



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
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Cover Memo

File #: PH 18-079, **Version:** 1

DATE: October 16, 2018

TO: Mayor and City Council

FROM: Director of Development Services

SUBJECT

Proposal to Subdivide Two Existing Parcels Totaling 17.23-acres into 74 Parcels to Allow the Construction of 59 Townhome Residences with Common Open Space Areas and Related Site Improvements on a Site South of the New Tennyson Road Extension between Mission Boulevard and Vista Grande Drive (APNs 078C-0461-001-13 & 078C-0461-001-14) by Chris Conklin of The Grupe Company (Applicant) on behalf of Hayward Tennyson, LLC (Owner) Requiring Introduction of an Ordinance and Adoption of a Resolution to Approve a Vesting Tentative Tract Map, Planned Development (PD) Rezone, and Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program (MMRP) Application No. 201705848

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 Vesting Tentative Tract Map No. 8439 and adopting the related Mitigated Negative Declaration (MND) with a Mitigation Monitoring and Reporting Program (MMRP) for the proposed development.

SUMMARY

The applicant is requesting approval of Vesting Tentative Tract Map No. 8439, PD Rezone Application No. 201705848, and the adoption of a Mitigated Negative Declaration (MND) with a Mitigation and Monitoring Reporting Program (MMRP) to subdivide two existing parcels totaling 17.23-acres into 74 parcels to allow the construction of 59 townhomes with common open space areas and private streets on a site south of the new Tennyson Road extension between Mission Boulevard and Vista Grande Drive. The project site is currently zoned RM (Medium Density Residential) District and AB10A (Agriculture) District. The site is also designated as MDR (Medium Density Residential) and LOS (Limited Open Space) in the *Hayward 2040 General Plan*. The project site is also subject to the *Mission-Garin Area Neighborhood Plan* to ensure the vision, policies and strategies are met for this part of South Hayward.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Ordinance

Attachment III	Resolution
Attachment IV	Project Plans
Attachment V	Initial Study and MND
Attachment VI	Mitigation Monitoring and Reporting Program