



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

AGENDA DATE 04/24/07

AGENDA ITEM 3

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

**TO:** Mayor and City Council

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

**SUBJECT:** Final Tract Map 7613 – SCS Development Company/Citation Homes Central (Applicant/Owner) – 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 adopt the attached resolution:

1. Finding the final map in substantial conformance with the tentative map and the conditions of approval thereof;
2. Authorizing the City Manager to execute a Subdivision agreement covering the installation of the required improvements; and
3. Accepting 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 December 13, 2005, the City Council approved Vesting Tentative Map Tract 7613 to create 16 duet single-family lots, 333 multi-family dwelling units, and a 2,975 square foot retail structure. As Council will recall, there were two projects, the Felson and the Citation project. This is simply the implementation of these two projects. The property is located north of Winton Avenue, west of Myrtle Street, South of C Street, and east of the Union Pacific Railroad. The developer has elected to file multiple final maps for this development. This first map approval is for 171 condominium units and 16 townhomes.

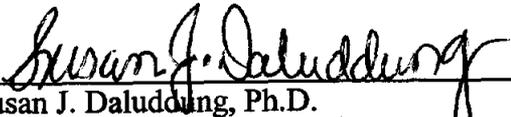
The final tract map was reviewed by the City Engineer and was found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The developer has submitted the subdivision improvement plans and has posted securities for faithful performance of the improvements in the amount of \$4,545,067.00 and an equal amount for labor and materials.

Prepared by:

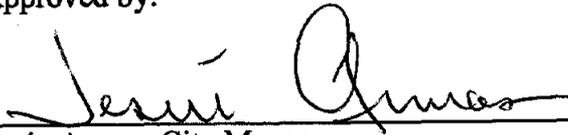
A handwritten signature in black ink, appearing to read "Bashir Y. Anastas", is written over a horizontal line.

Bashir Y. Anastas, P.E.  
Development Review Services Engineer

Recommended by:

  
\_\_\_\_\_  
Susan J. Daludding, Ph.D.  
Director of Community and Economic Development

Approved by:

