

DATE: October 23, 2007

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Final Tract Map 7625 – SCS Development Company (Citation Homes Central)/First American Title Company (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

That the City Council adopts the attached resolution:

1. Finding the final map for Tract No. 7625 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 improvements into the City's Street System upon certification by the Director of Public Works that the required street improvements have been completed.

BACKGROUND

On December 13, 2005, City Council approved Vesting Tentative Map Tract Nos. 7613 and 7625 to allow for the development of 612 condominium units, 16 duet units, and a retail building in the Cannery site which is located north of Winton Avenue, west of Myrtle Street, south of C Street, and east of the Union Pacific Railroad tracks; and is surrounded by an established residential neighborhood and major collector streets.

On April 24, 2007, City Council approved Final Map Tract 7613, the first final map for the Cannery Place, for 16 townhomes and 171 condominium units. The Tract 7613 is generally located at the northeast quadrant of the Cannery Area Design Plan. The developer has obtained a grading permit to prepare the site for the installation of underground utilities and the construction of improvements as shown on the approved tract improvement plans.

DISCUSSION

Tentative and final maps are required for all subdivisions creating five or more parcels, condominiums, condominium conversions, a community apartment project containing five or more parcels, or the conversion of a dwelling to a stock cooperative containing five or more dwelling units. A tentative tract map is required to ensure that any proposed development complies with the Subdivision Map Act, the California Environmental Quality Act, the City subdivision, zoning, and building regulations, the Hayward General Plan and Neighborhood Plans, and requirements of the Public Works, Fire, and Police Departments. After the tentative map is approved, the developer submits the final map and improvement plans for review and approval by the City Engineer before proceeding with the construction. The Final Tract Map 7625 represents one phase of the overall subdivision of the Cannery Place development, which includes a total of four phases (Tracts 7613, 7625, 7748 and 7749, see attached map). The Final Map for Tract 7625 is the second map in the Cannery Place development and includes a 20-lot subdivision for 164 condominium units.

The Tract 7625 application includes creating a 20-lot subdivision for 164 condominium units and construction of 13 private driveways and five public streets to serve those units. The five public streets are as follows: Martin Luther King Drive, Burbank Street, Palmer Avenue, Williams Way and Sullivan Way. The aforementioned streets will be accepted, upon completion of improvements, into the City's Street System. Tract 7625 is generally located at the southwest quadrant of the Cannery Place.

The final map was reviewed by the City Engineer and was found to be in substantial compliance with the vesting tentative tract map and in conformance with the Subdivision Map Act and provisions of local ordinances. There have not been significant changes to the final map, as compared to the vesting tentative tract map the Council approved in December of 2005. The developer has submitted the subdivision improvement plans and has posted securities for faithful performance of the improvements in the amount of \$1,882,000 and \$941,000 for labor and materials.

FISCAL IMPACT

As with all developments that add new public streets and other public facilities such as water mains, sanitary sewers, and street lights, there will be some added maintenance costs as those facilities age; although, for the immediate future those maintenance costs will be minimal.

PUBLIC CONTACT

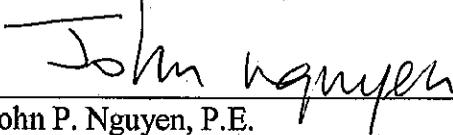
A public hearing is not required for the filing of Final Map Tract 7625. The Final Map for Tract 7625 represents a phase subdivision of Vesting Tentative Tract Map 7625. Public hearings were already conducted under Vesting Tentative Tract Map 7625 and all improvements are to be constructed as part of the Tract 7625 improvement plans.

A copy of this report is also sent to the applicant.

SCHEDULE

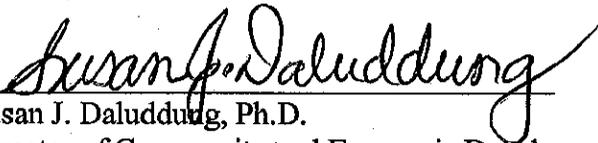
A grading permit has been issued for site clearing and grading for construction. Should the final map be approved, the developer will commence the installation of underground utilities and the construction of improvements as shown on the approved tract improvement plans. In addition, building permits will be obtained for construction of the proposed buildings in conformance with the approved Planned Development. The developer anticipates that building foundations would be constructed in December of 2007.

Prepared by:



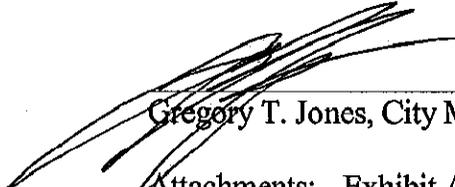
John P. Nguyen, P.E.
Development Review Services Engineer

Recommended by:



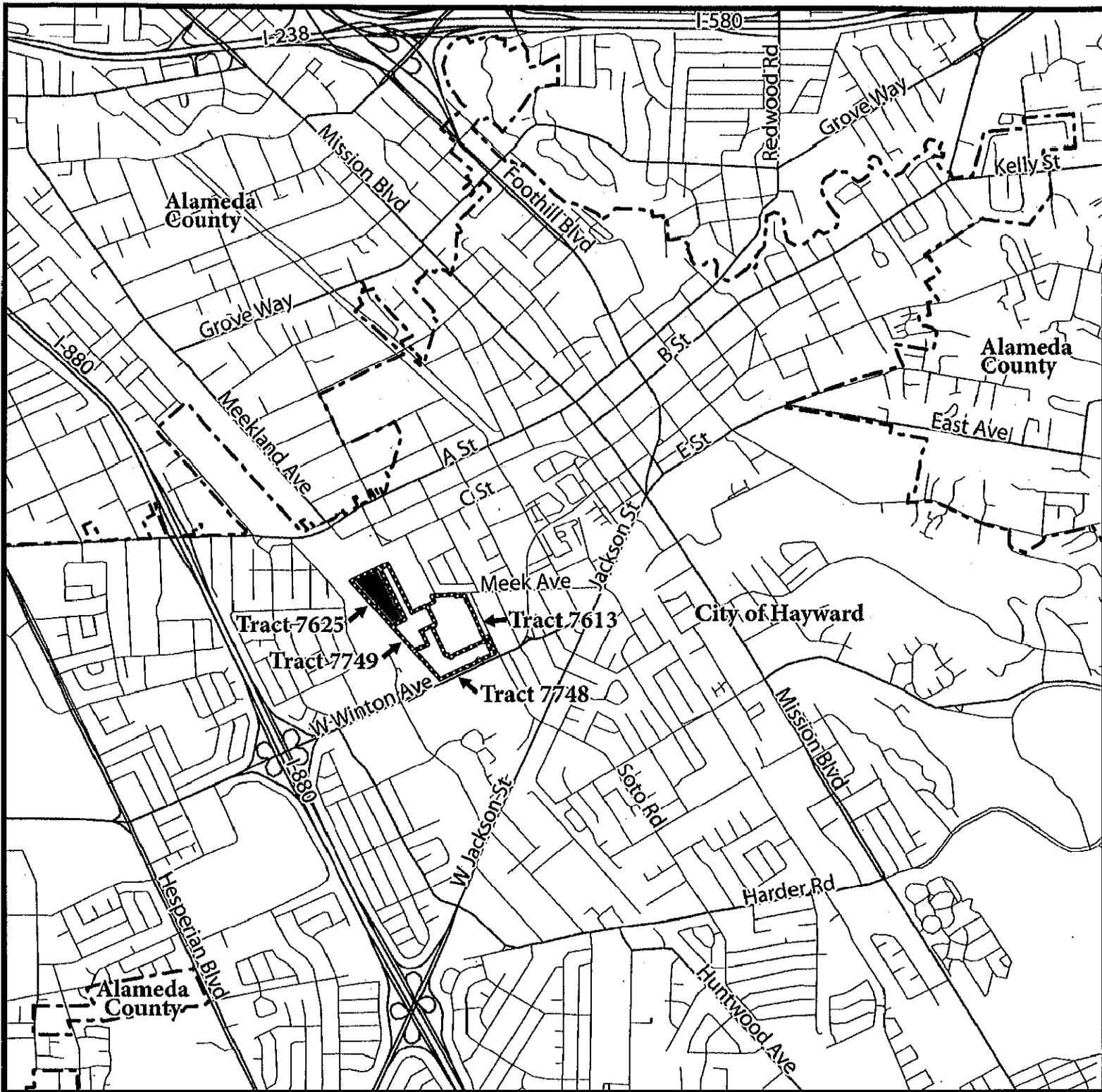
Susan J. Daluddung, Ph.D.
Director of Community and Economic Development

Approved by:



Gregory T. Jones, City Manager

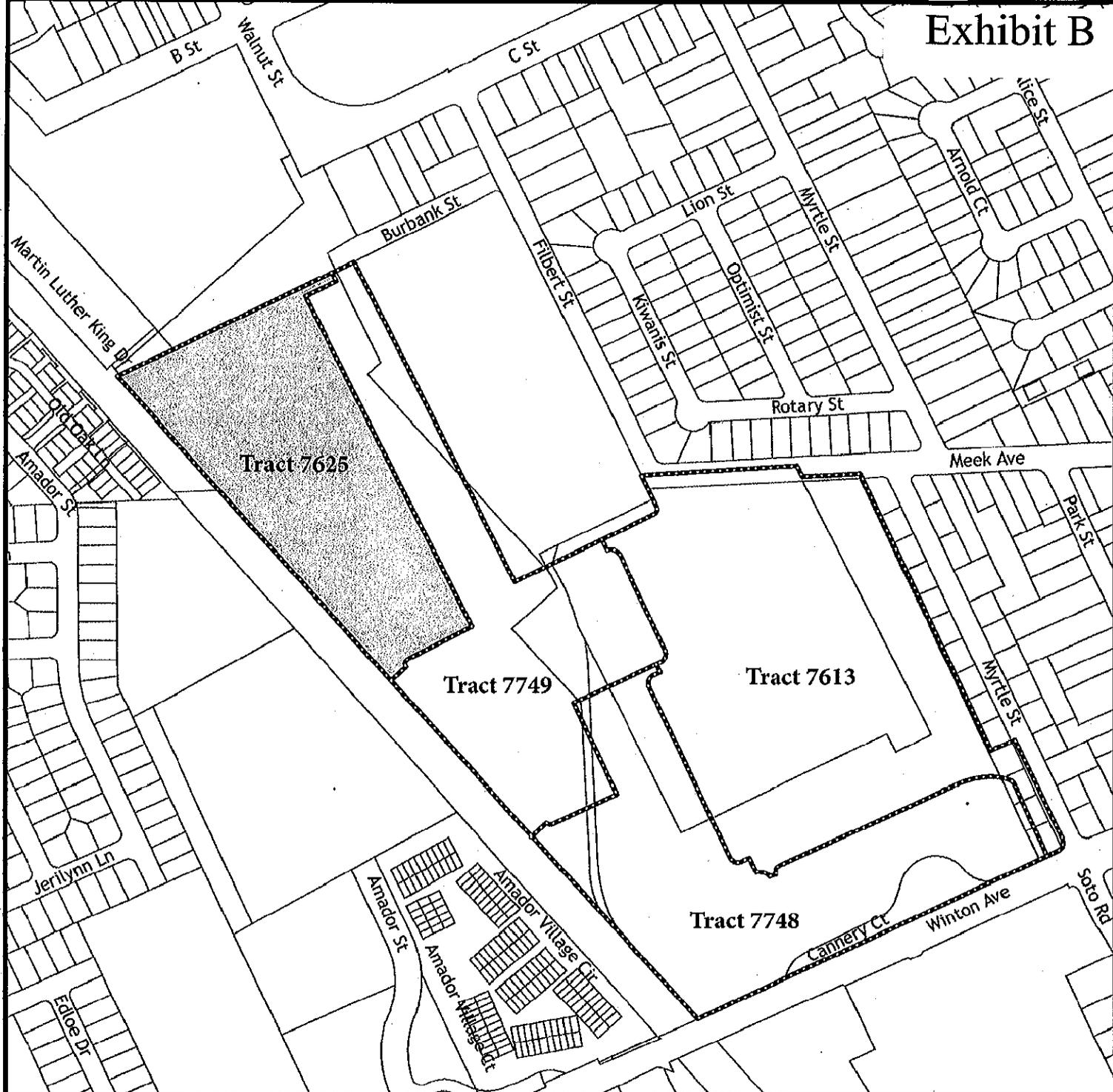
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|--------------|------------|------------------|
| Attachments: | Exhibit A. | Vicinity Map |
| | Exhibit B. | Area Map |
| | Exhibit C. | Site Plan |
| | | Draft Resolution |



Vicinity Map for Tracts 7613, 7625, 7748, 7749

FEET 2000 4000





Area Map

TTM 7613, TTM 7625,
TTM 7748, TTM 7749

Address: 24 Cannery Court
Applicant: Citation Homes Central
Owner: Charles McKeag



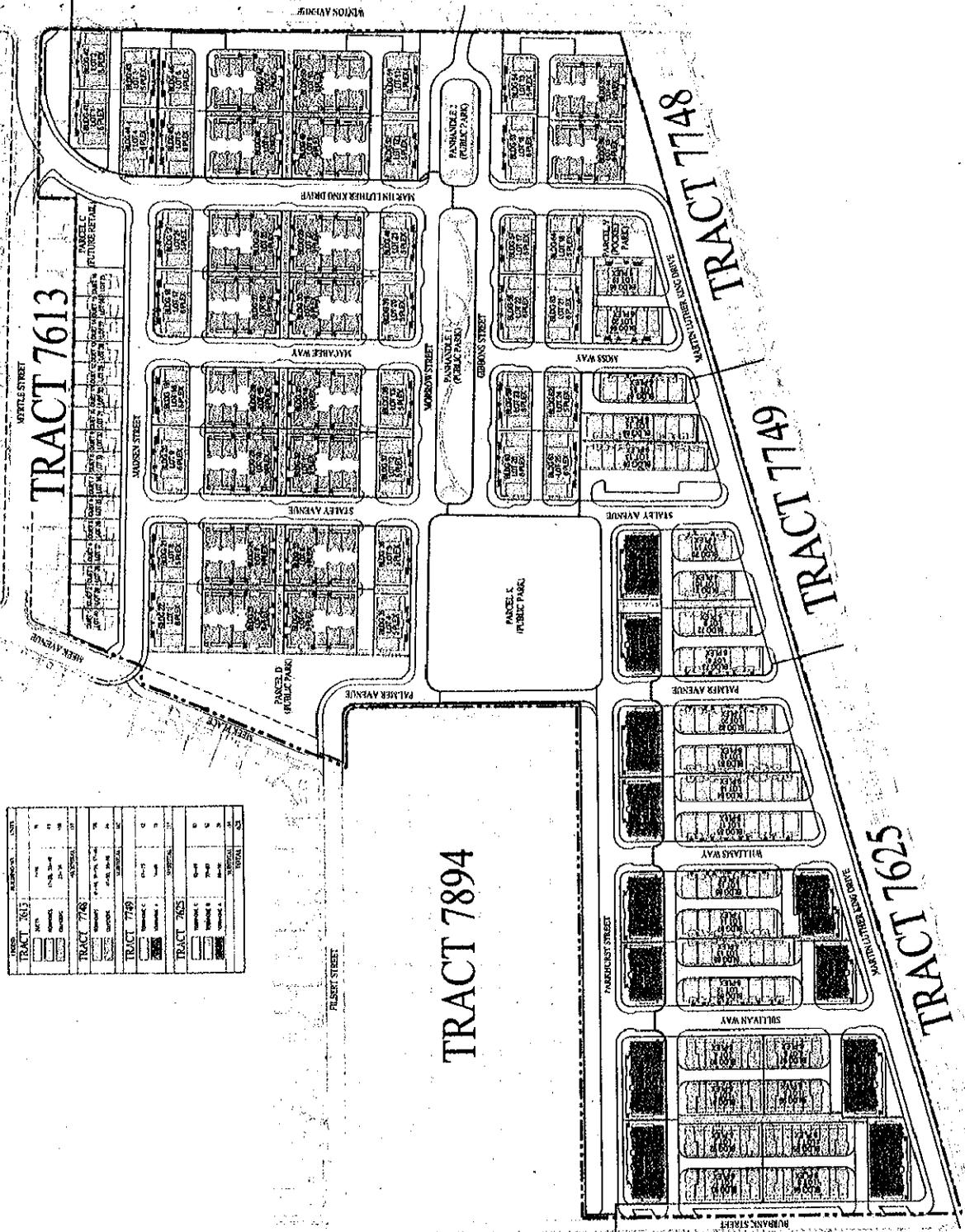
FEET 400 800

CANNERY PLACE SITE PLAN

CITY OF SAN JOAQUIN ALAMOSA COUNTY CALIFORNIA

SCALE: 1" = 40'

TRACT	AREA (SQ. FT.)	AREA (ACRES)	PERCENTAGE
TRACT 7613	1,234,567	28.2	100%
TRACT 7748	1,234,567	28.2	100%
TRACT 7749	1,234,567	28.2	100%
TRACT 7625	1,234,567	28.2	100%
TRACT 7894	1,234,567	28.2	100%



TRACT 7894

TRACT 7613

TRACT 7748

TRACT 7749

TRACT 7625

DRAFT 

HAYWARD CITY COUNCIL

RESOLUTION NO. 07-

Introduced by Council Member _____

**RESOLUTION APPROVING FINAL MAP FOR TRACT 7625,
AUTHORIZING THE CITY MANAGER TO EXECUTE A
SUBDIVISION AGREEMENT, AND ACCEPTING CERTAIN
STREETS INTO THE CITY STREET SYSTEM**

WHEREAS, Vesting Tentative Map Tract Nos. 7613 and 7625 were approved by the City Council on December 13, 2005 and the Final Map for Tract 7625 has been presented to the City Council of the City of Hayward for the development of a 20 lot subdivision containing 164 condominium units located at the southwest quadrant of the Cannery Area Design Plan; 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 7625 is in substantial conformance with the Tentative Map and does hereby approve the first 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 7625 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 7625 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 the City 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.

