

**PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 12, 2023**

PRESENTATIONS

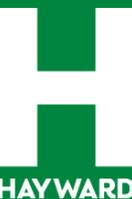
STAFF PRESENTATION

ITEM #1 PH-23-039

Proposed Demolition of Two Existing Detached Residences and Construction of a New 12 Unit Small Lot Detached Residential Subdivision (Eden Village III) on a 1.45-Acre Site Located at 24764 and 24656 Mohr Drive (Assessor's Parcel Numbers (APNs) 441-0074-009-00 and 441-0074-009-00), Requiring Approval of a Zone Change to Planned Development District, Vesting Tentative Tract Map and Approval of an Environmental Consistency Checklist Associated with Application No. MTA-23-0001. Applicant: Jeffrey Lawrence, Nuvera Homes. Owners: Robert A. Pratt, F TRS Roberta, Anne C. Wu, and Ngai M. Wang

Eden Village III Vesting Tentative Tract Map (8670), Planned Development Rezoning & CEQA Consistency Checklist

Planning Commission Hearing
October 12, 2023
Taylor Richard, Associate Planner



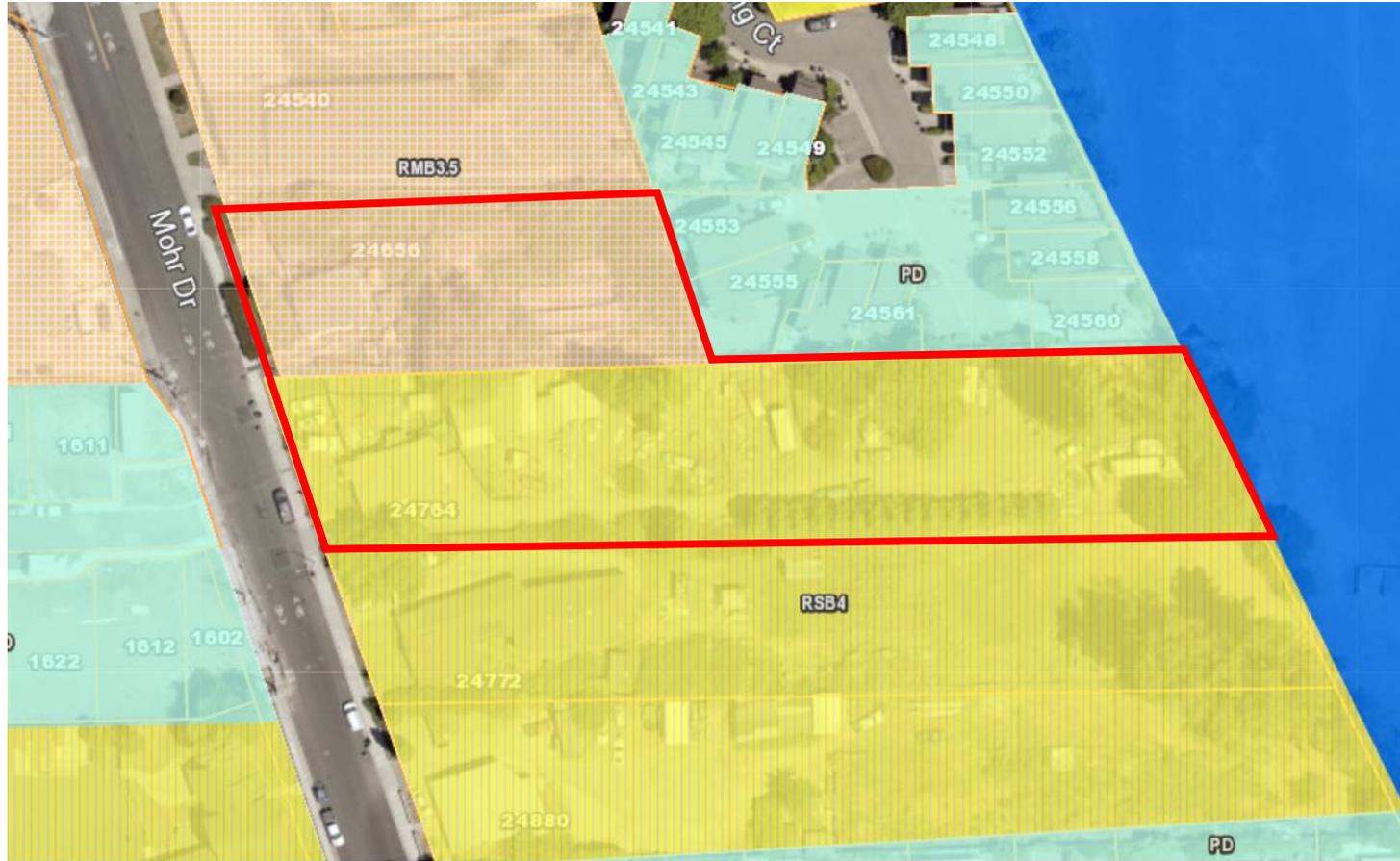
Background

- **September 16 , 2014:** City Council approves TTM and PD Rezoning for Eden Village I
- **October 29, 2019:** City Council approves TTM and PD Rezoning for Eden Village II





Project Site

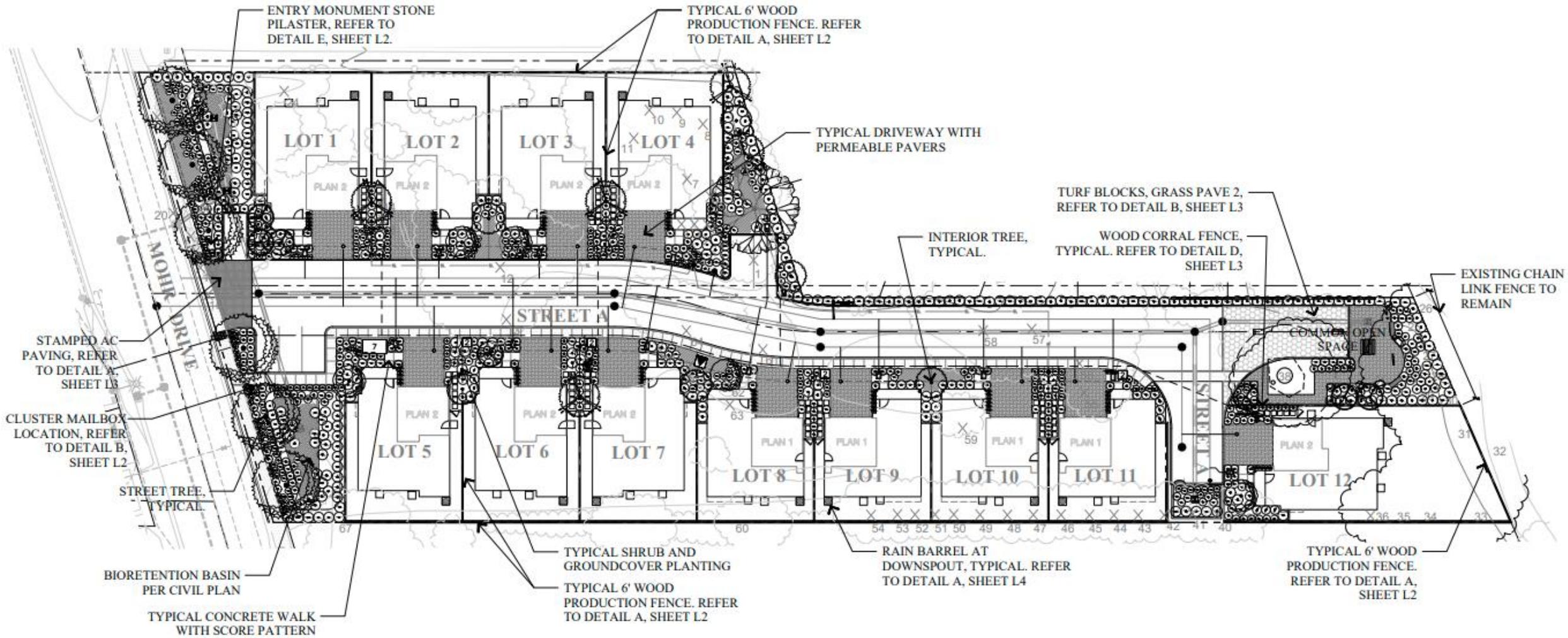


- 24656 & 24764 Mohr Drive
- 1.45-acre site
- **Current Zoning:** Single Family Residential – Min. Lot Size 4,000 sf (RSB4) and Medium Density Residential – Min. Lot Area 3,500 sf (RMB3.5)
- **Current General Plan Land Use Designation:** Limited Medium Density Residential

Existing Conditions



Proposed Development



General Plan Conformance



- ✓ **Density Range:** 8.7 to 12.0 dwelling unit per net acre
- ✓ **Land Use Policy LU-1.4:** City shall direct local population and employment growth toward infill development sites within the city
- ✓ **Housing Policy H-3.1:** City shall implement land use policies that allow for range of residential densities and housing types, prices, ownership and size, including low-density single-family uses, moderate-density townhomes and higher-density apartments, condominiums.
- ✓ **Housing Policy H-3.4:** City shall encourage development of residential uses close to employment, recreational facilities, schools, neighborhood commercial areas and transportation routes.

