



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

File #: CONS 22-424, **Version:** 1

DATE: July 5, 2022

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT

Adopt a Resolution Approving the Final Map of Tract 8581, a 47 Lot Subdivision on a 5.4 Acre Site located at 1000 La Playa Drive to Allow the Construction of 47 Single Family Homes, a Common Open Space Parcel, and Related Site Improvements; Applicant/Owner: D.R. Horton Bay, Inc., Application No. 202200670

RECOMMENDATION

That the Council adopts a resolution (Attachment II) to approve the Final Map for Tract 8581 (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 Final Map for Tract 8581 subdivides one 5.4-acre parcel on La Playa Drive into 47 lots, allowing the construction of 47 single family homes, a common open space parcel, and related site improvements. 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 approved by Council by Resolution 21-232 on November 16, 2021. The City Engineer, in coordination with other potentially affected departments, has reviewed the proposed development phasing, the Final Map, and Improvement Plans and have determined these documents to be in substantial compliance with the City approved Vesting Tentative Map, applicable City Standards, and addressing the City's conditions of map approval.

ATTACHMENTS

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| Attachment I | Staff Report |
| Attachment II | Resolution |
| Attachment III | Final Map, Tract 8581 |
| Attachment IV | Vesting Tentative Map, Tract 8581 |

