



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 12/12/00

AGENDA ITEM _____

WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Final Tract Map 6411 ~ Hayberry Gardens, LLC (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 that portion of Berry Avenue into the City street system upon certification by the Director of Public Works that the required street improvements have been completed.

DISCUSSION:

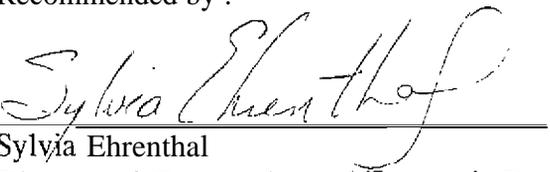
On September 22, 1992, the City Council approved a site plan/zone change application and a **vesting** tentative map for the subject site. The initial approvals remained effective (by action of the State for all subdivisions) until 1997 when the City Council approved a two-year extension (through September 22, 1999). In order for the City Council to be able to extend the map in 1997, the applicant voluntarily relinquished the map's vesting designation since extensions of vesting maps are not permitted by the City's Subdivision Ordinance. The applicant applied for and received another 12-month extension at the City Council's October 12, 1999 meeting. This extended the **tract** through September 22, 2000. As a condition of the extension the buildings were required to have barrel-tile roofing material and textured stucco walls that are suggestive of thick adobe walls. These conditions were added to provide the project with a Spanish influence that would be compatible with the policies of the Special Design District and the Mission-Foothills Neighborhood Plan. In September, 2000, Hayberry Gardens, LLC replaced Mary Ramos as the applicant/owner and began grading **the** site.

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 \$175,475 .00 and an equal amount for labor and materials.

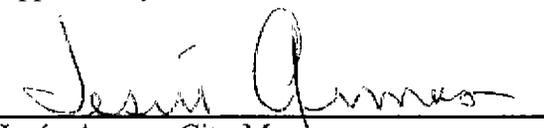
Prepared by:


Daniel R. Garcia
Development Review Services Engineer

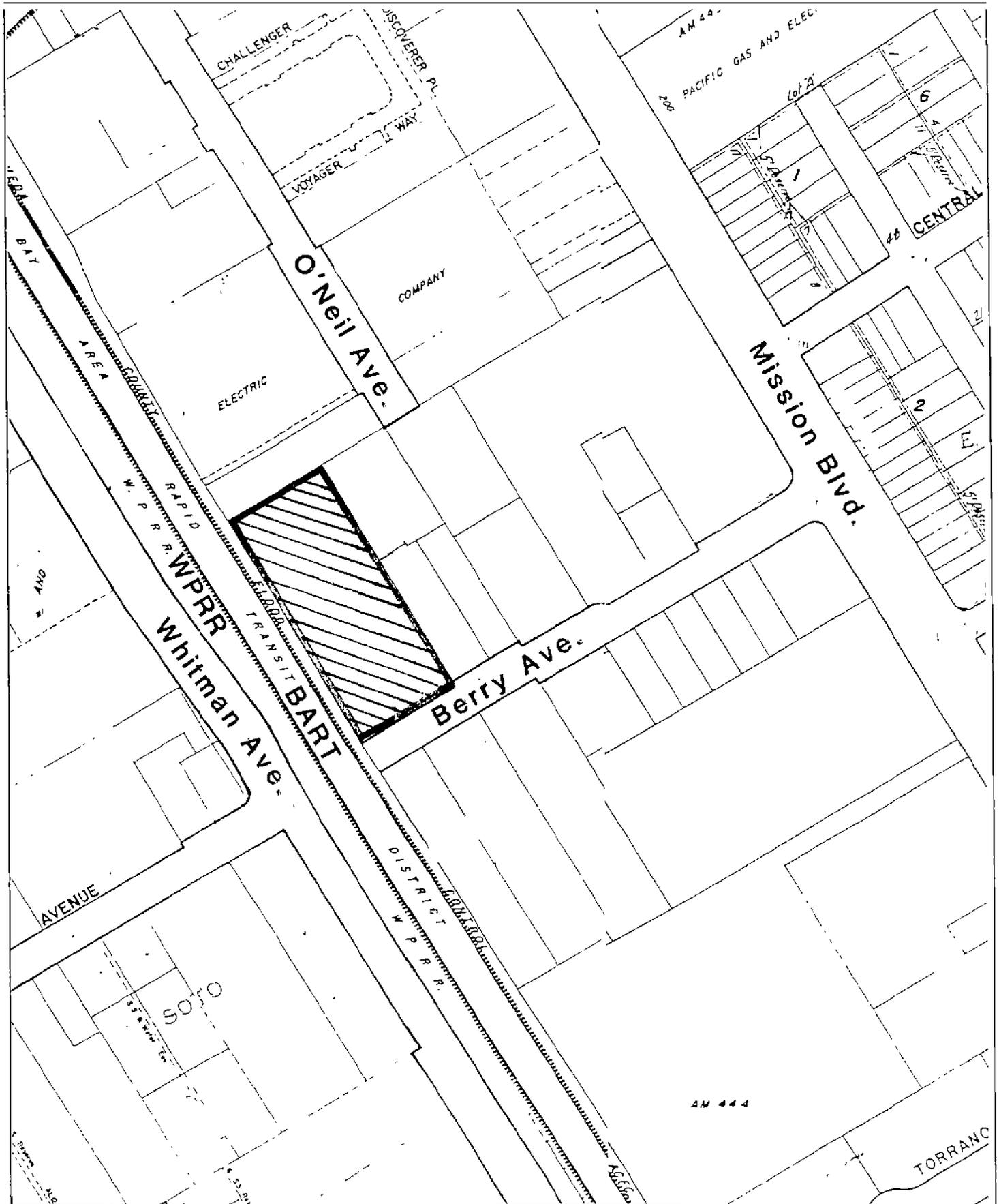
Recommended by :


Sylvia Ehrental
Director of Community and Economic Development

Approved by :


Jesús Armas, City Manager

Attachments: Area Map
Draft Resolution



AREA MAP ■ TRACT 6411
 ■ 650 Berry Ave.

DRAFT

HAYWARD CITY COUNCIL 

RESOLUTION NO. _____

Introduced by Council Member _____

RESOLUTION APPROVING FINAL MAP FOR TRACT 6411 -
HAYBERRY GARDENS, LLC (Subdivider/Owner) AND
AUTHORIZING THE CITY MANAGER TO EXECUTE A
SUBDIVISION AGREEMENT

WHEREAS, there has been presented to the City Council of the City of Hayward a final map for Tract 6411 - Hayberry Gardens, LLC (Subdivider/Owner) for property located at 650 Berry Avenue; and

WHEREAS, the Director of Community and Economic Development and the Director of Pubic 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 6411 is in substantial conformance with the tentative map and the conditions of approval thereof, does hereby approve the final map.

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

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 covering the installation of required improvements, in a form approved by the City Attorney.

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