



CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 06/06/00

AGENDA ITEM 6

WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Final Tract Map 7099 - Standard Pacific Corporation (Subdivider/Owner) - Approve the Final Map and Authorize the City Manager to Execute a Subdivision Agreement and Accept Improvements Upon Completion

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 required improvements; and
3. Accept the extension of Panjon Street into the City street system upon certification by the Director of Public Works that the required street improvements have been completed.

DISCUSSION:

On December 15, 1998, the City Council declared the subject property surplus and directed staff to offer the property to interested public agencies and process a tentative map. Pursuant to City Council authorization, the City subdivided the existing property into 11 single-family lots along the south side of the Panjon Street extension. On April 22, 1999, the Planning Commission approved Tentative Tract Map 7099, found that the sale of this excess real property was in conformance with the General Plan and found that the project is categorically exempt from the provisions of CEQA. The property was subsequently sold to Standard Pacific Corporation on November 24, 1999.

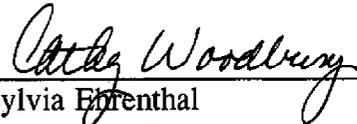
The final tract map was reviewed by the City Engineer and was found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The developer has submitted the subdivision improvement plans and has posted a security for faithful performance of the improvements in the amount of \$367,500.00 and an equal amount for labor and materials.

Prepared by:



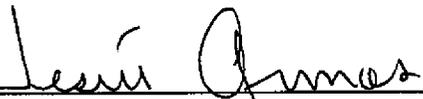
Daniel R. Garcia
Development Review Services Engineer

Recommended by:

for 

Sylvia Ehrenthal
Director of Community and Economic Development

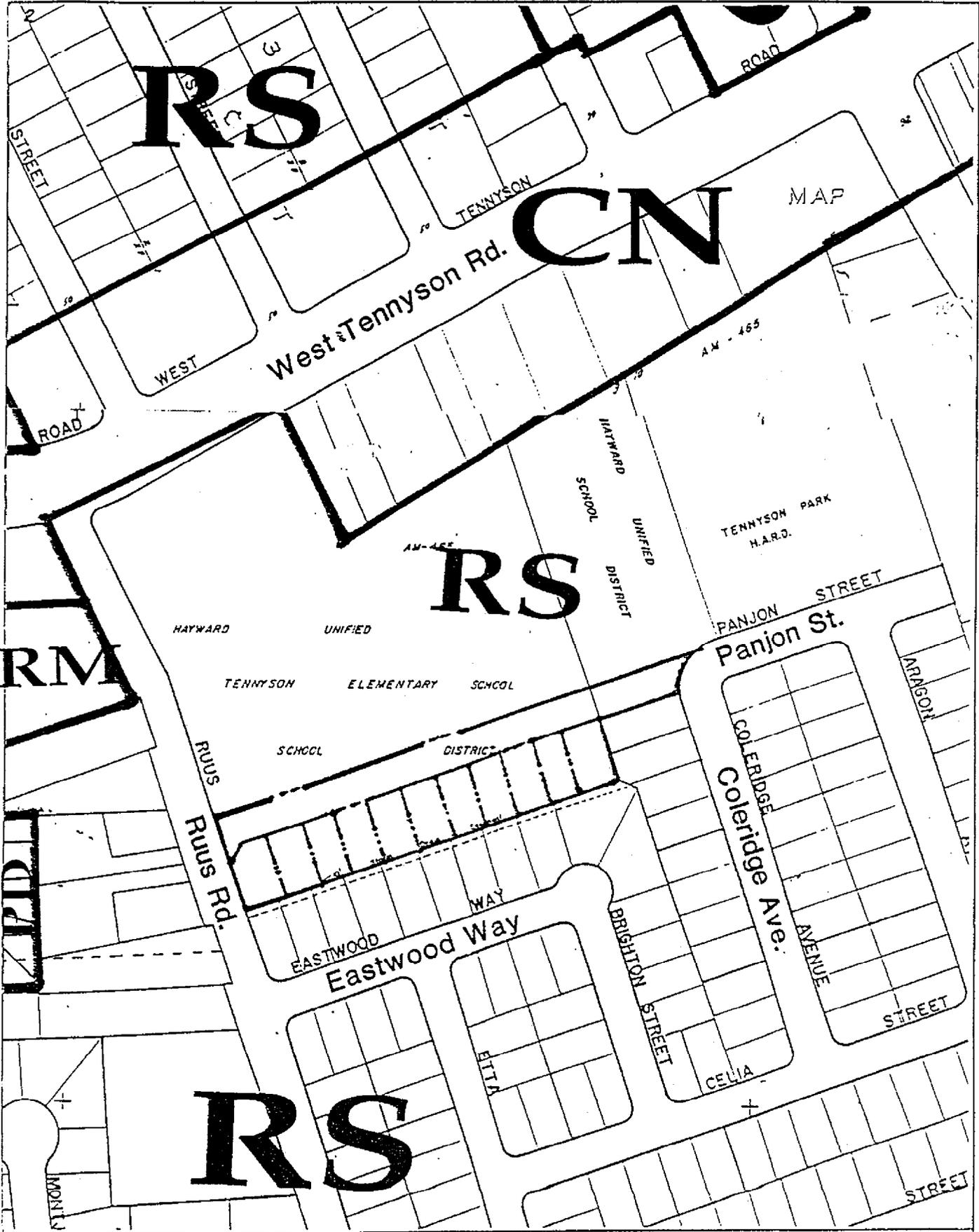
Approved by:



Jesús Armas, City Manager

Attachments: Area Map
Draft Resolution

5.19.00



AREA MAP ■ TENTATIVE MAP TRACT 7099

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

**RESOLUTION APPROVING FINAL MAP FOR TRACT 7099,
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 7099 located along the south side of the Panjon Street extension; 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 7099 is in substantial conformance with the tentative map and does hereby approve the final map.

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 7099 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 the extension of Panjon Street, 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 _____, 2000

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