

**PLANNING COMMISSION MEETING  
THURSDAY, MAY 8, 2025**

**PRESENTATIONS**

## **STAFF PRESENTATION**

### **ITEM #1 PH 25-018**

**Proposed Demolition of an Existing Detached Residence and Construction of Three Residential Condominium Units on a 0.22-Acre Site Located at 477 Harris Road (Assessor's Parcel Number (APN) 453-0060-047-00, Requiring Approval of a Zone Change from Low Density Residential (RL) to Medium Density Residential (RM), Vesting Tentative Map, and Site Plan Review Application No. 202000576. Applicant: Michael Ryan, Michael Ryan Architects. Owners: Huting Cai, Jun Shen**

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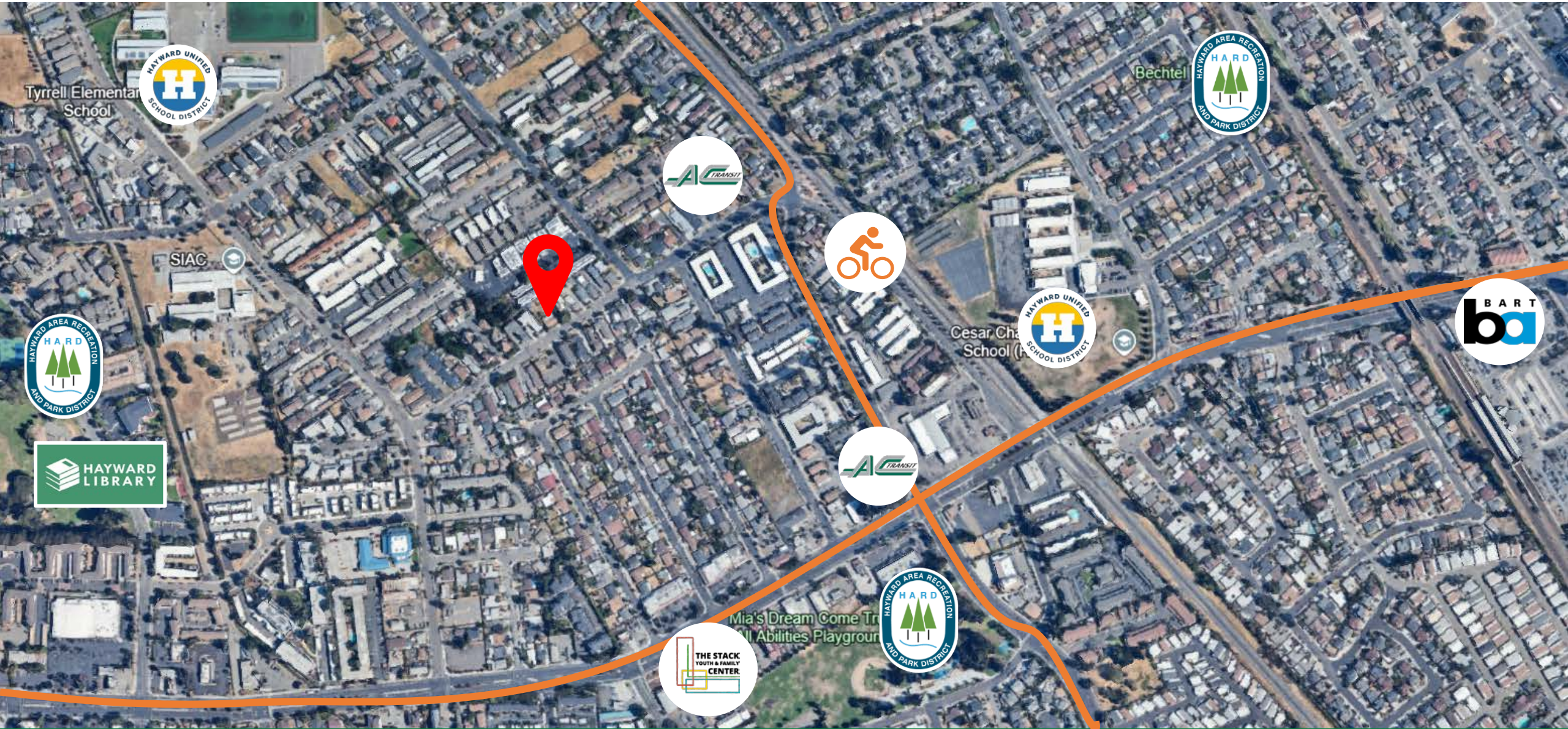
# 477 Harris Road Zone Change, Vesting Tentative Map (11187) & Site Plan Review

