

**CITY OF HAYWARD PLANNING COMMISSION
VESTING TENTATIVE TRACT MAP 8660
APPLICATION NO. 202204947
32513 MISSION BOULEVARD**

DRAFT FINDINGS FOR APPROVAL

Findings for Vesting Tentative Tract Maps – In accordance with Hayward Municipal Code Section 10-3.150 and the Subdivision Map Act, in order for a vesting tentative tract map to be approved, the decision-making body shall make the following findings:

A. The proposed subdivision is not in conflict with the General Plan and applicable specific plans and neighborhood plans;

The proposed map is consistent with the General Plan in that it features a density of 28.8 units per net acre when 34.8 units per net acre is the maximum allowed under the Commercial/High Density Residential land use designation of the *Hayward 2040 General Plan*. Per the General Plan, there is no minimum density is prescribed. Furthermore, the subdivision is also consistent with the following General Plan policies:

- The City shall encourage property owners to revitalize or redevelop abandoned, obsolete, or underutilized properties to accommodate growth (Land Use Policy LU-1.4)
- The City shall promote urban design principles that support active use of public spaces in neighborhoods, commercial areas, and employment centers at all times of day. Active use of public spaces provides “eyes on the street” to enhance public safety in these areas (Community Health and Quality of Life Policy HQL-5.3)
- The City shall implement land use policies that allow for a 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, transit-oriented developments, live-work units, and units in mixed-use developments (Housing Policy H-3.1)
- The City shall encourage development of residential uses close to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes (Housing Policy H-3.4)

B. The proposed subdivision meets the requirements of the City Zoning Ordinance; and

The proposed subdivision meets the lot requirements and standards identified in Chapter 10, Article 1 (Zoning Ordinance) of the Hayward Municipal Code for properties within the Commercial Neighborhood (CN) zoning district. Furthermore, the proposed mixed-use development is consistent with all development standards and the permitted uses for the zoning district.

C. No approval of variances or other exceptions are required for the approval of the subdivision.

The proposed subdivision does not require the approval of any variances or exceptions. The subdivision will be compliant with the Hayward Municipal Code with respect to the Zoning Ordinance and Subdivision Ordinance.

California Environment Quality Act Findings – The following findings are made in support of an exemption from the California Environment Quality Act for the project:

1. This Vesting Tentative Tract Map application is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), which exempts projects from CEQA where it can be seen with certainty that there is no possibility that the proposed activity could have a significant effect on the environment. The Site Plan Review application previously approved for the development project which would be covered by the proposed Vesting Tentative Map was determined to be categorically exempt pursuant to CEQA Guidelines Section 15332, In-fill Development Projects. The application for a Vesting Tentative Tract Map for Condominium Purposes would not result in any physical changes to the previously approved project; it would only enable the subdivision of the development which would afford the owner the ability sell each unit individually.