



# CITY OF HAYWARD

Hayward City Hall  
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## Cover Memo

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**File #:** CONS 15-330, **Version:** 1

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**DATE:** November 17, 2015

**TO:** Mayor and City Council

**FROM:** Director of Development Services

### **SUBJECT**

Approval of Final Map Tract 7894 - Blackstone at the Cannery Development by Tri Pointe Homes - to create 17 parcels to construct 105 Townhome-styled Condominiums and 52 parcels to construct 52 Single-family Detached Homes on an approximately 8.81 Acre Parcel bordered by Burbank Street, Filbert Street, Palmer Avenue and Parkhurst Street in the Cannery development; Brian Barry of Tri Pointe Homes (Applicant/Owner).

### **RECOMMENDATION**

That the City Council adopts the attached resolution (Attachment I) approving the Final Map 7894, finding that it is in substantial conformance with the approved Vesting Tentative Tract Map 7894 and the conditions of approval thereof; and authorizing 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 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, and Building 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 Preliminary Development Plan for the Planned Development District are approved, the developer submits the Precise Plan for review by City Planning staff and 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 fifty-two (52) single-family dwelling units can be sold individually.

On January 9, 2014, the Planning Commission recommended approval of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, the Zone Change from High Density Residential (HDR) to Planned Development (PD), and Vesting Tentative Tract Map 7894, to develop 105 townhome style condominiums and 52 single-family detached homes on an 8.81 acre parcel. On February 25, 2014, the City Council approved the project, which is located on the last large piece of property in the Cannery area to be redeveloped (see Attachment II- Vicinity Map).

On May 22, 2015, Tri Pointe Homes submitted the Precise Plan, preliminary Improvement Plans and Final Map to the City for review and approval prior to obtaining building permits for construction. The Improvement Plans and Final Map have been approved. The Precise Plan is still under review and is expected to be approved by the Planning Manager in the very near future.

## DISCUSSION

The Subdivision Improvement Plans and Final Map were reviewed by the City Engineer and were found to be in substantial compliance with the approved Vesting Tentative Tract Map 7894, 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 City Council approved in February of 2014.

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 Vesting Tentative Tract Map. The developer has submitted the subdivision improvement plans and subdivision bonds for the required tract improvements. Staff has issued permits for construction of three single-family homes and six townhome style condominiums, all of which will serve as models for view by potential buyers.

*Environmental Review* - The development of Tract 7894 was previously reviewed under a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program adopted for the development certified by the Hayward City Council via Resolution 14-023 on February 25, 2014.

## ECONOMIC AND FISCAL IMPACT

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 approval of Final Map Tract 7894. Public hearings were previously conducted for the project, which included approval of Vesting Tentative Map Tract 7894.

## NEXT STEPS

Assuming the City Council approves the Final Map, the applicant will have the Final Map recorded, and continue with the construction of improvements shown on the approved Improvement Plans. The applicant anticipates commencing construction of the residential units by mid-2016.

*Prepared by:* Peter Rei, PE, PLS - Contract Development Review Engineer

*Recommended by:* David Rizk, Development Services Director, AICP

Approved by:



Fran David, City Manager

Attachments:

Attachment I  
Attachment II  
Attachment III

Resolution - Tract 7894  
Vicinity Map  
Site Map