



CITY OF HAYWARD  
AGENDA REPORT

AGENDA DATE 07/25/00  
AGENDA ITEM II  
WORK SESSION ITEM \_\_\_\_\_

TO: Mayor and City Council  
FROM: Director of Community and Economic Development  
SUBJECT: Final Tract Map 6992 – Paul Wong (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 November 24, 1998, the City Council approved a site plan review and variance application, and Vesting Tentative Map Tract 6992 for development of 5 condominium units at 292 **Winton** Avenue.

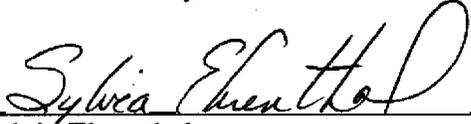
The final tract map was reviewed by the City Engineer and was found to be in substantial compliance with the tentative map and in conformance **with** the Subdivision Map Act and provisions of local ordinances. **The** developer has submitted the subdivision improvement plans and has posted a security for faithful performance of **the** improvements in **the** amount of approximately \$32,700.00 and an equal amount for labor and materials.

Prepared by :

A handwritten signature in black ink, appearing to read "D. Garcia", written over a horizontal line.

Daniel R. Garcia, P.E.  
Development Review Services Engineer

Recommended by :

  
\_\_\_\_\_  
Sylvia Ehrental  
Director of Community and Economic Development

Approved by :

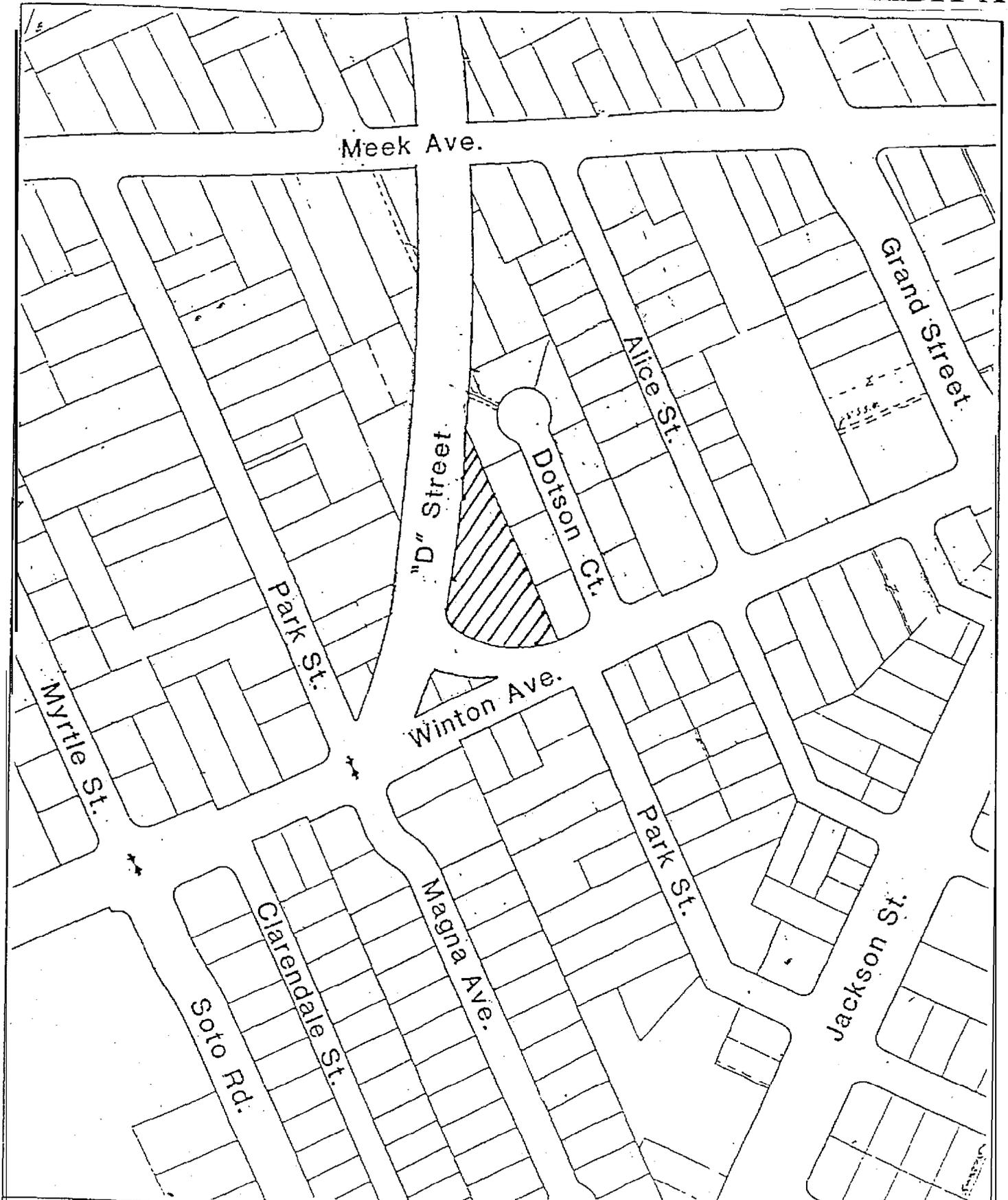
  
\_\_\_\_\_  
Jesús Armas, City Manager

Attachments :

Exhibit A.    Area Map  
                  Draft Resolution

7.10.00

**EXHIBIT A**



AREA MAP ■ SPR 97-130-16 and Tentative Tract 6992  
Paul Wong, an Individual (Applicant/Owner/Subdivider)  
292 Winton Ave., Tract 6992

# DRAFT

mac  
7/13/10

HAYWARD CITY COUNCIL

RESOLUTION NO. \_\_\_\_\_

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

RESOLUTION APPROVING FINAL MAP FOR TRACT 6992  
AUTHORIZING THE CITY MANAGER TO EXECUTE A  
SUBDIVISION AGREEMENT, AND ACCEPTING CERTAIN  
STREETS INTO THE CITY STREET SYSTEM

WHEREAS, there has been presented to the City Council of the City of Hayward a final map for Tract 6992 for development of 5 condominium units at 292 **Winton** Avenue; and

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

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward does hereby find that the final map for Tract 6992 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 6992 property which will be dedicated to or acquired by the City.

BE IT FURTHER RESOLVED that the City Council shall hereby accept certain streets 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 \_\_\_\_\_, 2000

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