



**CITY OF HAYWARD**  
**AGENDA REPORT**

AGENDA DATE 04/20/99  
AGENDA ITEM 4  
WORK SESSION ITEM \_\_\_\_\_

**TO:** Mayor and City Council

**FROM:** Director of Community and Economic Development

**SUBJECT:** Final Tract Map 6990 – Angelo A. Orphan for Grizzly Marketing Group, Inc. (Applicant), Paul D. McLennan, Paul J. & Cora Lucero (Owners) – Approve the Final Tract Map and Authorize the City Manger to Execute a Subdivision Agreement and Accept, Upon Completion of Improvements, Certain Streets into the City Street System.

**RECOMMENDATION:**

It is recommended that the City Council:

1. Find the final map in substantial conformance with the tentative map and the conditions of approval thereof;
2. Authorize the City Manager to execute the subdivision agreement covering the installation of the required improvements; and
3. Accept Orchard Park Place into the City street system upon certification by the Director of Public Works that the required street improvements have been completed.

**DISCUSSION:**

On September 15, 1998, the City Council approved Vesting Tentative Map Tract 6990 to subdivide approximately 3.8 acres into 19 single-family parcels ranging in size from 5,000 square feet to 6,000 square feet (including two existing lots reconfigured to accommodate the tract). The property is located at 565 and 625 Schafer Road in the Single-Family Residential Zoning District and in the Harder-Tennyson Neighborhood.

The final tract map was reviewed by the City Engineer and was found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The City Engineer has also approved the subdivision improvement plans, and the subdivider has posted a security for faithful performance of the improvements in the amount of \$325,000 and an equal amount for labor and materials.

Prepared by:

*Bashir Y. Anastas*

Bashir Y. Anastas, P.E.  
Development Review Services Engineer

Recommended by:



Sylvia Ehrenthal  
Director of Community and Economic Development

Approved by:

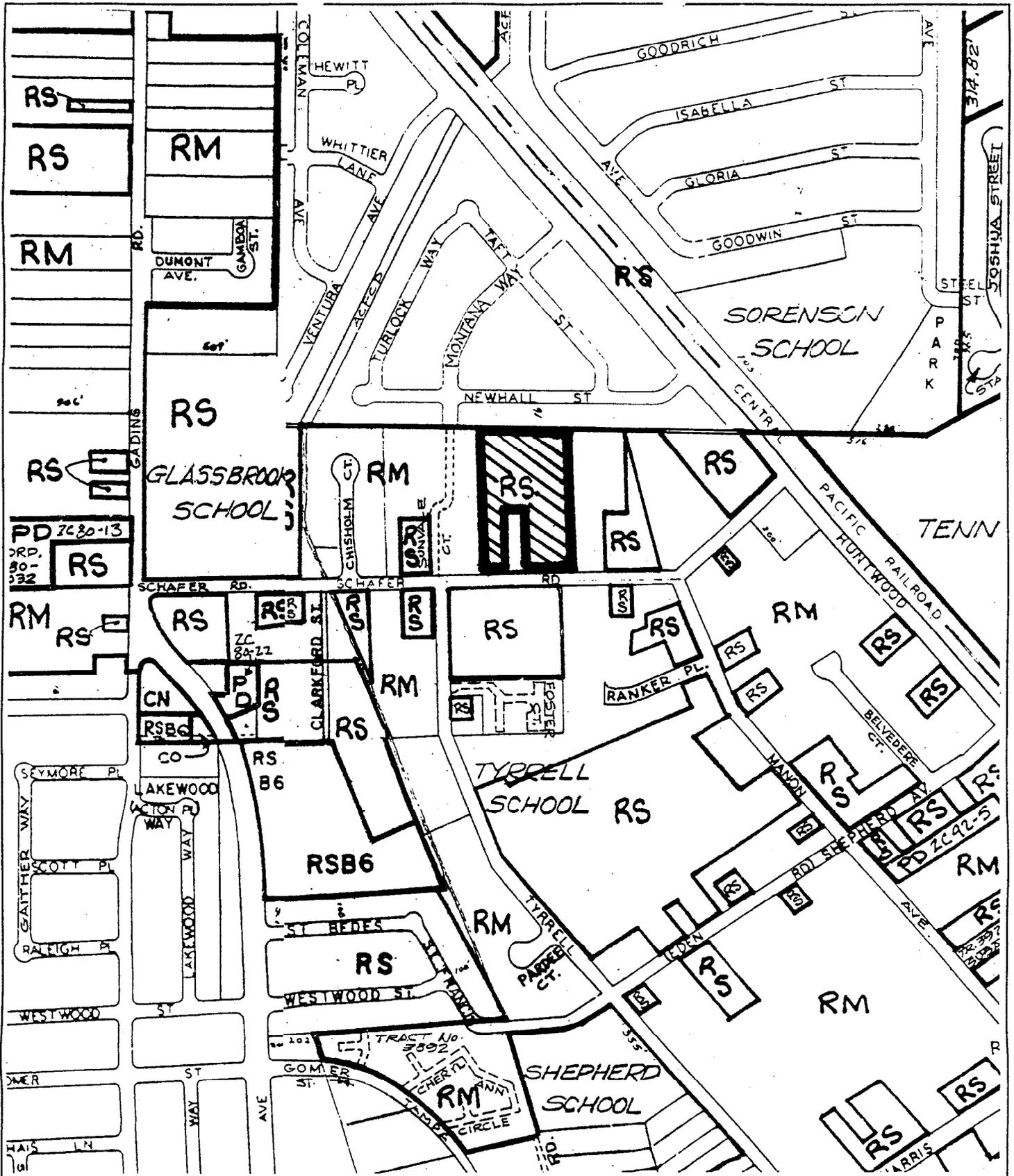


Jesús Armas, City Manager

Attachments:

Area Map  
Draft Resolution

4.2.99



▲ North  
1" = 500'

**ZONING MAP**  
**TENTATIVE TRACT 6990**  
 John Lopes, Beacon Development (Appl.)  
 Paul McLennan, Peter & Cora Lucero (Owner)  
 565, 625 Schafer Rd.

**DRAFT**

JB 4/6/99

HAYWARD CITY COUNCIL

RESOLUTION NO. \_\_\_\_\_

Introduced by Council Member \_\_\_\_\_

**RESOLUTION APPROVING FINAL MAP FOR TRACT 6990  
AUTHORIZING THE CITY MANAGER TO EXECUTE A  
SUBDIVISION AGREEMENT, AND ACCEPTING CERTAIN  
STREETS INTO THE CITY STREET SYSTEM**

WHEREAS, there has been presented to the City Council of the City of Hayward a final map for Tract 6990, located at 565 and 625 Schafer Road ; and

WHEREAS, the Director of Community and Economic Development and Director of Public Works recommend approval of the final map.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward does hereby find that the final map for Tract 6990 is in substantial conformance with the tentative map and does hereby approve the final map, subject to the condition that the subdivider enter into an agreement for the construction of improvements and other obligations required as a condition of approval of the tentative map for the tract and that approval shall not be effective until and unless such agreement is entered into.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized for and on behalf of the City of Hayward to execute a subdivision agreement in a form approved by the City Attorney, and to execute any and all documents necessary to complete the transfer of those portions of Tract 6990 property which will be dedicated to or acquired by the City.

BE IT FURTHER RESOLVED that the City Council shall hereby accept into the street system of the City of Hayward Orchard Park Lane upon certification by the Director of Public Works of satisfactory completion of the street improvements in substantial conformance with the approved plans.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 1999

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward