



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

File #: CONS 16-416, **Version:** 1

DATE: July 19, 2016

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT

Approval of Final Map Tract 8226 - Brookwood Development - Associated with the Previously Approved Vesting Tentative Tract Map and Proposed Development of 18 Single Family Detached Homes on a 1.96 acre site at 24178 Saklan Avenue in the Mount Eden Area; Lenox Homes (Applicant), Ronald and Ray Depina (Owner)

RECOMMENDATION

That the City Council adopts the attached Resolution (Attachment I) that approves Final Map 8226 - Brookwood Development, and finding that it is in substantial conformance with the approved Vesting Tentative Tract Map 8226 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 at 24178 Saklan Avenue in the Mount Eden Area.

BACKGROUND

Per State law, Tentative Tract 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 California Subdivision Map Act, California Environmental Quality Act, City Subdivision Ordinance, City Zoning Ordinance (including Planned Development District regulations), City 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 Precise Plan are approved, the developer submits 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 grading and building permits for the construction of improvements. The developer is required to file a Tentative Map and Final Map so that the eighteen (18) lots can be sold individually.

On October 1, 2015, the Planning Commission recommended approval of a Zone Change from Medium Density Residential (RM) to Planned Development (PD), Site Plan Review, and Tentative Tract Map 8226 to construct a planned development consisting of 18 single-family residential homes, one private street,

and two common areas on a 1.96-acre site at 24178 Saklan Avenue.

On October 27, 2015, relying on the Mitigated Negative Declaration prepared for the development application, the Council approved the Zone Change, Site Plan Review, and Tentative Tract Map applications in order to subdivide the property and construct 18 single-family detached homes.

In February of this year, the applicant submitted preliminary Improvement Plans and the Final Map to the City for review and approval.

DISCUSSION

Final Map

Tract 8226 is located on a 1.96-acre parcel at 24178 Saklan Avenue, north of West Street and west of Clawiter Avenue in the Mount Eden area (see Attachment II- Location Map). The project proposes 18 new single-family detached homes located within an existing single-family residential neighborhood.

The subdivision Improvement Plans and Final Map have been reviewed by the City Engineer and were found to be in substantial compliance with the Vesting Tentative Map, and in conformance with the Subdivision Map Act and Hayward's subdivision regulations. There have not been any significant changes to the Final Map as compared to the approved Vesting Tentative Tract Map.

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.

Environmental Review

The development of Tract 8226 was previously reviewed by the Council on October 27, 2015. At that time, the Council adopted a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting program for the project, per the requirements of the California Environmental Quality Act (CEQA).

ECONOMIC AND FISCAL IMPACTS

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 filing of the Final Map for Tract 8226. Public hearings were already conducted as part of the approval of Vesting Tentative Map application for Tract 8226.

NEXT STEPS

Assuming the City Council approves the Final Map, the applicant will have the final map recorded, obtain

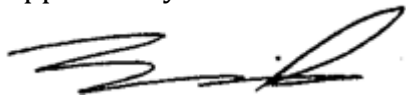
construction permits and commence the construction of improvements shown on the approved Improvement Plans.

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

Reviewed by: Sara Buizer, AICP, Planning Manager

Recommended by: David Rizk, AICP, Development Services Director

Approved by:



Fran David, City Manager

Attachments:

Attachment I
Attachment II
Attachment III

Resolution for Tract 8226
Vicinity Map
Site Map