Zoning Consistency

Development Standard	RMB3.5 Requirements	RSB4 Requirements	Proposed	Consistent
Min. Lot Size	6,000 sf	4,000 sf	2,758 to 4,720 sf	No
Min. Lot Area Per Primary Use	3,500 sf	N/A	2,758 to 4,720 sf	No
Min. Lot Frontage	35 ft	35 ft	31.85-49.5 ft	No
Min. Average Lot Width	60 ft	50 ft	46 ft	No
Max. Lot Coverage	40%	40%	32-47%	No
Min. Average Lot Depth	80 ft	80 ft	67.5 ft	No
Min. Front Setback	20 ft	20 ft	11 to 19 ft	No
Min. Side Setback	5 ft	5 ft	4 to 5 ft	No
Min. Rear Setback	20 ft	20 ft	10 to 32 ft	No
Height	40 ft	30 ft	28.6 ft	Yes
Min. Driveway Length	20 ft	20 ft	20 ft	Yes
Parking	2 covered and 2 non-driveway uncovered spaces/unit	2 covered and 2 non-driveway uncovered spaces/unit	2 garage spaces and 2 driveway spaces per unit	No

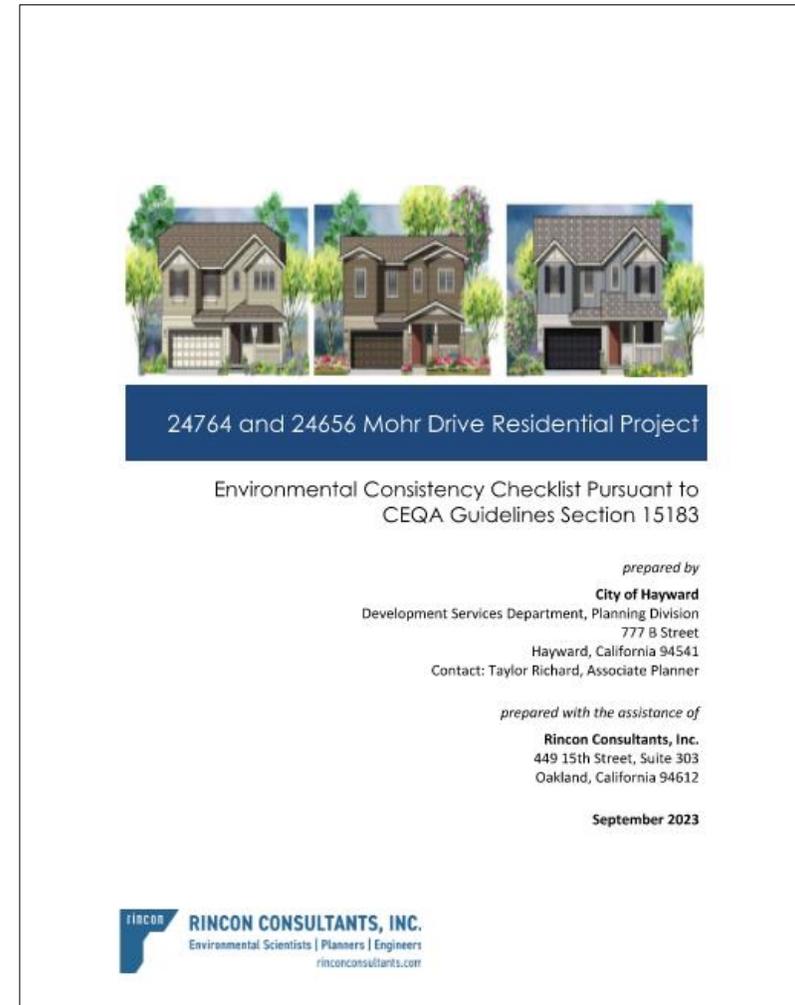
Amenities



- Entry Pilaster
- Rooftop Solar
- Electric Vehicle Chargers
- Decorative Streetlights
- 8 Junior Accessory Dwelling Units
- Common Open Space w/ benches, a picnic table, and play equipment

CEQA Environmental Consistency Checklist

- ✓ Consistent with the Hayward 2040 General Plan Environmental Impact Report (EIR)
- ✓ Eden Village III project would not have any significant effects on the environment that:
 - Have not already been analyzed in a prior EIR;
 - Are more significant than previously analyzed; or
 - That uniformly applicable development policies would not substantially mitigate



A nighttime photograph of a city and a bridge over water. The city lights are visible in the foreground and middle ground, with a large bridge spanning across the water in the background. The sky is dark with some light trails from the bridge.

STAFF RECOMMENDATION:

That the Planning Commission recommend the City Council approve the proposed Vesting Tentative Tract Map (8670) & Planned Development Rezoning Application as shown in Attachment I, based on the draft findings in Attachment II and subject to the recommended conditions of approval in Attachment III.