

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

**DOCUMENTS RECEIVED AFTER
PUBLISHED AGENDA**

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

Documents and Public Comments

From: Glenn Kirby <[REDACTED]>
Sent: Wednesday, October 11, 2023 7:45 PM
To: Leigha Schmidt <Leigha.Schmidt@hayward-ca.gov>
Cc: Taylor Richard <Taylor.Richard@hayward-ca.gov>
Subject: From Ro Aguilar: Item PH23-039 Question

CAUTION:This is an external email. Do not click on links or open attachments unless you know the content is safe.

Hi Leigha, I have a few questions about this PC item. Do you or Taylor have time to call me tomorrow morning, *except between 10 and 11am?*

I am interested in the negotiations that occurred between developer and staff to recommend approval of a zoning change to PD. Why not ask for 1 or 2 low income homes and a couple **less** moderate income. I am aware the City also needs moderate income housing, but this is a perfect opportunity to include BOTH!

Ro Aguilar
<[REDACTED]>

Staff Responses to Commissioners' Questions



October 12, 2023- Planning Commission Questions

ITEM #	QUESTION	STAFF RESPONSE
#1 PH 23-039	What is the relationship between the project modifications on each of the parcels and the proposed amenities to offset the modifications?	To approve a Zone Change to Planned Development District, decisionmakers must make specific findings (See Attachment II). Among those findings (E), requires that “any latitude or exception(s) to development regulations or policies is adequately offset or compensated for by providing functional facilities or amenities not otherwise required or exceeding other required development standards, which, in the judgment of the Planning staff provides for a high quality and attractive development.” The Hayward Municipal Code does not specify or require specific amenities; however, it is standard practice that Planning staff request amenities that improve the aesthetics and livability of a proposed development. This specific project is requesting exceptions to lot standards, setbacks and a parking requirement, and to offset those exceptions, the proposed development includes decorative features, common open space, JADUs, improved solar panels and EV chargers as described in the staff report and Finding E. Staff has found that the requested exceptions and amenities are consistent with those previously granted by the City Council to Eden Village I and II, which are previously approved Planned Developments adjacent to the proposed development.
