



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 06/20/06
AGENDA ITEM 2
WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Final Tract Map 7619 – Fortuna Homes, LLC (Subdivider) – Approve the Final Map and Authorize the City Manager to Execute a Subdivision Agreement and Accept, Upon Completion of Improvements, Certain Streets into the City Street System

RECOMMENDATION:

It is recommended that the City Council:

1. Find the final map in substantial conformance with the tentative map and the conditions of approval thereof;
2. Authorize the City Manager to execute the subdivision agreement covering the installation of the required improvements; and
3. Accept the street into the City's street system upon certification by the Director of Public Works that the required street improvements have been completed.

DISCUSSION:

On July 28, 2005, the Planning Commission approved Tentative Map Tract 7619 to subdivide one parcel into nine parcels for the construction of eight detached single-family residences with a private driveway.

The 1.32-acre property, located on Dobbel Avenue opposite of Cotati Street, would contain eight lots, laid out around an L-shaped private street, ranging in size from 5,000 to 5,624 square feet. The applicant proposes to build Mediterranean style homes with concrete tile roofs and stucco walls. The sizes of the homes would range from 2,392 to 2,492 square feet.

The final tract 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 \$461,000.00 and an equal amount for labor and materials.

Prepared by:



Robert G. Almond, P.E.
Contract Development Review Services Engineer

Recommended by:



Sylvia Ehrental
Director of Community and Economic Development

Approved by:



Jesús Armas, City Manager

Attachments:

Exhibit A. Area Map
 Draft Resolution

6.14.06

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. 06-

Introduced by Council Member _____

me
5/30/06

**RESOLUTION APPROVING FINAL MAP FOR TRACT 7619
AUTHORIZING THE CITY MANAGER TO EXECUTE A
SUBDIVISION AGREEMENT AND ACCEPTING CERTAIN
STREETS INTO THE CITY STREET SYSTEM**

WHEREAS, the Vesting Tentative Map for Tract 7619 was approved by the City Council on July 28, 2005; and

WHEREAS, there has been presented to the City Council of the City of Hayward a Final Map for Tract 7619 for the construction of eight detached single-family at 27222 Dobbel Avenue; and

WHEREAS, the Director of Community and Economic Development and Director of Public Works reviewed the Final Map and found it to be in substantial compliance with the tentative map, the Subdivision Map Act, and provisions of local ordinances.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward does hereby find that the Final Map for Tract 7619 is in substantial conformance with the Vesting Tentative Map and does hereby approve the first Final Map, subject to the condition that the subdivider enter into a subdivision agreement for the construction of improvements and other obligations required as a condition of approval of the Vesting Tentative Map for Tract 7619 and that approval shall not be effective until and unless such agreements are entered into.

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 7619 property which will be dedicated to or acquired by the City.

BE IT FURTHER RESOLVED that the City Council shall hereby accept Dobbel Avenue into the street system of the City of Hayward upon certification by the Director of Public Works of satisfactory completion of the street improvements in substantial conformance with the approved plans.

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