



DATE: May 6, 2019

TO: Council Economic Development Committee

FROM: Deputy City Manager

SUBJECT: Preliminary Concept Review for a New Housing Development Located at 27177 and 27283 Mission Boulevard by the True Life Companies

RECOMMENDATION

That the Council Economic Development Committee reviews and provides feedback on this proposed residential development to the project proponent and staff.

SUMMARY

On April 15, 2019, True Life Companies submitted a request for a preliminary concept level review of a new residential development located at 27177 and 27283 Mission Boulevard. The project proposes new for sale housing units located on the 2.4-acre property. Staff has not performed any site analysis on this proposal prior to the presentation at the meeting. The following report it to provide the members of the CEDC with the existing Zoning and General Plan policies and standards.

DISCUSSION

The True Life Companies development team requested to present a preliminary design to the CEDC to receive feedback on a new proposal for the property located at 27177 and 27283 Mission Boulevard. These two parcels are currently developed with automotive related uses and are located across from Moreau Catholic High School. The total project size is 2.4 acres.

The project site is in the S-T4 Urban General Zone, which is part of the South Hayward Bart Form-Based Code. This zone allows a density of 17.5 to 35 dwelling units per acre. While the exact layout of the project has not been determined, the proponent indicated that the project will have between 42 and 84 units, which is consistent with the allowed density. The final number of units will be dependent on the ultimate product type and whether commercial space along Mission Boulevard is part of the project. The site is not in a commercial overlay district, and while commercial uses are not required along Mission Boulevard, an active ground floor along Mission Boulevard has been encouraged in other developments in this area.

The proponent indicated that the proposed units will be between 1,300 and 1,900 square feet with three to four bedrooms. Each unit will have two parking spaces. The applicant did not provide a site plan to indicate if any guest spaces will be available within the development.

The proposed drawings submitted in Attachment III are concept level architectural plans and do not include a site plan. Staff has not performed any analysis of this proposed project, and the proponent will be presenting at the meeting. The project will be subject to a full review and analysis by staff and the appropriate reviewing bodies when a formal application is submitted to the City.

NEXT STEPS

Following this meeting, the project proponent will take into consideration any comments and feedback from the CEDC into their development proposal prior to submitting a formal development application. If the project is deemed complete and supported by staff, the project would commence environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines.

Prepared by: Catherine Ralston, Economic Development Specialist

Recommended by: Jennifer Ott, Deputy City Manager

Approved by:

A handwritten signature in black ink, appearing to read 'K. McAdoo', is written over a horizontal line.

Kelly McAdoo, City Manager