



DATE: November 5, 2019

TO: Mayor and City Council

FROM: City Clerk

SUBJECT: Adoption of 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 Five Single-Family Homes at 24763 Mohr Drive

RECOMMENDATION

That the Council adopts the Ordinance introduced on October 29, 2019.

SUMMARY

This item entails adoption of an Ordinance amending the Hayward Municipal Code, Chapter 10, Article 1 (Zoning Ordinance), introduced on October 29, 2019, by Council Member Mendall.

BACKGROUND

The Ordinance was introduced by Council Member Mendall at the October 29, 2019 special meeting of the City Council with the following vote:

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

Introduction of the Ordinance carried with modifications to specified conditions of approval to ensure consistency with other development projects. Listed below are five additional conditions of approval. Attachment III (Exhibit to Resolution) was revised to include the additional conditions of approval shown in underlined text.

11. The property owner shall demolish any vacant structures within 60 days of their being made vacant.

12. The property owner shall be responsible for securing and clearing any vacant structure(s) prior to demolition and commencement of construction activities.

53.h The garage for each unit shall be maintained for off-street parking for two vehicles and shall not be converted to living or storage areas. An automatic garage door opening mechanism shall be provided for all garage doors.

73. CO detectors should be placed near the sleeping area on a wall about 5 feet above the floor. The detector may be placed on the ceiling. Each floor needs a separate detector.

96. All water meters shall be radio-read type.

STRATEGIC INITIATIVES

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

FISCAL IMPACT

There is no fiscal impact associated with this report.

PUBLIC CONTACT

The summary of the Ordinance was published in the Hayward Daily Review on Friday, November 1, 2019. 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