



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 11/28/06

AGENDA ITEM 2

WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Final Tract Map 7498- Approve the Final Map and Authorize the City Manager to Execute a Subdivision Agreement – Select Foods, Inc. (Owner), Braddock and Logan, L.P. (Subdivider) - The Property is Located at 22600, 22700, 22840, and 22885 Amador Street

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; and
2. Authorizing the City Manager to execute Subdivision agreements covering the installation of the required improvements.

DISCUSSION:

On February 1, 2005, the City Council approved Tentative Map Tract 7498 to create 112 single-family lots consisting of 68 townhomes, 38 duets and 6 single-family homes. The final map submitted is consistent with the tentative map approval and incorporates a portion of Amador Street vacated by Council in 2005.

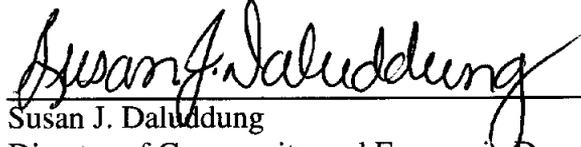
The final tract map was reviewed by the City Engineer and found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The developer has submitted the subdivision improvement plans and has posted securities for faithful performance of the improvements in the amounts of \$2,021,000 and an equal amount for labor and materials.

Prepared by:

A handwritten signature in cursive script that reads "Bashir Anastas". The signature is written in black ink and is positioned above a horizontal line.

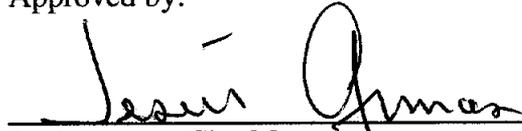
Bashir Y. Anastas, P.E.
Development Review Services Engineer

Recommended by:



Susan J. Daluddung
Director of Community and Economic Development

Approved by:

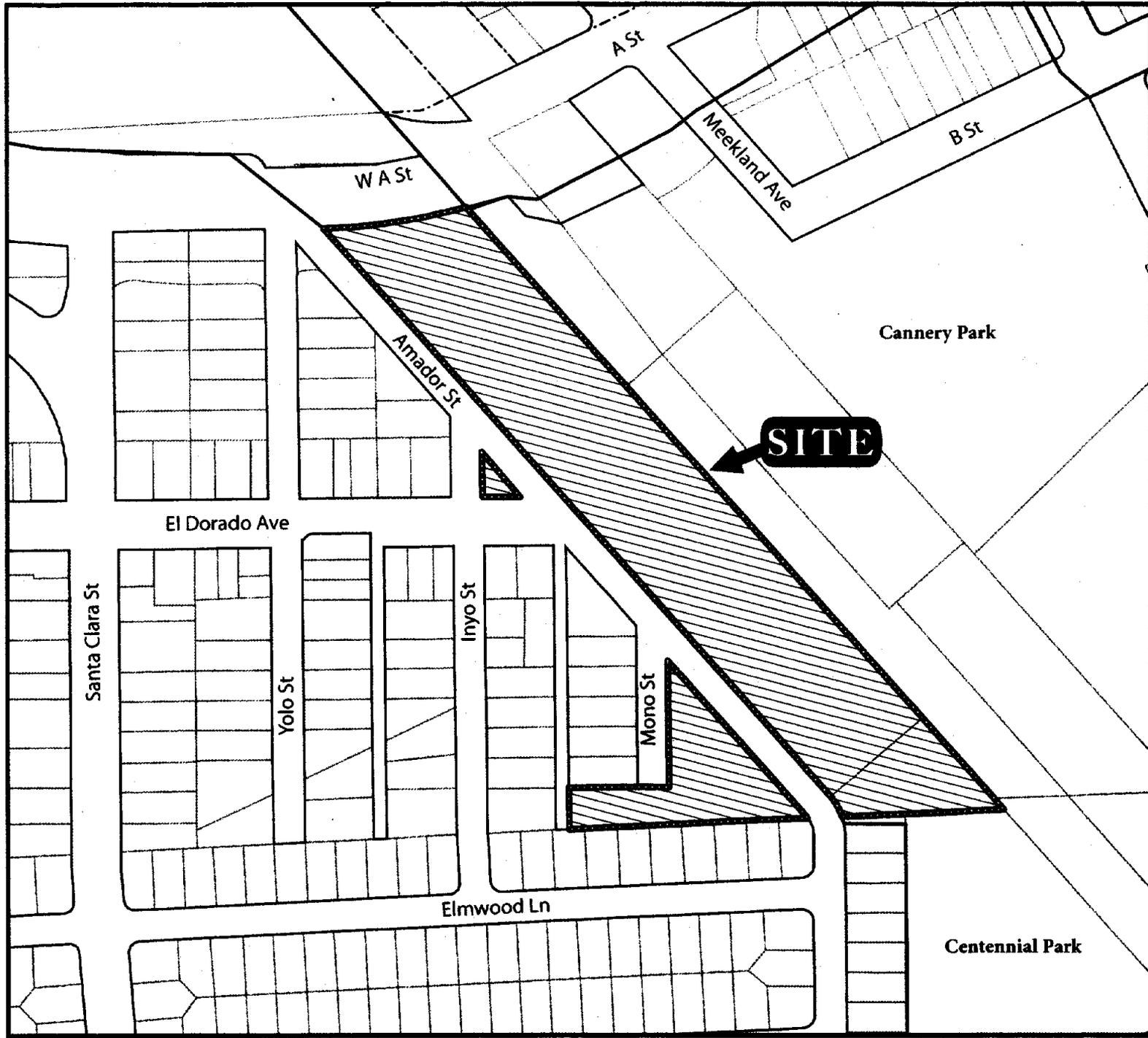


Jesús Armas, City Manager

Attachments:

Exhibit A. Area Map
 Draft Resolution

11.20.06



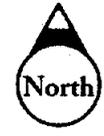
Area Map

Final Map Tract 7498

Address: 22600, 22700, 22840 & 22885 Amador St

Applicant: Braddock and Logan, LP

Owner: Braddock and Logan, LP



DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. 06-

Introduced by Council Member _____

MW
11/8/06

**RESOLUTION APPROVING FINAL MAP FOR TRACT 7498,
AUTHORIZING THE CITY MANAGER TO EXECUTE A
SUBDIVISION AGREEMENT, AND ACCEPTING CERTAIN
STREETS INTO THE CITY STREET SYSTEM**

WHEREAS, the Tentative Map for Tract 7498 was approved by the Planning Commission on February 1, 2005 and the Final Map for Tract 7498 has been presented to the City Council of the City of Hayward for the development of 112 single-family lots into 68 townhomes, 38 duets and 6 single-family homes located at 22600, 22700 228840, and 22885 Amador Street; 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 7498 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 7498 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 7498 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 _____, 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