



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

Cover Memo

File #: PH 20-002, **Version:** 1

DATE: January 21, 2020

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT

Huntwood Townhomes: City Council Call Up of the Planning Commission's Denial on October 24, 2019 and the Approval of a Resolution to Subdivide a 1.21-Acre Site into 18 Parcels to Allow the Construction of 14 Townhomes with Common Open Space Areas and Related Site Improvements at 28538 Huntwood Avenue (APN 465-0025-005-03) Requiring Approval of a Vesting Tentative Tract Map and Site Plan Review. Application No. 201705535 by James Chao (Applicant) on behalf of Zhong Yin Liu (Owner)

RECOMMENDATION

That the City Council approves the revised Vesting Tentative Tract Map No. 8456 and Site Plan Review application to construct 14 attached townhomes, common open space areas, and private street at 28538 Huntwood Avenue, based on the analysis set forth in this report and contained within the required Findings and Conditions of Approval in the attached Resolution (Attachment II).

SUMMARY

On October 24, 2019, the Planning Commission voted to deny the Vesting Tentative Tract Map No. 8456 and Site Plan Review Application 201705535 based on the attached Findings for Denial (Attachment IV). Following the Planning Commission hearing, the City Council called-up the project for review for final disposition in accordance with Section 10-1.2845 (Appeal and Review Process) of the Hayward Municipal Code. Following the City Council call-up of the project, the applicant further revised the project plans and is requesting City Council approval of the project. Due to the revised project application, staff is providing an updated Resolution with Findings and Conditions of Approval (Attachment II), based on the latest project alternative proposed by the applicant (Attachment III) for Council consideration.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution with Findings for Approval
Attachment III	Applicant's Letter of Commitment
Attachment IV	Planning Commission Findings for Denial
Attachment V	Project Plans
Attachment VI	Affordable Housing Plan
Attachment VII	PC Minutes of 10/24/2019