

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

**DOCUMENTS RECEIVED AFTER
PUBLISHED AGENDA**

ITEM #2 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

PUBLIC COMMENT

Staff Responses to Commissioners' Questions



Questions from Planning Commissioners

May 8, 2025 Meeting

ITEM #	QUESTION	STAFF RESPONSE
#1 PH-25-018	<p>Attach 1, Page 3: <u>Policy Text & Code Compliance</u></p> <p>It's indicated that the project site is designated Medium Density in the General Plan, however just below, in the Zoning Ordinance section it states that the project is located within the Low-Density district.</p> <p>Does zoning not automatically change after a GP change, or does it take an independent review each time it's requested?</p>	<p>No, the Zoning District does not automatically change when the General Plan Land Use Designation is updated. Prior to 2023, there were 864 residential zoned parcels not consistent with the General Plan Land Use Designation. Most of these were zoned to match the existing development to discourage displacement of existing residents. In 2023, the City Council approved Zoning Amendments, associated with the Hayward Residential Design Study, that reduced the inconsistency for those 864 parcels. The Amendments allowed the properties to be developed at density within the General Plan but required certain forms (i.e. building type, height, massing, etc.). This applicant would like an additional story; therefore, it required a Zone Change. Otherwise, the project is fully consistent with the General Plan Land Use Designation and existing Zoning District.</p>

Questions from the Public

ITEM #	QUESTION	STAFF RESPONSE
#1 PH-25-018	None Received.	