



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 04/05/05
AGENDA ITEM 5
WORK SESSION ITEM _____

TO: Mayor and City Council
FROM: Director of Community and Economic Development
SUBJECT: Final Map Tract 7435 – Approval of Final Map, Authorize the City Manager to Execute a Subdivision Agreement (Hayward Commons, LLC, Subdivider)

RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution pertaining to Final Map Tract 7435.

DISCUSSION:

The subject final map is for 14 single family homes to be located off Hayward Boulevard, just west of Spencer Lane. The tentative map and zone change for the development was approved by the City Council in November 2003. This final map includes 15 parcels: 14 parcels for the single-family homes and 1 parcel for the private street and common area.

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 \$179,504 and an equal amount for labor and materials.

Prepared by:

Andrew S. Gaber / ds
Andrew S. Gaber, Development Review Engineer

Recommended by:

Sylvia Ehrental / ds
Sylvia Ehrental
Director of Community and Economic Development

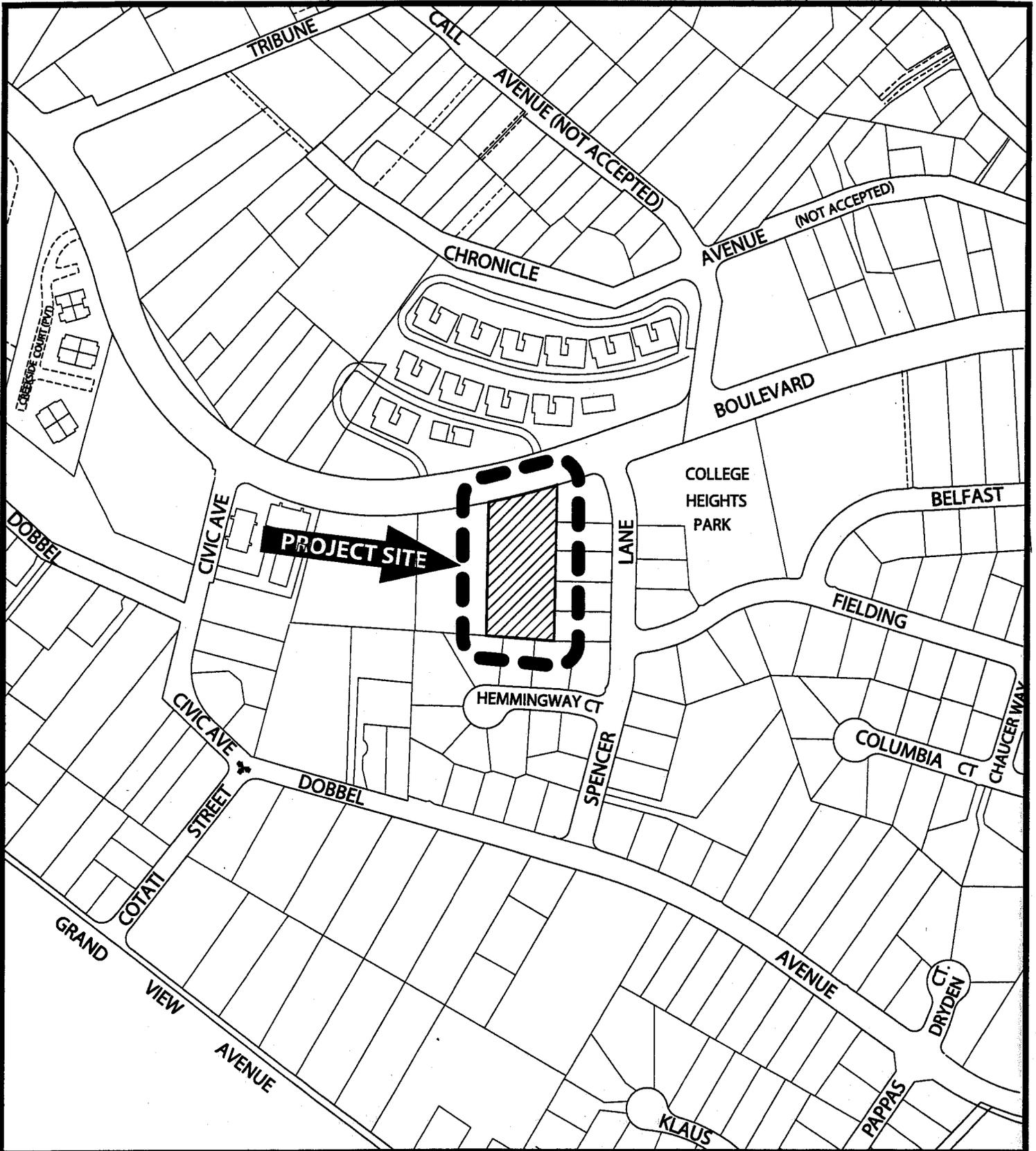
Approved by:



Jesús Armas, City Manager

Attachments: Exhibit A: Area Map
Draft Resolution

5/2/03



Area & Zoning Map

PL-2002-0772/0726 ZC/TTM7435 AUP

Address: 26965 Hayward Boulevard

Applicant: Paul Martin

Owner: Evelyn Lutes



EXHIBIT A

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. 05-

Introduced by Council Member _____

Mue
3/29/05

**RESOLUTION APPROVING FINAL MAP FOR TRACT 7435
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 7435 to construct 14 single family homes located off Hayward Boulevard, west of Spencer Lane; 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 7435 is in substantial conformance with the Tentative Map, and does hereby approve Final Map Tract 7435.

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 7435 property which will be dedicated to or acquired by the City.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2005

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