



# CITY OF HAYWARD

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

## Cover Memo

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**File #:** WS 21-038, **Version:** 1

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**DATE:** October 14, 2021

**TO:** Planning Commission

**FROM:** Elizabeth Blanton, AICP, Senior Planner

### **SUBJECT**

Preliminary Review of an Application to Construct 298 Residential Units, a Public Park, a Portion of the Hayward Foothill Trail, and Various Site and Frontage Improvements for Parcel Group 6 (Former 238 Parcel), on an Approximately 29.8-acre Site Located at Overlook Avenue and Carlos Bee Boulevard (Assessor Parcel No. 445-0180-001-00) Requiring Site Plan Review and Tentative Tract Map 8604. Application No. 202101471; Steven Jones for Integral Communities (Applicant) on behalf of The City of Hayward (Owner).

### **RECOMMENDATION**

That the Planning Commission review and provide general feedback to the applicant and staff on the proposed Tentative Tract Map and Site Plan Review application for the Parcel Group 6 properties along with specific direction on the policy issues identified in the report, subject to the information provided herein, the attached plans, and other related attachments.

### **SUMMARY**

This work session intends to provide the Planning Commission and members of the public an opportunity to review the proposed plans for Parcel Group 6 (former Carlos Bee Quarry). The proposed project would construct a multi-family residential development with a total of 298 townhomes, flats, and micro-units, ranging in size from one to four bedrooms. Additionally, the development features a two-acre public park and an approximately mile-long loop of the publicly accessible Hayward Foothill Trail. The project will require the approval of a Tentative Tract Map 8604 and Site Plan Review and will be subject to a Disposition and Development Agreement (DDA) between the City of Hayward and the applicant for the sale and disposition of the former Caltrans City-owned property. No formal action is being requested at this time and the Commission will have another opportunity to consider the project at a future date once the application has been deemed complete.

### **ATTACHMENTS**

Attachment I	Staff Report
Attachment II	Project Plans
Attachment III	Master Development Plan - Parcel Group 6

Attachment IV      Addendum to General Plan EIR