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Planning Commission Hearing  
May 8, 2025  
Taylor Richard, Associate Planner



# Vicinity Map





# Project Site

Zoning



General Plan

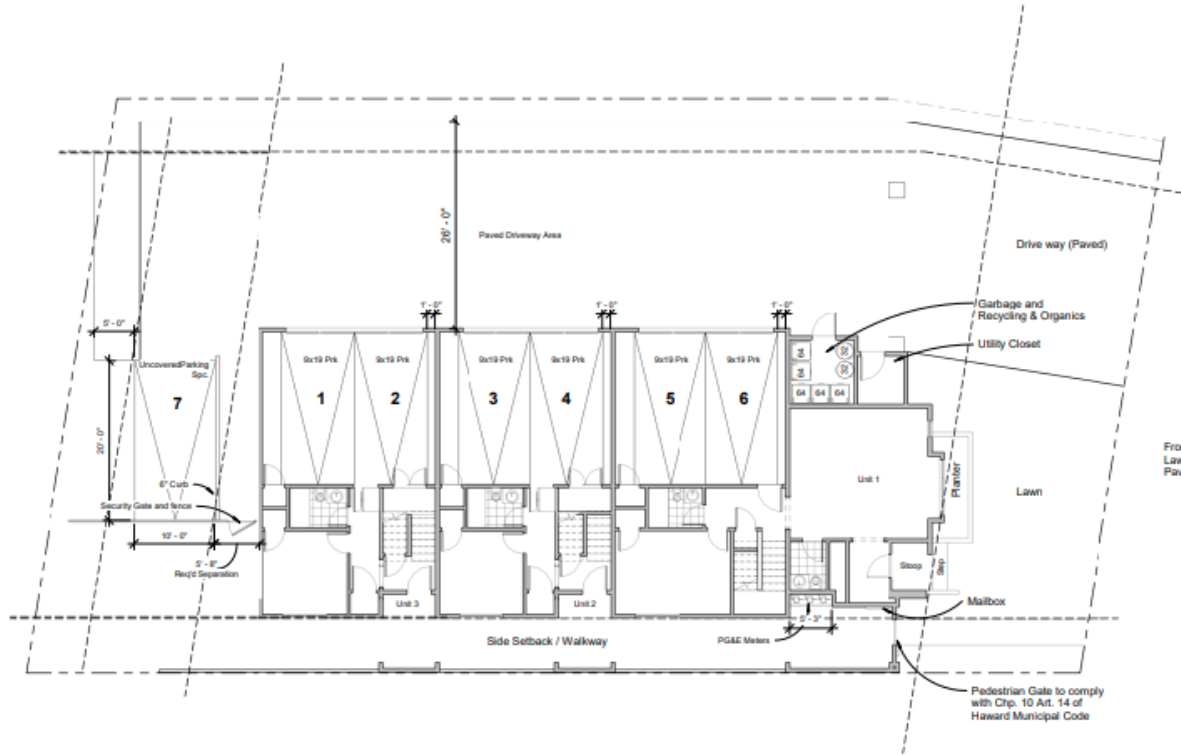


- 477 Harris Road
- 0.22-acre site
- **Current Zoning:** Low Density Residential (RL)
- **Proposed Zoning:** Medium Density Residential (RM)
- **Current General Plan Land Use Designation:** Medium Density Residential (MDR)

# Existing Conditions



# Proposed Development



# General Plan Conformance



- ✓ **Density Range:** 8.7 to 17.4 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.

