



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

AGENDA DATE 09/14/04

AGENDA ITEM 2

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

**TO:** Mayor and City Council

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

**SUBJECT:** Final Map Tract 7040 – Frederico Campos, O’Neil Commons Development, LLC, (Subdividers) - Approval of Final Map, Authorize the City Manager to Execute a Subdivision Agreement – The Property is located at 24709 O’Neil Avenue

**RECOMMENDATION:**

It is recommended that the City Council adopt the attached resolution pertaining to Final Map Tract 7040.

**DISCUSSION:**

The subject final map is for 14 townhomes within 5 buildings. The project was initially submitted and approved as 14 condominium units in 1998. The project was subsequently sold and changed to town houses in 2001. The tentative map and site plan for the townhome development was approved by the City Council in December 2001. The final map includes 15 parcels: 14 for the townhomes and one for the common landscaping, driveways and parking spaces.

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 has submitted the subdivision improvement plans and has posted a security for faithful performance of the improvements in the amount of \$114,000 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.

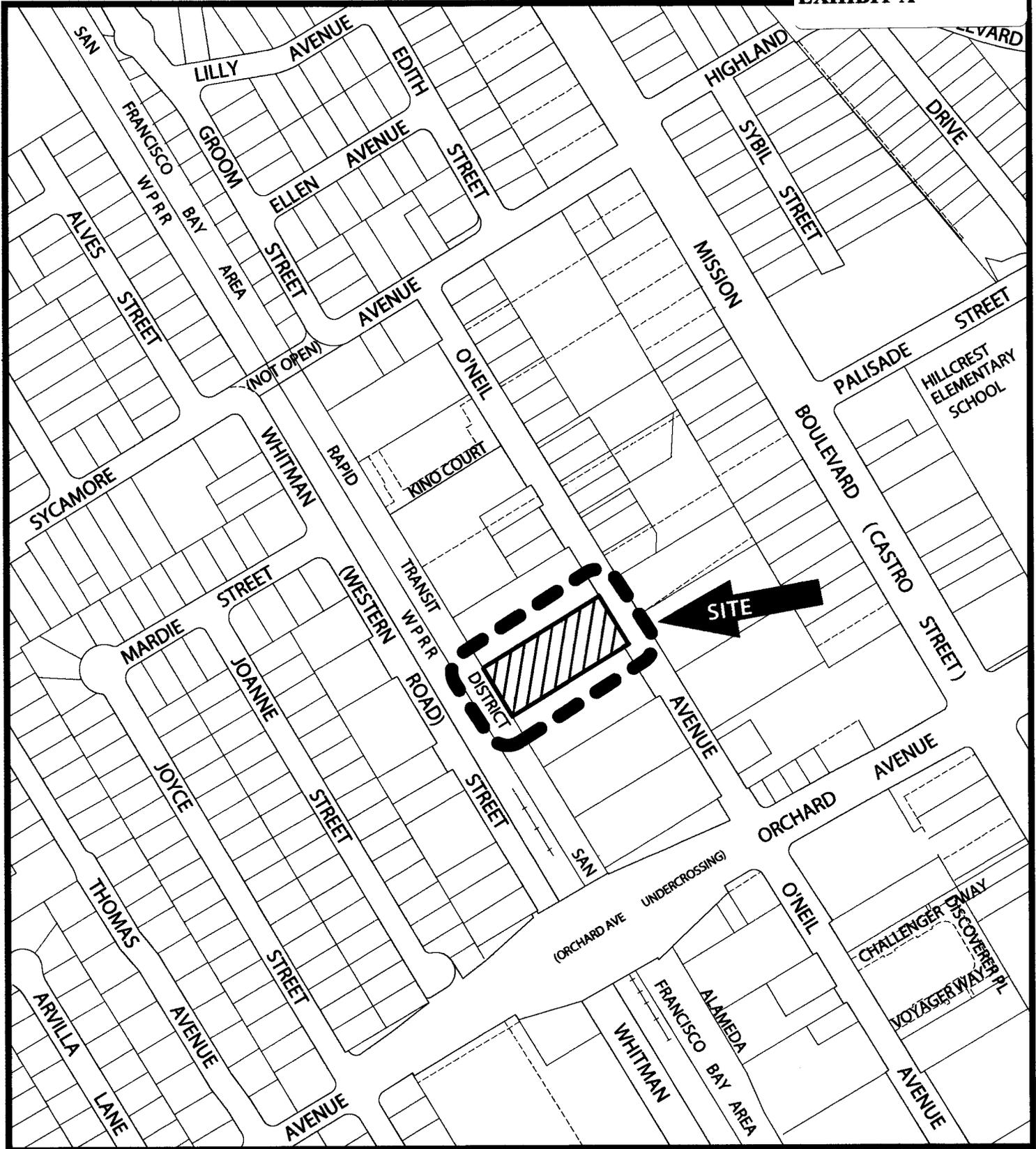
Sylvia Ehrenthal  
Director of Community and Economic Development

Approved by:

  
\_\_\_\_\_  
Jesús Armas, City Manager

Attachments: Exhibit A: Area Map  
Draft Resolution

8/25/04



**Area & Zoning Map**

PL-2001-0193/TTM 7040

Address: 24709 O'Neil Avenue

Applicant: Federico O. Campos

Owner: O'Neil Commons Development, LLC



# DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. 04-

Introduced by Council Member \_\_\_\_\_

*Mue*  
*8/25/04*

**RESOLUTION APPROVING FINAL MAP FOR TRACT 7040  
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 7040 to construct a 14 townhomes within 5 buildings located on 24709 O'Neil Avenue; and

WHEREAS, the City Engineer has reviewed the final map and has found it to be in compliance with the tentative map and in conformance with the Subdivisions Map Act provisions of local ordinances.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Hayward does hereby find that Final Map Tract 7040 is in substantial conformance with the Tentative Map, and does hereby approve Final Map Tract 7040.

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 7040 property which will be dedicated to or acquired by the City.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2004

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