



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 04/22/03
AGENDA ITEM 4
WORK SESSION ITEM _____

TO: Mayor and City Council
FROM: Director of Community and Economic Development
SUBJECT: Final Tract Map 7248 – R. V. Development Company, Inc, a California Corporation (Subdivider) – Approval of Final Map and Authorize the City Manager to Execute a Subdivision Agreement

RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution pertaining to Final Map 7248.

DISCUSSION:

On January 25, 2001, the Planning Commission approved Tentative Tract Map 7248 for development of 6 single-family homes on 1.014 acres. The existing parcel fronts on States Street and Lassen Street and three units will face onto each street. The developer will construct frontage improvements along both streets to match the adjacent street improvements.

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 approximately \$36,186.50 and an equal amount for labor and materials.

Prepared by:

A handwritten signature in black ink, appearing to read "A S Gaber", written over a horizontal line.

Andrew S. Gaber, P.E.
Development Review Services Engineer

Recommended by:

A handwritten signature in black ink, appearing to read "Sylvia Ehrenthal", written over a horizontal line.

Sylvia Ehrenthal
Director of Community and Economic Development

Approved by:

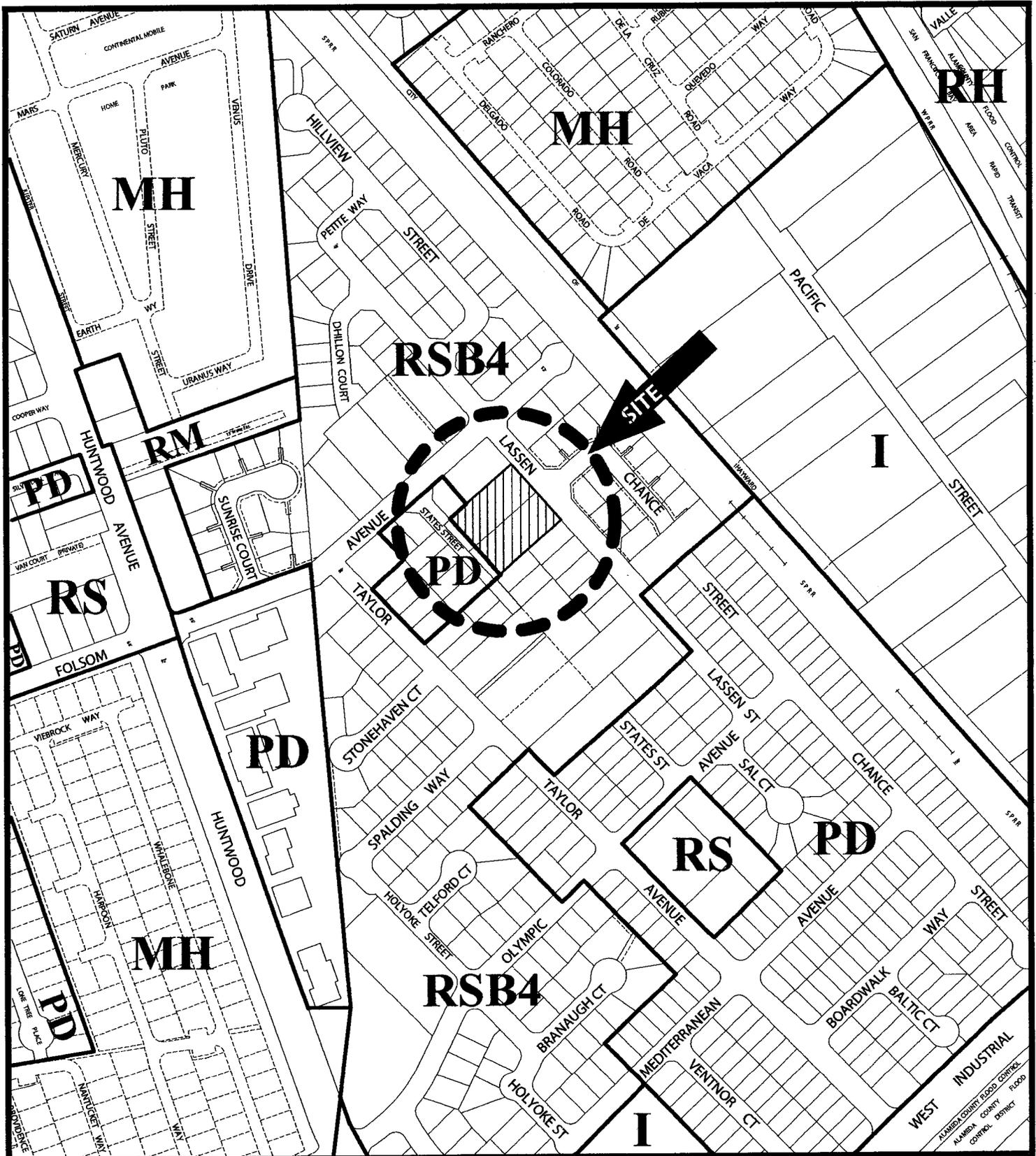


Jesús Armas, City Manager

Attachments:

Exhibit A. Area Map
 Draft Resolution

4.4.03



Area & Zoning Map

APN-465-0035-016

Address: Parcel between States and Lassen Street

Owner: R.V. Development Company, Inc.

- I-Industrial
- MH (P)-Mobile Home Park
- PD-Planned Development
- RM-Medium Density Residential RMB 3.5, RMB 4
- RS-Single-Family Residential,RSB4,RSB6



ALAMEDA COUNTY PLANNING AND
 ALAMEDA COUNTY
 COMMUNITY DEVELOPMENT DEPARTMENT

DRAFT
HAYWARD CITY COUNCIL 

RESOLUTION NO. 03

Introduced by Council Member _____

**RESOLUTION APPROVING FINAL MAP FOR TRACT 7248
AND AUTHORIZING THE CITY MANAGER TO EXECUTE
A SUBDIVISION AGREEMENT**

WHEREAS, there has been presented to the City Council of the City of Hayward, Final Map Tract 7248 for development of 6 single-family homes on 1.014 acres located at States and Lassen Streets; and

WHEREAS, the Director of Community and Economic Development and Director of Public Works recommend approval of Final Map Tract 7248.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Hayward does hereby find that Final Map Tract 7248 is in substantial conformance with the Tentative Map, and does hereby approve Final Map Tract 7248.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized for and on behalf of the City of Hayward to negotiate and 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 7248 property which will be dedicated to or acquired by the City.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2003

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward