

ORDINANCE NO. 22-08

AN ORDINANCE AMENDING CHAPTER 10, ARTICLE 1 (ZONING ORDINANCE) OF THE HAYWARD MUNICIPAL CODE BY REZONING CERTAIN PROPERTY FROM SINGLE FAMILY RESIDENTIAL DISTRICT TO MEDIUM DENSITY RESIDENTIAL DISTRICT IN CONNECTION WITH ZONE CHANGE, DENSITY BONUS, AND SITE PLAN REVIEW APPLICATION NO. 202101491 TO ACCOMMODATE 22 RENTAL TOWNHOMES AT 27865 MANON AVENUE

WHEREAS, on October 11, 2022, the City Council held a public hearing and adopted findings in support of the requested zone change as set forth in the companion Resolution (No. 22-251);

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF HAYWARD DOES ORDAIN AS FOLLOWS:

Section 1. Provisions.

Chapter 10 of the Hayward Municipal Code is hereby amended to rezone the property located at 27865 Manon Avenue (APN 453-0090-014-00) from RS (Single Family Residential) to RM (Medium Density Residential District) to accommodate the construction of 22 new rental townhomes with common open space and related improvements, subject to the findings and conditions of approval set forth in the companion Resolution (No. 22-251) to this Ordinance.

Section 2. Severance.

Should any part of this ordinance be declared by a final decision by a court or tribunal of competent jurisdiction to be unconstitutional, invalid or beyond authority of the City, such decision shall not affect the validity of the remainder of this ordinance, which shall continue in full force and effect, provided the remainder of the ordinance, absent the excised portion, can be reasonably interpreted to give effect to intentions of the City Council.

Section 3. Effective Date.

This ordinance shall become effective immediately upon adoption.

INTRODUCED at a special meeting of the City Council of the City of Hayward, held the 11 day of October, 2022, by Council Member Salinas.

ADOPTED at a regular meeting of the City Council of the City of Hayward, held the 18 day of October, 2022, by the following votes of members of said City Council.

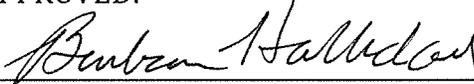
AYES: COUNCIL MEMBERS: Andrews, Lamnin, Márquez, Salinas, Wahab, Zermeño  
MAYOR: Halliday

NOES: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

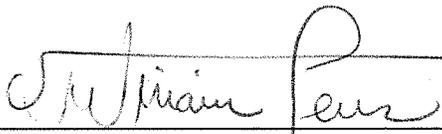
ABSENT: COUNCIL MEMBERS: None

APPROVED:

  
\_\_\_\_\_  
Mayor of the City of Hayward

DATE: October 19, 2022

ATTEST:

  
\_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney of the City of Hayward

# Daily Review

c/o Bay Area News Group-East Bay  
800-595-9595

2050945

CITY OF HAYWARD/CITY CLERK  
MIRIAM LENS  
777 B ST.  
HAYWARD, CA 94541

## PROOF OF PUBLICATION

### FILE NO. Ch 10 Art 1 Amendment to Zoning

#### Daily Review

The Daily Review

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the Legal Advertising Clerk of the printer and publisher of The Daily Review, a newspaper published in the English language in the City of Hayward, County of Alameda, State of California.

I declare that the Daily Review is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's decree, dated March 2, 1950, in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of The Daily Review as a Newspaper of General Circulation, case number 221938. Said decree states that "'The Daily Review' has been established, printed, and published daily in the City of Hayward, County of Alameda, State of California, for one year or more next preceding the date of the filing of said petition; that it is a newspaper published for the dissemination of local and telegraphic news and intelligence of a general character and has a bona fide subscription list of paying subscribers; ... [ ] [and] THEREFORE, ... 'The Daily Review' is hereby determined and declared to be a newspaper of general circulation [within the meaning of Government Code §§ 6000 et seq.]" Said decree has not been revoked, vacated or set aside.

I declare that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

**10/14/2022**

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Rio Vista, California.  
On this 14th day of October, 2022.

  
Public Notice Advertising Clerk

Legal No. **0006705492**

PUBLIC NOTICE OF AN INTRODUCTION OF AN ORDINANCE BY THE  
CITY COUNCIL OF THE CITY OF HAYWARD

AN ORDINANCE AMENDING CHAPTER 10, ARTICLE 1 (ZONING ORDINANCE) OF THE HAYWARD MUNICIPAL CODE BY REZONING CERTAIN PROPERTY FROM SINGLE FAMILY RESIDENTIAL DISTRICT TO MEDIUM DENSITY RESIDENTIAL DISTRICT IN CONNECTION WITH ZONE CHANGE, DENSITY BONUS, AND SITE PLAN REVIEW APPLICATION NO. 202101491 TO ACCOMMODATE 22 RENTAL TOWNHOMES AT 27865 MANON AVENUE

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#### Section 3. Effective Date.

This ordinance shall become effective immediately upon adoption.

Introduced at a special meeting of the City Council of the City of Hayward, held the 11th day of October 2022, by Council Member Salinas.

This Ordinance will be considered for adoption at the regular meeting of the Hayward City Council, to be held on October 18, 2022, at 7:00 p.m. Please note the City Council will hold a hybrid meeting which will allow for participation in the Council Chamber and virtually via the Zoom platform. The full text of this Ordinance is available for examination by the public by contacting the City Clerk's office at [cityclerk@hayward-ca.gov](mailto:cityclerk@hayward-ca.gov) or (510) 583-4400.

Dated: October 14, 2022  
Miriam Lens, City Clerk  
City of Hayward

**DR 6705492; Oct. 14, 2022**