



CITY OF HAYWARD

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

Cover Memo

File #: CONS 15-276, **Version:** 1

DATE: November 17, 2015

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT

Approval of Final Map Tract 8188 associated with a seven- lot subdivision on a 2.15 acre site at 25993 Dollar Street at the intersection of Harder Road, to allow construction of 38 townhome-style condominiums; KB Home, South Bay Inc. (Applicant/Owner):

RECOMMENDATION

That the City Council adopts the attached resolution (Attachment I) that approves the Final Map 8188, finding that it is in substantial conformance with the approved Vesting Tentative Tract Map 8188 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.

DISCUSSION

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 Hayward General Plan and Neighborhood Plans, the City Subdivision and Zoning ordinances, City Building regulations, and site specific requirements of the 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 seven parcels can be sold or financed individually.

On December 18, 2014, the Planning Commission conditionally approved the Mitigated Negative Declaration that concluded all potential significant environmental impacts could be mitigated to insignificant levels, Site Plan Review Application PL-2014-0208, Warrants for Parking and Roof Pitch, and Tentative Tract Map 8188 (see Attachment II for project location). The proposed development associated with the Commission's action includes construction of seven buildings: two four-plexes, one five-plex, three six-plexes, and one seven-plex for a total of 38 two-story attached condominiums designed as townhomes.

On March 19, 2015, Standard Pacific Corp. submitted the Preliminary Improvement Plans and Final

Map to the City staff for review and approval. The subdivision Improvement Plans and Final Map were reviewed by the City Engineer and were found to be in substantial compliance with the approved Tentative Map 8188, and in conformance with the Subdivision Map Act and Hayward's regulations. The City Public Works Director has determined that there have not been significant changes to the Final Map, as compared to the Tentative Tract Map that the Planning Commission approved in December of 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

Final maps do not require public noticing, in that they typically entail action by the City Council to approve a map that is consistent with a previously approved tentative map for which a public hearing was conducted.

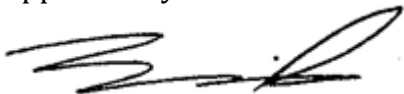
NEXT STEPS

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 Improvement Plans and subdivision bonds for the required tract improvements as required.**

Prepared by: Peter Rei, PE, PLS - Contract Development Review Engineer

Recommended by: David Rizk, AICP, Development Services Director

Approved by:



Fran David, City Manager

Attachments:

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| Attachment I | Resolution Approving Final Map 8188 and Authorizing Execution of a Subdivision Agreement |
| Attachment II | Vicinity Map |
| Attachment III | Site Plan - Tract 8188 |