



CITY OF HAYWARD

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

Cover Memo

File #: PH 17-013, **Version:** 1

DATE: February 7, 2017

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT

Appeal by the Hayward Area Planning Association of the Planning Commission's December 15, 2016 Approval of the Maple & Main Mixed-Use Project and Related Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. The project includes 192 Market-Rate Apartments, 48 Apartments Affordable to Very Low Income Households, Rehabilitation of a 48,800 Square-Foot Medical Office Building, and Approximately 5,500 Square-Feet of Retail Space, Located Generally Within the Block Bounded by A Street, Main Street, McKeever Avenue and Maple Court in Downtown Hayward; Bay Area Property Developers, LLC and Klein Financial Corp (Applicants/Owners)

RECOMMENDATION

That the City Council denies the appeal and approves the project and related Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, subject to the findings and recommended conditions of approval in the attached resolution.

ATTACHMENTS

Attachment I	Staff report
Attachment II	Resolution
Attachment III	Appeal Letter from Sherman Lewis of HAPA
Attachment IV	Revised Plan Sheet
Attachment V	Area Map - Site Aerial
Attachment VI	City Council Work Session Minutes (partial) of May 19, 2015
Attachment VII	Planning Commission Work Session Minutes of March 17, 2016
Attachment VIII	Planning Commission Meeting Minutes of December 15, 2016
Attachment IX	General Plan Land Use Designation of CC-R/OC
Attachment X	Development Standards Summary
Attachment XI	Plans
Attachment XII	December 8, 2016 State Density Bonus Law Letter from Proponent
Attachment XIII	November 2016 Economic Benefits Report from The Concord Group
Attachment XIV	October 19, 2016 Parking Management Plan
Attachment XV	December 7, 2016 Affordable Housing Plan
Attachment XVI	Final Mitigated Negative Declaration and MMRP

Attachment XVII Addendum to Mitigated Negative Declaration
Attachment XVIII June 13, 2016 Sustainability Strategy by DNV-GL
Attachment XIX January 26, 2017 Letter from Frank Goulart
Attachment XX January 25, 2017 Letter from Nathan Williams and Per Bothner
Attachment XXI Prospect Hill NA E-Mail 1/24/17
Attachment XXII State Density Bonus Law - Required Findings for Denial (AB 2584)