



# CITY OF HAYWARD

Hayward City Hall  
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## Cover Memo

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**File #:** CONS 18-752, **Version:** 1

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**DATE:** November 13, 2018

**TO:** Mayor and City Council

**FROM:** Development Services Director

### **SUBJECT**

Approval of Final Maps for Tracts 8428 and 8444 (SoHay), Associated with the Previously Approved Tentative Map for Tract 8428 and Proposed Development of 20,000 square feet of Commercial Space, Public Park and Trail, 198 Residential Condominium Units and 72 Apartment Units on a 12.14-acre Site Located at the Southern corner of Mission Blvd and Valle Vista Ave; William Lyon Homes, Inc. (Applicant/Owner)

### **RECOMMENDATION**

That the City Council adopts the attached resolution (Attachment II) approving Final Maps for Tracts 8428 and 8444, finding them in substantial conformance with the approved Vesting Tentative Tract Map 8428 and the Conditions of Approval thereof, and authorizing the City Manager to take other administrative actions and execute Subdivision Agreements and such other documents as are appropriate to effectuate the required improvements for the SoHay development.

### **SUMMARY**

The applicant has submitted Final Maps and Improvement Plans that have been reviewed and have been determined to be in substantial compliance with the approved Vesting Tentative Map for Tract 8428 by the City Engineer. City Council's approval of the attached resolution would approve the Final Maps and authorize the City Manager to execute Subdivision Agreements between the City and Applicant for the construction of improvements and other obligations required per conditions of approval of the Vesting Tentative Tract Map.

If the City Council approves the Final Maps, the applicant may subsequently have the final maps recorded, obtain building permits, and commence the construction of improvements shown on the approved Improvement Plans.

### **ATTACHMENTS**

Attachment I	Staff Report
Attachment II	Resolution
Attachment III	Vicinity Map

Attachment IV    Site Map  
Attachment V    Final Map