



CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 11/09/99

AGENDA ITEM 4

WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Final Tract Map 7044 - Passport Homes, Inc. (Subdivider) - Approve the Final Map and Authorize the City Manager to Execute a Subdivision Agreement for the Tract Improvements

RECOMMENDATION:

It is recommended that the City Council find the final map in substantial conformance with the tentative map and the conditions of approval thereof, and authorize the City Manager to execute the subdivision agreement covering the installation of the required improvements.

BACKGROUND:

On February 9, 1999, the City Council unanimously approved Vesting Tentative Map Tract 7044 for 12 single-family homes on lots ranging in size from 5,047 square feet to 8,107 square feet. Five of the lots front on Mohr Drive and seven lots radiate around the extension of Bamboo Court ending in a cul-de-sac. The project is in the Mt. Eden neighborhood. The approved vesting tentative tract map conformed to all applicable ordinance requirements and development standards. The Council will recall that the developer's initial proposal called for a 13-lot subdivision which was rejected because lots did not "fan around" the end of the cul-de-sac.

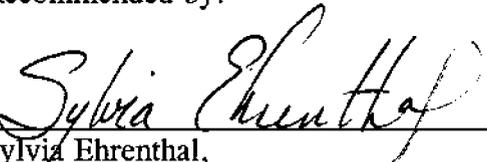
The final map for twelve lots was reviewed by the City Engineer and was found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The developer has submitted the subdivision improvement plans and has posted a security for faithful performance of the improvements in the amount of \$123,615 and an equal amount for labor and materials.

The City Council recently adopted an amendment to the City's Subdivision Ordinance that provides for the City Engineer to approve Final Maps. However, because in this instance that process would not benefit the developer in terms of streamlining, the approval matter is being referred to the City Council.

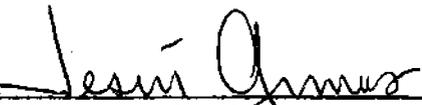
Prepared by:


Dyana Anderly, AICP
Planning Manager

Recommended by:

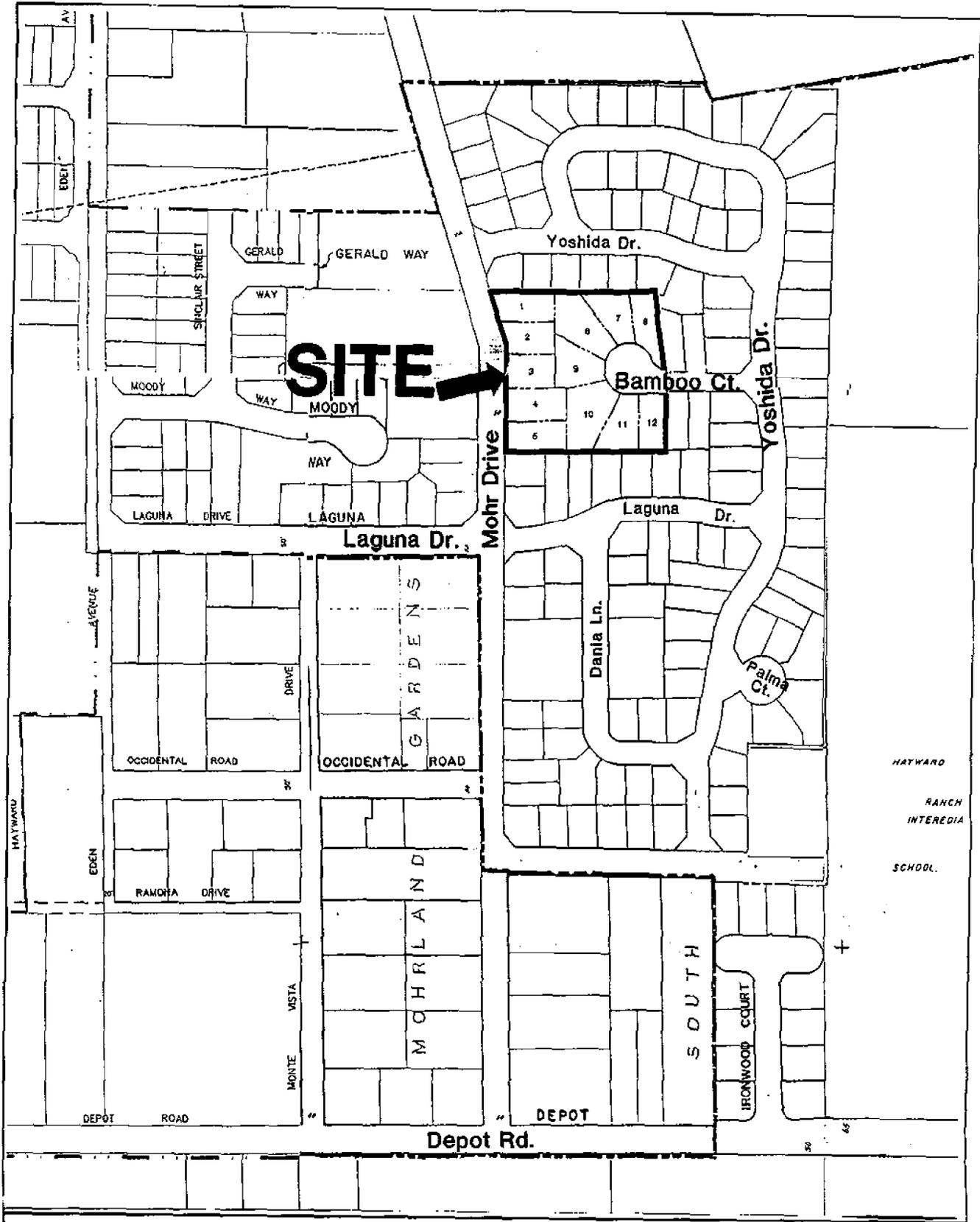

Sylvia Ehrenthal,
Director of Community and Economic Development

Approved by:


Jesús Armas, City Manager

Attachments: Exhibit A - Area Map

10.27.99



FINAL MAP ■ TRACT 7044
Passport Homes ■ Donald Babbitt, President
Bamboo Court

DRAFT *ms 11/1/99*

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

**RESOLUTION APPROVING FINAL MAP FOR TRACT 7044,
AUTHORIZING THE CITY MANAGER TO EXECUTE A
SUBDIVISION AGREEMENT**

WHEREAS, there has been presented to the City Council of the City of Hayward a final map for Tract 7044 located on Mohr Drive extending around to Bamboo Court; and

WHEREAS, the Director of Community and Economic Development and Director of Public Works recommend approval of the final map.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward does hereby find that the final map for Tract 7044 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 the tract and that approval shall not be effective until and unless such agreement is entered into.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized for and on behalf of the City of Hayward to 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 7044 property which will be dedicated to or acquired by the City.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 1999

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward