



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 01/17/06
AGENDA ITEM 4
WORK SESSION ITEM _____

TO: Mayor and City Council
FROM: Director of Community and Economic Development
SUBJECT: Vesting Tentative Tract Map 7487/PL-2003-0515 – Application No. PL-2005-0705 – Request for One-Year Extension of Tract Map for Centennial Towers - Property Located at 22300 Foothill Boulevard – The Albert Group, Inc. (Applicant), Intercoastal Group of Properties, Inc. (Owner)

RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution granting the one-year extension to the tentative tract map.

DISCUSSION:

On January 6, 2004, the City Council approved (7:0) the conversion of the former City Center Building into 150 residential condominiums. The Council's action included approval of a Conditional Use Permit, an agreement to allow parking in the City's parking structure and an amendment to the Downtown Design Plan to allow the residential density and building height proposed. The approvals of the Vesting Tentative Tract Map and Conditional Use Permit are valid for two years. The extension of the Conditional Use Permit has been approved by the Planning Director; however, the extension of the Tract Map approval requires action by the City Council.

According to State law, Vesting Tentative Tract Maps may be extended once, for a one-year period. Given the complexity of this project, and the high cost of converting the building to residential uses, additional time beyond a one-year period will ultimately be necessary. Thus, the owner proposes to remove the vesting aspect of this map, thereby treating this as a conventional tentative tract map. By doing this, the owner will be eligible to apply for subsequent extensions. By preserving the option of applying for additional extensions, it maintains the ability to fashion a solution relative to reuse of the property which is satisfactory to both the City and the owner.

A decision on whether to grant any future extensions and the related duration will continue to rest with the City Council. The property owner continues to work with staff to determine how best to achieve the goal of an economic and viable reuse of the property. Staff contemplates presenting additional information to you in this regard in the near future.

ENVIRONMENTAL REVIEW

A Negative Declaration, prepared pursuant to the California Environmental Quality Act (CEQA) guidelines was certified by the City Council on January 6, 2004. Because the application is a request for an extension of time that will have no environmental impact, no additional environmental review is required under CEQA.

PUBLIC NOTICE

On January 7, 2006, a public hearing notice was published in the "Daily Review" and mailed to every property owner and occupant within 300 feet of the subject site, as noted on the latest assessor's records.

Prepared by:



Erik J. Pearson, AICP
Associate Planner

Recommended by:



Sylvia Ehrental
Director of Community and Economic Development

Approved by:



Jesús Armas, City Manager

Attachments: Draft Resolution

01/12/06

HAYWARD CITY COUNCIL

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1/12/06

RESOLUTION NO. 06-

Introduced by Council Member _____

RESOLUTION APPROVING AN EXTENSION OF
TENTATIVE MAP TRACT 7487/PL-2003-0515 FOR
CONTINENTAL TOWERS THE ALBERT GROUP, INC.
(APPLICANT) AND INTERCOASTAL GROUP OF
PROPERTIES, INC. (OWNER)

WHEREAS, on January 6, 2004, the City Council of the City of Hayward approved Vesting Tentative Map Tract 7487 and Conditional Use Permit PL 2003-0515 for Continental Towers located at 22300 Foothill Boulevard; and

WHEREAS, the approved map expires after two years and the Albert Group, Inc. (Applicant) and Intercoastal Group of Properties, Inc. (Owner) have submitted a request to extend said map for a period of one year as a tentative map, rather than a vesting tentative map; and

WHEREAS, the City Council has reviewed and considered all material presented and finds and determines that there has been no change of circumstances relative to the Project warranting additional environmental review under CEQA and reliance on the previously adopted Negative Declaration is warranted.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hayward relies on the previously certified Negative Declaration and hereby approves the request for a one year extension of the map as a tentative map, rather than a vesting tentative map.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2006

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