



# CITY OF HAYWARD

Hayward City Hall  
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## Cover Memo

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**File #:** PH 19-076, **Version:** 1

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**DATE:** October 10, 2019

**TO:** Planning Commission

**FROM:** Planning Manager

### **SUBJECT**

Proposed Development of a Mixed-Use Project Consisting of 189 Condominium and Townhome Units; Approximately 10,800 Square Feet of Ground Floor Commercial Space; Open Space Areas Including an Urban Park and Plaza, Dog Park and Public Trail, Among Others; and Related Site Improvements Requiring Approval of Zone Change and Tentative Tract Map Application No. 201806355.

### **RECOMMENDATION**

That the Planning Commission recommends City Council approve the proposed Zone Change and Vesting Tentative Map 8502, subject to the attached Findings (Attachment II) and Conditions of Approval (Attachment III); and, review and approve the Infill Checklist (Attachment V) prepared pursuant to the California Environmental Quality Act.

### **SUMMARY**

The proposed project includes a Zone Change from S-T4 (South Hayward Form Based Code, T4) District, CN (Neighborhood Commercial) District, and RM (Medium Density Residential) District to PD (Planned Development) District to allow for a consistent and orderly development pattern across the 12.2-acre project site. The higher density, mixed use development would front Mission Boulevard and the relatively lower density townhomes at the steeply sloped, rear portion of the site which is consistent with the underlying General Plan land use designations.

The proposed development is located within one-half mile of the South Hayward BART Station and would consist of 189 residential units; approximately 10,800 square feet of ground floor commercial uses; an approximately 8,300 square foot park/plaza; a 17,165 square foot dog park; a bicycle and pedestrian trail that would run through the project site; and, an additional acre of group and private open space scattered throughout the site. The proposed project is subject to a Purchase and Sale Agreement between the City and the applicant, The True Life Companies, for the sale and disposition of former Caltrans-owned properties (referred to as Parcel Group 2) along the Mission Boulevard corridor.

### **ATTACHMENTS**

Attachment I	Staff Report
Attachment II	Findings of Approval
Attachment III	Conditions of Approval
Attachment IV	Project Plans
Attachment V	Infill Checklist and Related Attachments
Attachment VI	Affordable Housing Plan