

ORDINANCE NO. 19-__

AN ORDINANCE AMENDING CHAPTER 10, ARTICLE 1 (ZONING ORDINANCE) OF THE HAYWARD MUNICIPAL CODE BY REZONING CERTAIN PROPERTY TO PLANNED DEVELOPMENT DISTRICT IN CONNECTION WITH ZONE CHANGE AND VESTING TENTATIVE MAP APPLICATION NO. 201806740 TO ACCOMMODATE 5 SINGLE-FAMILY HOMES AT 24763 MOHR DRIVE

WHEREAS, on October 29, 2019, the City Council held a public hearing and adopted findings in support of the requested zone change as set forth in the companion Resolution (No. 19-__);

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF HAYWARD DOES ORDAIN AS FOLLOWS:

Section 1. Provisions.

Chapter 10 of the Hayward Municipal Code is hereby amended to rezone the property located at 24763 Mohr Drive (APN 441-0077-003-04) from RSB4 (Single Family Residential and Combining District) to PD (Planned Development District) to allow for the subdivision of a 0.50-acre site to accommodate the construction of 5 new single-family homes with common open space and related improvements, subject to the findings and conditions of approval set forth in the companion Resolution (No. 19-__) to this Ordinance.

Section 2. Severance.

Should any part of this ordinance be declared by a final decision by a court or tribunal of competent jurisdiction to be unconstitutional, invalid or beyond authority of the City, such decision shall not affect the validity of the remainder of this ordinance, which shall continue in full force and effect, provided the remainder of the ordinance, absent the excised portion, can be reasonably interpreted to give effect to intentions of the City Council.

Section 3. Effective Date.

This ordinance shall become effective immediately upon adoption.

INTRODUCED at a regular meeting of the City Council of the City of Hayward, held the ____ day of ____, 2019, by Council Member _____.

ADOPTED at a regular meeting of the City Council of the City of Hayward, held the ____ day of ____, 2019, by the following votes of members of said City Council.

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

APPROVED:

Mayor of the City of Hayward

DATE: _____

ATTEST:

City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

H Area & Zoning Map

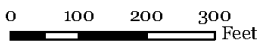


201806740 PD & TTM 8482

Address:
24763 Mohr Drive

Applicant:
Jeffrey Lawrence/Nuvera Homes

Owner:
Hsiao-Pang Liu



Zoning Classifications

RESIDENTIAL

- RM Medium Density Residential, min lot size 2500 sqft
- RMB3.5 Medium Density Residential, min lot size 3500 sqft
- RS Single Family Residential, min lot size 5000 sqft
- RSB4 Single Family Residential, min lot size 4000 sqft

INDUSTRIAL

I Industrial

OPENSOURCE

OS Open Space

OTHER

PF Public Facilities

PD Planned Development

January 2019

Zoning Map Change



Rezoned Parcels



Map Date: 9/4/2019
 Application #: 201806740
 Memo: 24763 Mohr Dr

Rezoned Parcel(s): 441-0077-003-04
 From: RSB4
 To: PD
 Effective Date:
 Resolution:
 Ordinance:

