



## **STAFF REPORT TO THE CITY COUNCIL**

**DATE:** Regular Meeting of June 27, 2017

**TO:** Members of the City Council

**SUBMITTED BY:** Michael Roberts, Public Works Director/City Engineer

**SUBJECT:** Approval of the Final Map for Phase 1 of the Bayfront Project

### **RECOMMENDED ACTION:**

City Council adopt a resolution approving the Bayfront Project Subdivision No. 9290 Phase 1 Final Map, a one lot (i.e. Block N) subdivision of a portion of Parcel D.

### **FISCAL IMPACT OF RECOMMENDATION:**

There are no fiscal impacts associated with the approval of the final map.

### **DISCUSSION:**

Hercules Developments, Inc. is moving forward with the first phase of the Bayfront Project, the Creekside Apartments development located on Block N (see Exhibit 1). They recently received their entitlements and are currently preparing the building plans for review.

To ensure orderly development, Hercules Developments is now seeking approval of the final map for this first phase to subdivide Block N from Parcel D, thereby creating a separate parcel for the Creekside Apartments project. Under this final map, Block N is a triangular, 2.2 acre lot bounded by John Muir Parkway to the east, Bayfront Boulevard to the north, and Refugio Creek to the south. Hercules Developments is electing to designate Block N for condominium purposes to allow them the option of converting from apartments to condominiums in the future. The remaining Parcel D is approximately 40 acres in size, bisected by Bayfront Boulevard and John Muir Parkway, and encompasses the vast majority of the remaining area of the Bayfront Project. It is anticipated that Parcel D will be subdivided again to accommodate future phases of the Bayfront Project

The final map has been reviewed by staff and the City's consulting land surveyor for compliance with Section 10-2.401 of the Hercules Municipal Code, including conformity with the Subdivision Map Act and the project's Vesting Tentative Map No. 9290 approved by City Council on March 13, 2012. The vesting tentative map includes provisions for phased development and inclusion of condominium units, though any future conversion to condominiums requires a separate discretionary approval process.

**ATTACHMENTS:**

1. Resolution
2. Exhibit 1
3. Final Map

***Financial Impact*****Description:** Not applicable.**Funding Source:****Budget Recap:**

|                        |  |                |    |
|------------------------|--|----------------|----|
| Total Estimated cost:  | \$   | New Revenue:   | \$ |
| Amount Budgeted:       | \$   | Lost Revenue:  | \$ |
| New funding required:  | \$   | New Personnel: | \$ |
| Council Policy Change: | Yes <input type="checkbox"/> No <input type="checkbox"/> |                |    |