

HAYWARD CITY COUNCIL

RESOLUTION NO. 21-

Introduced by Councilmember _____

RESOLUTION DENYING APPEAL AND UPHOLDING PLANNING COMMISSION'S APPROVAL OF SITE PLAN REVIEW, ADMINISTRATIVE USE PERMIT, AND DENSITY BONUS APPLICATION NO. 202001594 FOR THE LA VISTA RESIDENTIAL/ THE PRIMARY SCHOOL DEVELOPMENT; EDEN HOUSING, INC AND CITY OF HAYWARD (APPLICANT/OWNERS)

WHEREAS, on May 5, 2020, Andrew Madeira and Gant Bowman, on behalf of Eden Housing, Inc., submitted Site Plan Review, Administrative Use Permit, and Density Bonus Application No. 202001594, to develop 176 affordable housing units; a 36,000-square-foot school; an approximately 11,000-square-foot primary school space; and a variety of common and private open spaces. The project site is composed of seven City-owned parcels located north of Tennyson Road between 16th Street and the Future La Vista Park (Assessor Parcel Nos. 078C-0626-00309, 078C-0626-003-16, 078C-0626-001-07, 078C-0641-010-01, 078C-0635-013-03, 078C0640-007-06, 078C-0641-001-00); and

WHEREAS, on July 22, 2021, the Planning Commission held a duly noticed public hearing on the proposed project and voted 5:1 to approve the project; and

WHEREAS, on August 2, 2021, the Planning Commission decision was appealed by members of the public, requiring a City Council hearing for final determination; and

WHEREAS, on September 17, 2021, notice of the Council public hearing related to the proposed project was mailed to all property owners and residents within 500 feet of the project site as well as to those who requested such notice; and was published in The Daily Review; and

WHEREAS, on September 28, 2021, the Council held a public hearing and accepted public testimony on the appeal and considered the written submissions in support of the specified grounds of appeal, the staff report and evidence presented at the hearing, the documents submitted to the Planning Commission, and the meeting minutes of the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward, based on the foregoing and all evidence presented, hereby denies the appeal, and upholds Planning Commission's approval of the Site Plan Review, Administrative Use Permit, and Density Bonus Application No. 202001594, subject to the adopted conditions of approval. Planning Commission's approval of the project is effective immediately.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2021

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