



# CITY OF HAYWARD

Hayward City Hall  
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## Cover Memo

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**File #:** CONS 15-095, **Version:** 1

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**DATE:** September 22, 2015

**TO:** Mayor and City Council

**FROM:** Development Services Director

### **SUBJECT**

Approval of Final Map Tract 8222 - Camden Place II - Ignacio Development by Standard Pacific Corp. (Applicant/Owner): The Project is a nine (9) lot subdivision on a 0.60 acre site at 23877 Eden Avenue in the Mt. Eden area.

### **RECOMMENDATION**

That the City Council adopts the attached resolution (Attachment I) that approves the Final Map 8222 Camden Place II - Ignacio Development, finding that it is in substantial conformance with the approved Vesting Tentative Tract Map 8222 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.

*Note: Two separate applications are being processed concurrently to construct 23 additional two-story units and group open space on two sites located on Eden Avenue and Sylvia Street, and Saklan Road and Middle Lane. If approved, the two infill projects will result in and function as part of one overall development with the previously entitled 144-unit Camden Place project in the Mt. Eden area, currently under construction by Standard Pacific. However, since all the sites are not contiguous, separate applications and subdivision maps are required, requiring separate findings and actions by Council.*

### **LOCATION**

The Project Site is located generally at the intersection of Eden Avenue and Glenn Street in the Mt. Eden area.

### **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 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 building permits for the construction of improvements. The developer is required to file a Tentative Map and Final map so that the nine (9) single-family dwelling units can be sold individually.

The City often relies on previously-approved environmental documents (Mitigated Negative Declaration, and related Mitigation Monitoring and Reporting Program) for the Zone Change and Vesting Tentative Map.

On February 5, 2015, the Planning Commission recommended approval of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, the Zone Change from Medium Density Residential (MDR) to Planned Development (PD), and Vesting Tentative Tract Map 8222, to develop six single-family homes for this parcel and also three additional single-family homes on an adjacent parcel to the north. Together these nine homes are intended to jointly blend into and be a component part of the previously entitled 144-unit Camden Place project (Tract 8086) in the Mt. Eden Area, which is also owned by Standard Pacific Corp.

On March 3, 2015 the City Council approved the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, the Zone Change from Medium Density Residential (MDR) to Planned Development (PD), and Vesting Tentative Tract Map 8222. The PD zoning is used to allow for relief from setbacks, height or other zoning district standards in return for exceptional and over and above amenities within the development.

On March 25, 2015, Standard Pacific Corp. 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 Precise Plan was administratively and conditionally approved by Planning Director on April 27, 2015.

## **DISCUSSION**

### *Final Map -*

Tract 8222 is generally located at the intersection of Eden Avenue and Glenn Street, westerly of Hesperian Boulevard and southerly of West Winton Road in the Mt. Eden area. This tract development is a proposed medium-density residential project that would become a part of the previously approved larger Camden Place medium-density development. The site is bordered by Eden Avenue to the east and Glenn Street to the south (see Attachment II- Vicinity Map).

The proposed development entails construction of 4 two-story ownership attached homes and 2 two-story detached homes on lots of approximately 1,800 square feet with access off of Glenn Street via a private roadway. The developer will be required to improve this portion of Eden Avenue and Glenn Street with curb and gutter and landscaping. All units would contain standard two-car garages with access off of Glenn Street and the private court.

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 Map 8222, 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 tentative tract map the Planning Commission approved in March of 2015.

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 tentative tract map. The developer has submitted the subdivision improvement plans and subdivision bonds for the required tract improvements.

### **ENVIRONMENTAL REVIEW**

The development of Tract 8222 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 15-035 on March 3, 2015.

### **ECONOMIC IMPACT**

The final map approval is consistent with the approved project and the final map by itself, will not have an economic impact.

### **FISCAL IMPACT**

The final map approval is consistent with the approved project and the final map by itself, will not have a fiscal impact.

### **PUBLIC CONTACT**

A public hearing is not required for the filing of Final Map Tract 8222. Public hearings were already conducted under Vesting Tentative Map Tract 8222 application, of which Final Map Tract 8222 is part.

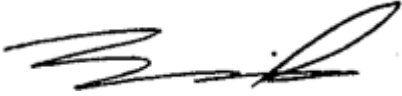
### **NEXT STEPS**

Assuming the City Council approves the Final Map; the applicant will have the final map recorded, and commence the construction of improvements shown on the approved Improvement Plans. The applicant anticipates commencing construction following the completion of Phase 1, which is currently under construction, and completing by mid-2016.

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

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

Approved by:



Fran David, City Manager

Attachments: (Provide short title and list attachment within resolution, i.e., Attachment I-a)

Attachment I  
Attachment II  
Attachment III

Resolution  
Vicinity Map  
Site Plan Tract 8222