



DATE: October 18, 2022

TO: Mayor and City Council

FROM: City Clerk

SUBJECT: Manon Avenue Townhomes: Adopt an Ordinance Amending Chapter 10, Article 1 (Zoning Ordinance) of the Hayward Municipal Code by Rezoning Certain Property from Single Family Residential District to Medium Density Residential District in Connection with Zone Change, Density Bonus, and Site Plan Review Application No. 202101491 to Accommodate 22 Rental Townhomes at 27865 Manon Avenue

RECOMMENDATION

That the Council adopts the Ordinance introduced on October 11, 2022.

SUMMARY

This item entails adoption of an Ordinance amending Chapter 10, Article 1 (Zoning Ordinance) of the Hayward Municipal Code, introduced on October 11, 2022, by Council Member Salinas.

BACKGROUND

The Ordinance was introduced by Council Member Salinas at the October 11, 2022, special meeting of the City Council with the following vote:

AYES:	COUNCIL MEMBERS: Andrews, Lamnin, Márquez, Salinas, Zermeño MAYOR Halliday
NOES:	COUNCIL MEMBER: Wahab
ABSENT:	NONE
ABSTAIN:	NONE

The motion included an amendment to the conditions of approval requiring additional trees. The condition of approval, found in the ordinance's companion resolution (Resolution 22-251), was updated by adding a new Condition of Approval No. 32 to read as follows.

LANDSCAPING

- 32. As amended by the City Council, the number of trees on site shall be increased to 22.

STRATEGIC ROADMAP

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

FISCAL IMPACT

There is no fiscal impact associated with this report.

PUBLIC CONTACT

The summary of the Ordinance was published in the Daily Review c/o Bay Area News Group-East Bay on Friday, October 14, 2022. Adoption, at this time, is therefore appropriate.

NEXT STEPS

The Hayward Municipal Code and other related documents will be updated accordingly.

Prepared and Recommended by:

Miriam Lens, City Clerk

Approved by:



Kelly McAdoo, City Manager