



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY**

**P L A N N I N G   D E P A R T M E N T**

**Chris Bazar**  
Agency Director

June 7, 2019

**Albert Lopez**  
Planning Director

Marcus Martinez, Assistant Planner  
City of Hayward Planning Division  
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Hayward, CA 94541-5007

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**Subject: Site Plan Review Comments for Proposed Development at 21659 Mission Boulevard, Hayward, CA 94541**

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Marcus:

The Alameda County Planning Department has reviewed the proposal to construct 39 residential units comprising a 3-story apartment building with 12 units and 27 3-story townhomes on 1.14 acres at 21659 Mission Boulevard in Hayward, California. We appreciate the opportunity to comment on proposed projects that may impact unincorporated County land.

The project site is adjacent to three unincorporated Alameda County parcels. Two parcels, which are adjacent to Mission Boulevard, are located within the County's Ashland and Cherryland Business District Specific Plan, and both parcels are zoned as Corridor Mixed-Use Commercial with an Auto Overlay. This zoning designation allows residential development as a secondary use with a maximum density of 43 dwelling units/acre. The third lot, which is adjacent to Montgomery Avenue, is located within the Eden Area General Plan. The general plan land use designation is Medium Density Residential, which allows a density of 10-22 dwelling units/acre. This parcel is zoned R-2, which is the two-family residence district in which duplex dwellings are located. The intent of the R-2 zone is to provide a transitional area between single- and multiple-residence districts or between single-residence districts and areas of light commercial use. We encourage the City of Hayward to consult with the Alameda County Transportation Commission to coordinate traffic management strategies for this proposed development.

Given the regional housing shortage crisis and the fact that this undeveloped lot is surrounded by compatible land uses, we support this project.

Sincerely,

Nisha Chauhan  
Senior Planner