version:** 1

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**DATE:** November 13, 2018

**TO:** Mayor and City Council

**FROM:** Interim Director of Public Works

### **SUBJECT**

Approval of Final Map of Tract 8233 Parkside Heights, Creating Ninety-Seven Lots for Detached Single-Family Residences and 26 Lots for the Lot-owners Common Use on a 10.68-Acre Site Located at the Southwest Corner of 2nd Street and Walpert Street

### **RECOMMENDATION**

That Council adopts the attached resolution (Attachment II) approving the Final Map of Tract 8233 (Attachment III), finding it in substantial conformance with the approved Vesting Tentative Tract Map 8233 and the Conditions of Approval thereof, and authorizing the City Manager to execute a Subdivision Agreement.

### **SUMMARY**

The Final Map and Improvement Plans for Parkside Heights Tract 8233 were reviewed by the City Engineer and found to be in substantial compliance with the City approved Vesting Tentative Map. Council's approval of the attached resolution will approve the Final Map and authorize the City Manager to execute a Subdivision Agreement between the City and Subdivider (Pulte Homes) for the construction of improvements and other obligations required per the conditions of approval of the Vesting Tentative Tract Map.

City Council considered but did not approve the Final Map of Tract 8233 on September 18, 2018. Two neighboring property owners present at the Council meeting stated that their properties would be adversely impacted unless the Tract 8233 improvement plans were amended. Subsequently, a third neighboring property owner also stated similar concerns. Out of an abundance of caution, the item was continued so that staff could complete an investigation and ensure that the final map would not negatively impact the adjacent properties. Staff has concluded its investigation and found that the recordation of the final map will not impact the adjacent property owner's easement rights. Adoption of the final map is appropriate at this time under the Subdivision Map Act.

### **ATTACHMENTS**

Attachment I      Staff Report

Attachment II	Resolution
Attachment III	Tract 8233 Final Map
Attachment IV	Existing Driveway Easements
Attachment V	Grading at 24237 2 <sup>nd</sup> Street