



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

File #: CONS 21-078, **Version:** 1

DATE: February 16, 2021

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT

Approval of Final Map of Tract 8442 (Harvey Avenue) Subdividing Two Existing Parcels at 28571 and 29591 Harvey Avenue, Hayward into 17 Parcels to Allow the Construction of 12 Detached Single-Family Residences with Common Open Space Area and Related Site Improvements; Applicant/Owner: Nuvera Homes, Application No. 201907986

RECOMMENDATION

That the Council adopts the attached resolution (Attachment II) to approve the Final Map for Tract 8442 (Attachment III), find it in substantial conformance with the approved Vesting Tentative Tract Map (Attachment IV), and authorize the City Manager to execute the Subdivision Improvement Agreement, related other documents, and take appropriate administrative actions to effectuate the improvements required by the Conditions of Approval.

SUMMARY

The Final Map for Tract 8442 subdivides two existing parcels at 28571 and 29591 Harvey Avenue into 17 parcels allowing the construction of 12 detached single-family residences and five accessory dwellings is presented to the Council for approval. The Council is also requested to authorize the City Manager to execute a Subdivision Improvement Agreement to complete all required improvements.

The Final Map and Improvement Plans are based on the Vesting Tentative Map, Planned Development (PD) Rezone, and Site Plan Review reviewed by the Planning Commission on September 12, 2019 and approved by the Council on October 29, 2019. The City Engineer has reviewed the Final Map and Improvement Plans and has determined these documents to be in substantial compliance with the City approved tentative map, applicable City Standards and addressing the City's conditions of the map approval.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution
Attachment III	Vicinity Map TR 8442
Attachment IV	Final Map TR 8442