



# CITY OF HAYWARD

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

## Cover Memo

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**File #:** PH 17-102, **Version:** 1

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**DATE:** December 12, 2017

**TO:** Mayor and City Council

**FROM:** Interim Director of Development Services

### **SUBJECT**

Mission Seniors Residential Development. Proposed Vesting Tentative Map No. 8394, Site Plan Review with Grading Permit, Warrants and an Exception of the South Hayward BART/Mission Boulevard Form Based Code, Environmental Review, and Zoning Text Map Amendment of the South Hayward BART/Mission Boulevard Form Based Code Application No. 201700782 to Allow 200 Market-Rate, Senior Condominium Units and Three (3) Single-Family Detached Residences

### **RECOMMENDATION**

That the City Council approves the Mission Seniors project, including: the amendment to the South Hayward BART/Mission Boulevard Form-Based Code (Article 24) to remove the New Thoroughfare roadway designation from the project site; application for Site Plan Review with Grading Permit for the project; two Warrants from the Form Based Code for subdivision lot size standards and an Exception from the Form Based Code for the number of principal buildings on one lot and the primary building entrance locations; and a Vesting Tentative Map 8394 (subject to City Council approval of the Final Map) to build 200 condominium units for a senior residential development and three single-family detached dwelling units, subject to approval of the attached Resolution (Attachment II) and Ordinance (Attachment III).

### **ATTACHMENTS**

Attachment I	Staff Report
Attachment II	Resolution
Attachment III	Ordinance with Exhibit
Attachment IV	CEQA Infill Checklist
Attachment V	Project Plans
Attachment VI	Park In-Lieu Exhibit
Attachment VII	PC Minutes of 11/9/17