



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

Cover Memo

File #: CONS 16-018, **Version:** 1

DATE: January 19, 2016

TO: Mayor and City Council

FROM: Director of Development Services

SUBJECT

Approval of Final Map Tract 8120 - Hill Avenue Homes Development - associated with the previously approved Vesting Tentative Map and proposed development of a twenty-four (24) lot subdivision on a 2.26 acre site at 1818 Hill Avenue; Westlake Development Group LLC (Applicant/Owner)

RECOMMENDATION

That the City Council adopts the attached resolution (Attachment I) that approves the Final Map 8120 - Hill Avenue Homes Development, finding that it is in substantial conformance with the approved Vesting Tentative Tract Map 8120 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 1818 Hill Avenue, including along Templeton Street.

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, the City's Subdivision and Zoning Ordinances, the City's 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 Zone Change to a Planned Development (PD) District with Preliminary Plan are approved, the developer submits the PD District Precise Plan to Planning staff for review and approval, 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 twenty-four (24) single-family dwelling units can be sold individually.

Prior Approvals - On [November 20, 2014, the Planning Commission recommended approval <http://www.hayward-ca.gov/CITY-GOVERNMENT/BOARDS-COMMISSIONS-COMMITTEES/PLANNING-COMMISSION/2014/PCA14PDF/pca112014full.pdf>](http://www.hayward-ca.gov/CITY-GOVERNMENT/BOARDS-COMMISSIONS-COMMITTEES/PLANNING-COMMISSION/2014/PCA14PDF/pca112014full.pdf) of the Mitigated Negative Declaration, the Mitigation Monitoring and Reporting Program, the General Plan Amendment from Low Density Residential to Medium Density Residential, Zone Change from Single Family Residential to Planned

Development, and Vesting Tentative Tract Map 8120, to develop sixteen (16) single-family detached homes, eight (8) single-family attached homes and a common area for this parcel.

On [December 16, 2014](http://www.hayward-ca.gov/CITY-GOVERNMENT/CITY-COUNCIL-MEETINGS/2014/CCA14PDF/cca121614full.pdf), the City Council approved [the Mitigated Negative Declaration, the Mitigation Monitoring and Reporting Program, the General Plan Amendment from Low Density Residential to Medium Density Residential, Zone Change from Single Family Residential to Planned Development, and Vesting Tentative Tract Map 8120](http://www.hayward-ca.gov/CITY-GOVERNMENT/CITY-COUNCIL-MEETINGS/2014/CCA14PDF/cca121614full.pdf). 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 May 18, 2015, Westlake Development Group LLC submitted the Precise Plan, preliminary Improvement Plans and Final Map to the City for review and approval. Review and approval of the Precise Plan, preliminary Improvement Plans and Final Map was delayed for several months while identification of the agency that will provide water service to the development was resolved between the City of Hayward and the East Bay Municipal Utilities District. The City of Hayward will be the water provider. The Precise Plan was administratively and conditionally approved by Planning Director on September 29, 2015.

DISCUSSION

Tract 8120 is generally located at the intersection of Templeton Street and Hill Avenue westerly of Vermont Street and southerly of B Street in the Upper B Street area. This tract development is a proposed medium-density residential project and is bordered by Templeton Street to the west and Hill Avenue to the south (see Attachment II- Location Map).

This proposed infill project has been designed based on the “Pocket Neighborhood” concept, which is founded upon ideas and design concepts that are an adaption of older, well-designed developments that were built prior to the more recent auto-dependent neighborhoods. The project includes three different floor plans, each with varying cottage style architectural elevations. The unit mix includes eight (8) two-story attached homes with detached two car garages and sixteen (16) detached homes with detached two car garages, with the exception of one unit that has a basement level attached garage. Three centrally located common open spaces, a community room, and private open space are provided for each home. Attractive landscaping is planned throughout the site, including along Templeton Street and Hill Avenue. A private U-shaped access road with ingress and egress on Hill Avenue will serve the homes.

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 8120 and related conditions of approval, 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 December 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 for the required tract improvements. The bonds for faithful performance and labor/materials will be submitted prior to issuance of a grading

permit.

The proposed development associated with Tract 8120 was previously approved under a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program adopted for the development by the Hayward City Council via Resolution 14-204 on December 16, 2014.

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 Final Map Tract 8120. Public hearings were already conducted as part of the approval of Vesting Tentative Map Tract 8120 application.

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, PE, Contract Development Review Engineer

Recommended by: David Rizk, AICP, Development Services Director

Approved by:



Fran David, City Manager

Attachments:

Attachment I
Attachment II
Attachment III

Resolution for Tract 8120
Location Map
Site Map for Tract 8120