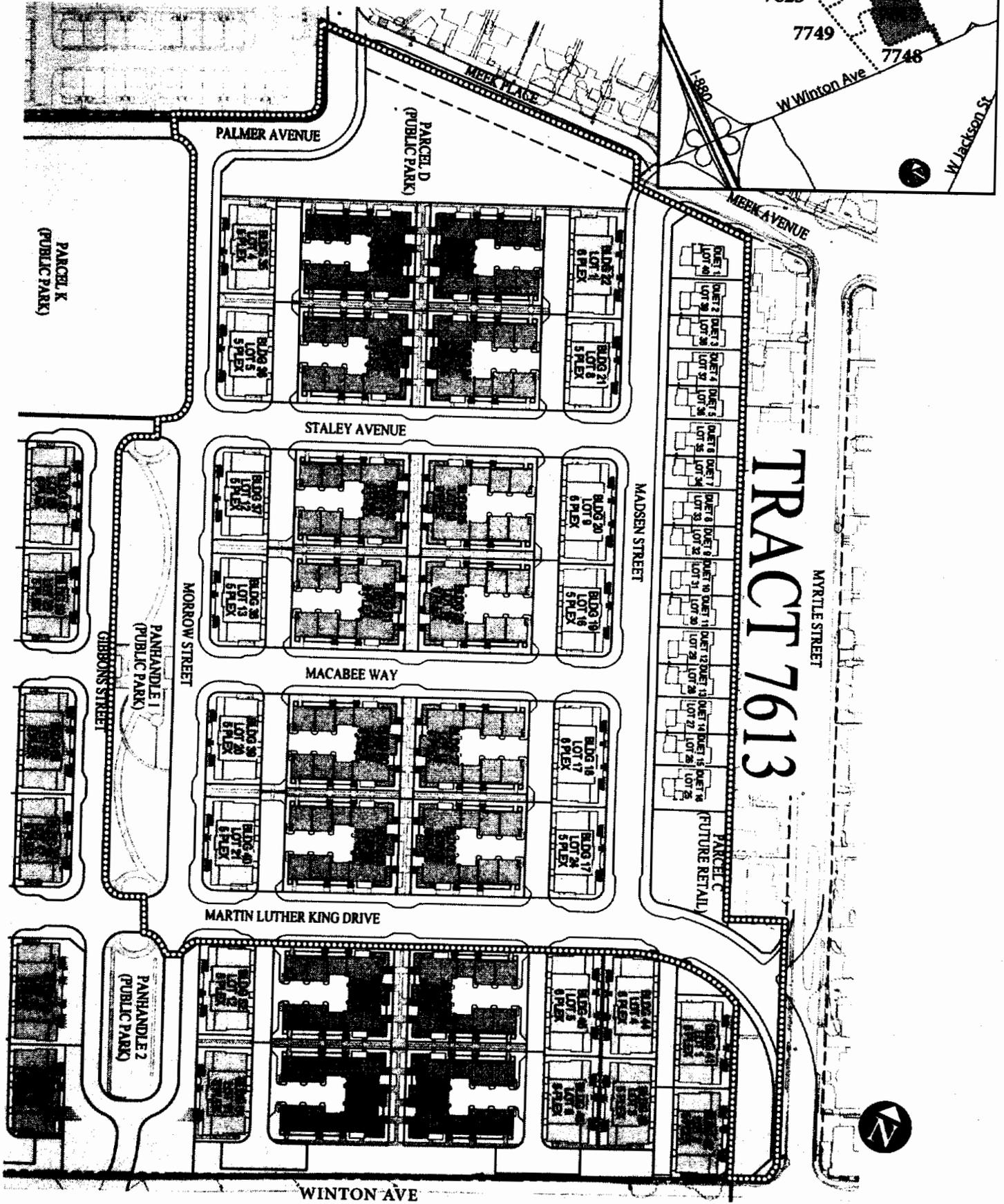
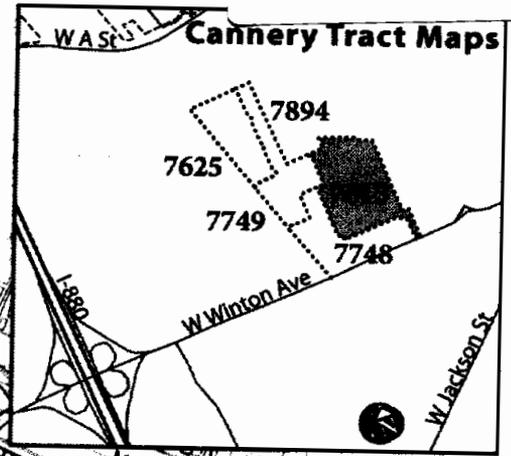
  
\_\_\_\_\_  
Jesús Armas, City Manager

Attachments:

Exhibit A.     Area Map  
                   Draft Resolution

4.19.07

# Tract 7613 - Cannery Place Site Plan & Locatin Map



# DRAFT

## HAYWARD CITY COUNCIL

RESOLUTION NO. 07-

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

*None  
4/12/07*

**RESOLUTION APPROVING FINAL MAP FOR TRACT 7613,  
AUTHORIZING THE CITY MANAGER TO EXECUTE A  
SUBDIVISION AGREEMENT, AND ACCEPTING CERTAIN  
STREETS INTO THE CITY STREET SYSTEM**

WHEREAS, on December 13, 2005, the City Council approved Vesting Tentative Map Tract 7613 to create 16 duet single-family lots, 333 multi-family dwelling units, and a 2,965 square foot retail structure; and

WHEREAS, the developer has elected to file multiple final maps for this development and this approval is for 171 condominium units and 16 townhomes which includes provisions for 17 inclusionary housing units pursuant to an inclusionary housing agreement that the developer has signed consistent with the development approvals; and

WHEREAS, the 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 7613 is in substantial conformance with the Tentative Map and does hereby approve the Final Map, subject to the condition that the subdivider enter into an agreement for the construction of improvements and other obligations required as a condition of approval of the Tentative Map for Tract 7613 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 forms approved by the City Attorney, and to execute any and all documents necessary to complete the transfer of those portions of Tract 7613 property which will be dedicated to or acquired by the City.

BE IT FURTHER RESOLVED that the City Council shall hereby accept the street improvements into City 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 \_\_\_\_\_, 2007

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