



CITY OF HAYWARD

Hayward City Hall
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Hayward, CA 94541
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Cover Memo

File #: PH 18-042, **Version:** 1

DATE: May 24, 2018

TO: Planning Commission

FROM: Planning Manager

SUBJECT

Proposed Development of a 13 Unit Single Family Subdivision Requiring Approval of Zone Change and Tentative Tract Map Application No. 201605551, and Approval of a Mitigated Negative Declaration with Mitigation and Monitoring Plan; Applicant/Owner: Three Cedars, LLC.

RECOMMENDATION

That the Planning Commission recommends the City Council approve Zone Change and Vesting Tentative Map, and approve Mitigated Negative Declaration with Mitigation and Monitoring Plan (Attachment V) prepared for the project, subject to the attached Findings (Attachment II) and Conditions of Approval (Attachment III).

SUMMARY

The proposed project would result in development of a 13-unit subdivision on an approximately 1.8-acre infill site located at 24765 Hesperian Boulevard. The applicant is seeking approval of a Zone Change from RS (Single-Family Residential) to PD (Planned Development) District, to allow for smaller lots and more flexible development standards than are currently permitted under the applicable RS (Single Family Residential) District; however, the proposed density would be within the applicable Low Density Residential General Plan land use designation.

The proposed two-story, single-family homes would range from 2,240 to 2,550 square feet, and at least six of the proposed homes would include an approximately 350 square foot Accessory Dwelling Unit (ADU) integrated into the floor plan to provide additional rental housing in close proximity to Chabot College.

ATTACHMENTS

Attachment I Staff Report
Attachment II Proposed Findings
Attachment III Proposed Conditions of Approval
Attachment IV Project Plans
Attachment V Initial Study and Mitigated Negative Declaration. Appendices available on the City's [Projects Undergoing Environmental Review <https://www.hayward-projects-undergoing-environmental-review>](https://www.hayward-projects-undergoing-environmental-review)

Attachment VI [ca.gov/content/projects-under-environmental-review-0](https://www.ca.gov/content/projects-under-environmental-review-0)> webpage.
Attachment VII Mitigation Monitoring and Reporting Program
Correspondence Received on the Proposed Development & Initial Study