



DATE: June 19, 2018

TO: Mayor and City Council

FROM: Interim Development Services Director

SUBJECT Introduction of an Ordinance for a Previously Approved Zone Change to Planned Development District Associated with Vesting Tentative Tract Map No. 8432 and Site Plan Review No. 201706285 Located at 25941 Gading Road; Tony Dutra (Applicant) on behalf of Dutra Enterprises (Owner)

RECOMMENDATION

That the City Council introduces the Ordinance (Attachment II) approving the Zone Change to Planned Development District associated with Vesting Tentative Tract Map No. 8432 and Site Plan Review Application No. 201706285.

SUMMARY

On May 22, 2018, the City Council held a public hearing and voted to approve the Gading II project, which included a Zone Change to Planned Development District, Vesting Tentative Tract Map No. 8432 and Site Plan Review Application No. 201706285 for residential development with 18 new single-family homes located at 25941 Gading Road as well as common open space and bioretention areas. The Council also adopted the Mitigated Negative Declaration with Mitigation and Monitoring Plan for the project to reduce any potential environmental impacts to a level of less than significant. While the Council acted on the Resolution and Mitigated Negative Declaration, one of the key attachments, the Ordinance that introduced the Zone Change to Planned Development District, was not included in the agenda packet. Although the City Council has already adopted Resolution 18-087 (Attachment III) approving the project, staff is requesting that the City Council introduces the Ordinance required to formally adopt the Zone Change to Planned Development District.

BACKGROUND

On [May 22, 2018](#), the City Council held a public hearing and voted to approve the Gading II project. This project included a Zone Change to Planned Development District, Vesting Tentative Tract Map No. 8432 and Site Plan Review Application No. 201706285 for residential development with 18 new single-family homes located at 25941 Gading Road as well as common open space and bioretention areas. Council also adopted the Mitigated Negative Declaration with Mitigation and Monitoring Plan for the project to reduce any potential impacts to a level of less than significant.

DISCUSSION

Per Sections 10-1.2540 and 10-1.2545 of the Hayward Municipal Code (HMC), a Planned Development Rezone requires recommendation of approval by the Planning Commission and approval by the City Council in a two-part process. While Council approved the Resolution and

Mitigated Negative Declaration on May 22, 2018, one of the key attachments, the Ordinance that introduced the Zone Change to Planned Development District, was not included in the agenda packet. Although Council has already adopted Resolution 18-087 (Attachment III) approving the project, staff is requesting that Council introduce the Ordinance as the first step in the two-part process required to formally adopt the Zone Change to Planned Development District. If approved, the applicant may submit a Final Map and improvement plans to the City for review.

FISCAL IMPACT

Introduction of the Ordinance required to formally adopt the Zone Change to Planned Development District will not have a fiscal impact. The fiscal impact of the project was discussed as part of the May 22, 2018 Council action.

STRATEGIC INITIATIVES

This agenda item is a routine operational item and does not relate to one of the Council's Strategic Initiatives.

PUBLIC CONTACT

On June 8, 2018, a Notice of Public Hearing was published in the Daily Review newspaper and sent to all property owners and interested stakeholders within 300 feet of the subject property. To date, staff has not received any comments from the public.

NEXT STEPS

Following City Council approval, staff will bring forth to Council for a second reading, the Ordinance approving the Zone Change to Planned Development District. Upon approval, the applicant may proceed with submitting a Precise Development Plan, Final Tract Map and improvement plans to the City for review. The City Engineer must find that the Final Map and site improvement plans are in substantial compliance with the approved Vesting Tentative Tract Map and recommend to the City Council for approval and recordation with the Alameda County Recorder's Office. Once the Precise Plan, Final Map and improvement plans are approved by the City, the applicant may then proceed with obtaining building permits.

Prepared by: Jay Lee, Associate Planner

Recommended by: Stacey Bristow, Interim Director of Development Services

Approved by:



Kelly McAdoo, City Manager