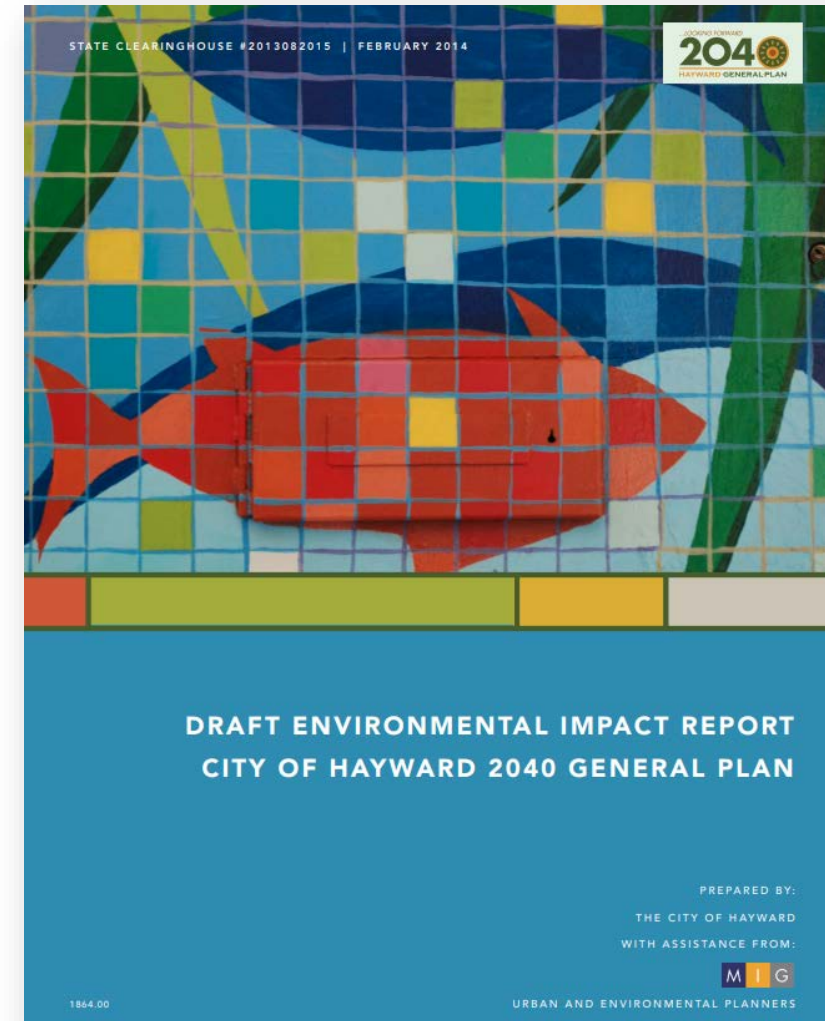


# Zoning Consistency

Development Standard	RL Requirement	RM Requirement	Proposed	Consistent
Min. Lot Size	5000 sf	5000 sf	9398 sf	Yes
Min. Lot Frontage	35 ft	35 ft	68.12 ft	Yes
Min. Average Lot Width	50 ft	60 ft	70.51 ft	Yes
Max. Rear Lot Coverage	40%	-	0%	Yes
Min. Average Lot Depth	80 ft	80 ft	131.37 ft	Yes
Min. Front Setback	15 ft	10 ft	20 ft	Yes
Min. Side Yard Setback	5 ft	5 ft	6.81 ft	Yes
Min. Rear Yard Setback	20 ft	10 ft	20 ft	Yes
Height	30 ft	40 ft	28 ft	Yes
Stories	2 Stories	3 Stories	3 Stories	Only with RM

# California Environmental Quality Act (CEQA)

- ✓ Zone Change consistent with the Hayward 2040 General Plan Environmental Impact Report (EIR)
- ✓ Development exempt in accordance with Section 15303 (New Construction or Conversions of Small Structures) and Section 15315 (Minor Land Divisions) of the CEQA Guidelines



A nighttime aerial photograph of a city, likely Hayward, California, with a large bridge spanning a body of water. The city lights are visible in the foreground and middle ground, while the bridge's lights create a bright line across the water. The sky is dark with some light clouds.

## **STAFF RECOMMENDATION:**

That the Planning Commission approve the proposed Zone Change, Vesting Tentative Map and Site Plan Review 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.