



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 12/16/03
AGENDA ITEM 4
WORK SESSION ITEM _____

TO: Mayor and City Council
FROM: Director of Community and Economic Development
SUBJECT: Final Map Tract 7436 – City of Hayward Redevelopment Agency, (Subdivider) - Approval of Final Map, 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 Tract 7436.

DISCUSSION:

The subject final map is for 46 condominium units, located on the block bounded by Atherton, "C", "D" and Watkins Streets. The tentative map and zone change were approved by the City Council in July 2003. A final map for a condominium project only has one parcel, which includes the buildings, private driveways and common areas. The individual units within each building, are described within the Conditions, Covenants and Restrictions (CC&R's.)

In order to meet the minimum setback of 4 feet along Watkins Street and Atherton Street, a summary vacation of 2 feet along both streets has been proposed. The summary vacation of 2 feet of right-of-way will not affect the existing traveled way widths, but will only reduce the distance from the face of curb to the right-of-way line by 2 feet. This proposed summary vacation is not necessary for future street use and will allow the buildings to meet current set back requirements. Upon the vacation of the proposed 2-foot wide strips, the City will execute and record a Quit Claim Deed of said portion to the developer to clarify and produce a clear and clean title to the site.

A 7-½-foot strip of land is being offered for dedication for street purposes on both "C" and "D" Streets. This strip of land will be used for street widening, sidewalk and utility purposes on both streets.

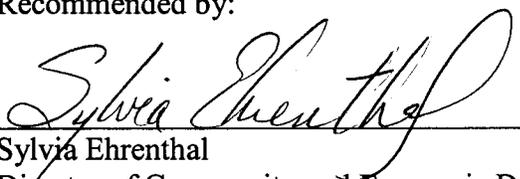
The final map was reviewed by the City Engineer and was found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The final map will be recorded by the City, then the property will be transferred to the developer, the Olson Group. The developer will be responsible for construction of all tract improvements and has submitted subdivision improvement plans and has posted a security for faithful performance of the improvements in the amount of \$369,168.00 and an equal amount for labor and materials.

Prepared by:



Andrew S. Gaber, Development Review Engineer

Recommended by:



Sylvia Ehrenthal
Director of Community and Economic Development

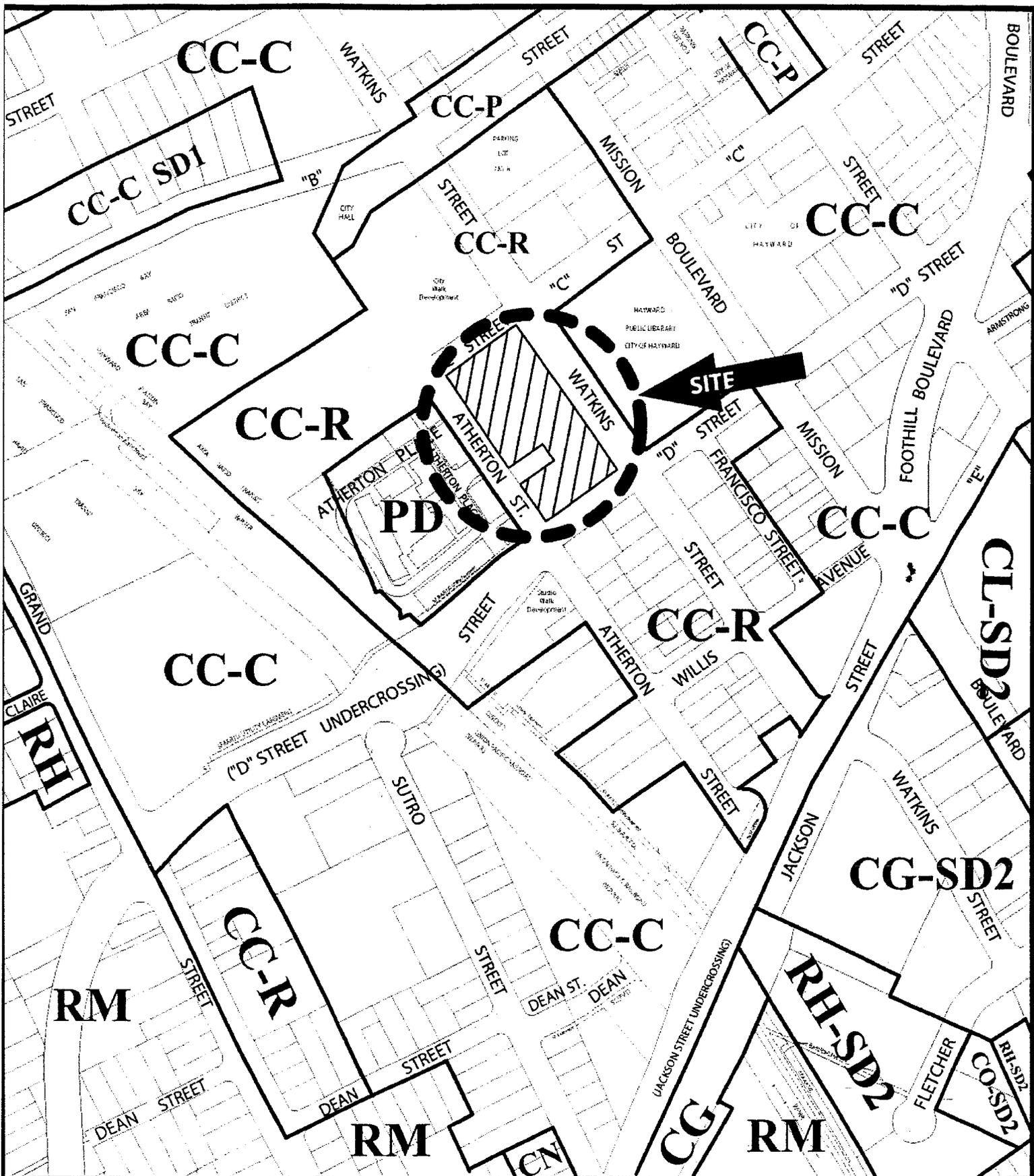
Approved by:



Jesus Armas, City Manager

Attachments: Exhibit A: Area Map
 Draft Resolution

12/3/03



Area & Zoning Map

PL-2003-0177 SPR/TTM7436

Address: Watkins/C Street/D Street /Atherton Block

Applicant: The Olson Company

Owner: City of Hayward Redevelopment Agency

CC-C-Central City-Commercial
 CC-P-Central City-Plaza
 CC-R-Central City-Residential
 CG-General Commercial
 CL-Limited Access Commercial
 CN-Neighborhood Commercial

CO-Commercial Office
 PD-Planned Development
 RH-High Density Residential
 RM-Medium Density Residential
 SD-Special Design



EXHIBIT A

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. 03-_____

Introduced by Council Member _____

**RESOLUTION APPROVING FINAL MAP FOR TRACT 7436
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 7436 which is for 46 condominium units, located on the block bounded by Atherton, "C", "D" and Watkins Streets; and

WHEREAS, the Director of Community and Economic Development and Director of Public Works recommend approval of Final Map Tract 7436.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Hayward does hereby find that Final Map Tract 7436 is in substantial conformance with the Tentative Map, and does hereby approve Final Map Tract 7436.

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 7436 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: None

ABSTAIN: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward