

**UPDATED CONDITIONS OF APPROVAL
AS APPROVED BY THE PLANNING COMMISSION
On June 25, 2020**

Mission Village Mixed-Use Development

**Vesting Tentative Tract Map (TR 8304) and Site Plan Review
Application No. 201504677**

The Original Conditions of Approval dated January 12, 2017 (Attachment III) are amended as follows:

Revised Conditions

42. Prior to building permit issuance, the Developer shall obtain approval by the City Engineer and submit bonds for all required public improvements along Mission Boulevard and Industrial Parkway project frontages, including but not limited to the following:
 - a. Remove and replace all existing curb, gutter, sidewalk, driveway and streetlight improvements as per plans approved by the City Engineer.
 - b. Construct an island with landscape improvements to separate a portion of bike lane from vehicular lanes in Mission Boulevard as per the City's Mission Boulevard Phase II Improvement Plans.
 - c. Grind, overlay, and restripe full width street pavement lane(s) requiring development project related excavations as per the City Standard Detail SD-126 and micro-surface half the width of Mission Boulevard.
 - d. Grind, overlay and restripe half the width of Industrial Parkway with 2" hot mix asphalt, dig outs, and repair failed pavements as necessary and as directed by the City Engineer.
 - e. Install new Storm Drain line along property frontage on Mission Boulevard and Industrial Parkway, redirecting the existing storm water system to the existing manhole on Industrial Parkway.
 - f. Remove, replace, and plant street trees along project frontages to the satisfaction of the City Landscape Architect.

43. The Developer shall pay the City \$240,000 prior to the issuance of any building permits for the design and construction of the street pavement repair and improvements consistent with the approved plans for the Phase 2 Mission Boulevard Corridor Improvements. Payment to the City may be reduced by a credit to the developer for micro-surfacing of Mission Boulevard pavement.

Added Conditions

164. The retail/commercial-use building(s) shall be under vertical construction prior to the issuance of a certificate of occupancy for the fifty-fifth (55th) "for sale" residential unit and shall be completed to a "cold shell" condition prior to issuance of the seventy-second (72nd) certificate of occupancy for the "for sale" residential unit or as otherwise allowed by the Development Services Director.

165. Unless otherwise specified, all vacant building(s) on-site shall be demolished within sixty (60) days of the granting of the Tentative Map extension or by September 4, 2020, and the site shall be returned to a “pre-development condition” which includes the capping of any utilities, the planting of sod to prevent erosion, and a 6 foot tall perimeter fence shall be erected within the required front, side and rear yards of a vacant parcel, subject to the standards set forth in Section 10-1.2735.k, Fence Regulations for Vacant Properties. In addition, the property shall be maintained in a weed-free condition and if applicable, by subject to any pre-construction or demolition mitigation required as pursuant to CEQA.
166. Within 60 days of following the issuance of a building permit and prior to construction, the applicant shall install one non-illuminated “Coming Soon” sign on the project site that includes a project rendering, a project summary, and developer contact information. The sign shall be constructed of wood or recyclable composite material, be placed in a location at least ten (10) feet back from the property line, and shall not impede pedestrian, bicycle, and vehicular visibility or circulation. The sign shall be maintained in accordance with Section 10-7-709 of the Hayward Municipal Code and may be up to thirty-two (32) square feet of sign area and shall not exceed ten (10) feet in height. Sign design, size and location shall be reviewed and approved by the Planning Division prior to placement.