



CITY OF HAYWARD

Hayward City Hall
777 B Street
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Cover Memo

File #: PH 17-052, **Version:** 1

DATE: May 23, 2017

TO: Mayor and City Council

FROM: Director of Development Services

SUBJECT

Adoption of Three Resolutions to Approve Final Map 8356 (Stonebrae Village C), Amend the Stonebrae Design Guidelines, and Extend the Blue Rock Country Club Development Agreement for an Additional Five Years related to the Proposed Final Phase of the Stonebrae Development; and Introduction of an Ordinance to Amend the Project Development Agreement by Extending it an Additional Five Years. Stonebrae, L.P. (Applicant/Owner)

RECOMMENDATION

That the City Council:

- 1) Adopts the attached Resolution (Attachment II) to approve Final Map 8356 and find it in substantial conformance with the approved Vesting Tentative Tract Map 5354 and the Conditions of Approval thereof, and to authorize the City Manager to take related actions to effectuate the required improvements for the development;
- 2) Adopts the attached Resolution (Attachment III) to approve amendments to the Stonebrae Design Guidelines revising Lot Type 1 development standards; and
- 3) Adopts the attached Resolution (Attachment IV) and introduces the attached Ordinance (Attachment V) extending the project Development Agreement for another five years to allow completion of the last phase of the project.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution (Approval of Final Map 8356)
Attachment III	Resolution (Amendment to Stonebrae Design Guidelines)
Attachment IV	Resolution (Development Agreement Amendment)
Attachment V	Ordinance (Development Agreement Amendment)
Attachment VI	Revised Table 3.3 of Stonebrae Design Guidelines
Attachment VII	New Table 3.3a Product Type 1 of Stonebrae Design Guidelines
Attachment VIII	Draft May 11, 2017 Planning Commission Meeting Minutes

Attachment IX Tract 8356 Final Map