



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

AGENDA DATE 02/24/04

AGENDA ITEM 3

WORK SESSION ITEM \_\_\_\_\_

**TO:** Mayor and City Council

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

**SUBJECT:** Final Map Tract 7460 – Luis Tan and Wei Lan Teng (Owners/Subdividers) - 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 Tract 7460.

**DISCUSSION:**

The subject final tract map is for a six unit town-home project located at 772 West A Street. The site is currently vacant and the project is located between a commercial building and a two-story apartment building. The project was approved by the Planning Commission in July 2003. The buildings face onto a common central courtyard and the project was designed with a Mediterranean theme. The final map has seven parcels, one for each unit, and one for the common areas, which includes the driveway, central courtyard and landscaped areas.

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 developer is responsible for construction of all tract improvements and has submitted subdivision improvement plans and has posted securities for faithful performance of the improvements in the amount of \$35,110.00 and an equal amount for labor and materials.

Prepared by:

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

Andrew S. Gaber, Development Review 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  
Exhibit B: Elevation Map  
Draft Resolution

2/18/04