

HAYWARD CITY COUNCIL

RESOLUTION NO. 20-_____

Introduced by Council Member _____

RESOLUTION AMENDING A PROJECT CONDITION OF APPROVAL RELATED TO CONSTRUCTION PHASING ASSOCIATED WITH THE MISSION CROSSINGS PROJECT

WHEREAS, the City Council held a public hearing on May 9, 2017 that was noticed in the manner required by law and adopted Resolution 17-057 approving the Mission Crossings project; and

WHEREAS, Resolution 17-057 contained a condition of approval related to construction phasing requiring concurrent construction of the hotel and retail components with the residential components of the project; and

WHEREAS, the economic impacts of COVID-19 have rendered the construction of the hotel and retail infeasible at this time; and

WHEREAS, due to the impending housing crisis, it is critical that the construction of housing units continue in a safe manner on the project site.

NOW, THEREFORE, BE IT RESOLVED, the City Council hereby adopts takes the following actions:

Project Condition of Approval #166 shall be amended to read: *“The hotel/retail building pad shall be rough graded prior to the issuance of a certificate of occupancy for the first residential unit; Occupancy permits may be issued for all homes in the community except those located in Building Nos. 5, 9, and 13 (containing a total of 14 homes) as shown on the attached Site Exhibit. Issuance of building permits for Building Nos. 5, 9, and 13 may occur upon the earlier of (1) commencement of vertical construction on the currently approved hotel project (to include payment of all associated permit fees, estimated at approximately \$1 million) or (2) approval by the City of an alternate development program for the hotel parcel (whether interim or permanent) that offers a suitable community benefit or revenue-generating use. Occupancy permits for the units in Buildings 5, 9 and 13, may be granted after the alternative development program has been constructed and nearing final completion/occupancy.*

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2020

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
 MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
 City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward