



CITY OF HAYWARD

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

Cover Memo

File #: CONS 21-464, **Version:** 1

DATE: September 21, 2021

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT

Adopt a Resolution Approving the Final Map for Tract 8304, a 72-Unit Subdivision Located at 411 and 427 Industrial Parkway

RECOMMENDATION

That the Council adopts the attached resolution (Attachment II) to approve the Final Map for Tract 8304 (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 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 8304 subdivides five existing parcels at 411 and 427 Industrial Parkway for condominium purposes to allow the construction of 72 new condominiums, common open space, 8,000 square feet of commercial space, and related site improvements. Staff recommends that the Council authorizes 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 approved by the Planning Commission on January 12, 2017. In late 2019, the project proponent requested a time extension due to environmental cleanup of the site out of their direct control. The Planning Director approved a two-year extension of the Vesting Tentative Map on March 9, 2020 and the decision was subsequently appealed to the Planning Commission. On June 25, 2020, the Planning Commission upheld the Planning Director's decision and approved the extension with amended conditions of approval. The subdivision includes one property owned by the California Department of Transportation (Caltrans), which must be conveyed to the subdivider prior to the recording of the Final Map. The City Engineer has reviewed the Final Map and Improvement Plans and has determined these documents to be in substantial conformance with the City approved Vesting Tentative map, applicable City Standards, and the City's amended conditions of map approval.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution
Attachment III	Vicinity Map, Tract 8304
Attachment IV	Approved Vesting Tentative Map, Tract 8304
Attachment V	Final Map, Tract 8304