



CITY OF HAYWARD

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

Cover Memo

File #: PH 18-054, **Version:** 1

DATE: July 10, 2018

TO: Mayor and City Council

FROM: Interim Director of Development Services

SUBJECT

Proposal to Subdivide a 5.1-Acre Site into 45 Parcels to Allow the Construction of 41 Detached Single-Family Residences with Common Open Space Areas and Related Site Improvements at 22626 4th Street (APNs 427-0036-033-05, 427-0036-033-06, 427-0036-033-07, 427-0036-055-19, & 427-0036-085-01) by Tony Dutra (Applicant) on behalf of Dutra Enterprises (Owner), Requiring Introduction of an Ordinance and Adoption of a Resolution to Approve a Vesting Tentative Tract Map, Planned Development (PD) Rezone, Site Plan Review, and Adopt a Mitigated Negative Declaration (MND) with Mitigation Monitoring and Reporting Program (MMRP) Application No. 201704074

RECOMMENDATION

That the City Council introduces the attached Ordinance (Attachment II) approving the Planned Development (PD) Rezone and adopts the attached Resolution (Attachment III) approving Tentative Tract Map No. 8427 and Site Plan Review Application No. 201704074 and adopting the related Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for the proposed development.

SUMMARY

The applicant is requesting approval of Vesting Tentative Tract Map No. 8427, PD Rezone and Site Plan Review Application No. 201704074, and the adoption of a Mitigated Negative Declaration (MND) with a Mitigation and Monitoring Reporting Program (MMRP) to subdivide five existing parcels totaling 5.1 acres into 45 parcels to allow the construction of 41 single-family residences with common open space areas and private streets at 22626 4th Street. The project site is currently zoned RS (Single-Family Residential) District and designated as LDR (Low Density Residential) and MDR (Medium Density Residential) in the *Hayward 2040 General Plan*. The project site is also subject to the Hayward Foothills Trail Special Design Overlay District to ensure the orderly development of a continuous trail as properties involved in the 238 Bypass Land Use Study are developed.

ATTACHMENTS

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| Attachment I | Staff Report |
| Attachment II | Ordinance |

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| Attachment III | Resolution |
| Attachment IV | Project Plans |
| Attachment V | General Plan Exhibit |
| Attachment VI | Public Correspondence |
| Attachment VII | Initial Study/Mitigated Negative Declaration and Appendices |
| Attachment VIII | Mitigation Monitoring and Reporting Program |
| Attachment IX | MND Response to Comments Memorandum |
| Attachment X | One-Time Impact Fees |