



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

File #: CONS 21-175, **Version:** 1

DATE: April 20, 2021

TO: Mayor and City Council

FROM: Assistant City Manager / Development Services Director

SUBJECT

Approval of Final Map of Tract 8523 (Roof Garden Villas), a One-Lot Subdivision for Condominium Purposes at 26736 Hayward Avenue, to Allow the Construction of 8 Condominiums with Common Open Space Area and Related Site Improvements; Applicant/Owner: Wah Yat Holdings, Application No. 201801205

RECOMMENDATION

That the Council adopts the attached resolution (Attachment II) approving the Final Map for Tract 8523 (Attachment III), finding it in substantial conformance with the approved Vesting Tentative Tract Map (Attachment IV) and authorizing 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 8523 subdivides one existing parcel at 26736 Hayward Avenue for condominium purposes to allow the construction of 8 new condominiums and common open space. 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 13-079 on June 4, 2013. In addition to the Vesting Tentative Map, Council approved Ordinance 13-07 on June 18, 2013 rezoning the property to a Planned Development District. 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 Vesting Tentative Map, applicable City Standards and addressing the City's conditions of map approval.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution
Attachment III	Vicinity Map TR 8523
Attachment IV	Final Map TR 8523