



# CITY OF HAYWARD

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

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**File #:** PH 18-037, **Version:** 1

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**DATE:** May 22, 2018

**TO:** Mayor and City Council

**FROM:** Interim Director of Development Services

### **SUBJECT**

Adoption of a Resolution Associated with a Proposed Planned Development Rezone, Vesting Tentative Tract Map, Site Plan Review, and Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program to Allow 18 Detached Single-Family Residences with Related Site Improvements. Application No. 201706285; Tony Dutra (Applicant) on behalf of Dutra Enterprises (Owner).

### **RECOMMENDATION**

That the City Council adopts the attached Resolution (Attachment II), approving the Planned Development (PD) Rezone with Tentative Tract Map No. 8432 and Site Plan Review Application No. 201706285, and adopting the related Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for the proposed development.

### **SUMMARY**

The applicant is requesting approval of a Planned Development (PD) Rezone, Vesting Tentative Tract Map No. 8432, and Site Plan Review Application No. 201706285, and the adoption of a Mitigated Negative Declaration (MND) with a Mitigation and Monitoring Reporting Program (MMRP) to subdivide two existing parcels totaling 1.7 acres into 21 parcels to allow the construction of 18 single-family residences with common open space areas and a private street at 25941 Gading Road (APNs 454-0020-062-02 & 454-0020-069-00).

Per Sections 10-1.2540 and 10-1.2545 of the Hayward Municipal Code (HMC), a PD Rezone requires recommendation of approval by the Planning Commission and approval by the City Council. The Planning Commission reviewed this project application on May 10, 2018 and recommended approval of the proposed project.

An Initial Study was prepared for this project with the finding that an MND was appropriate because all potential impacts could be mitigated to a level of less than significant with the implementation of mitigation measures. A copy of the Initial Study and MND with the MMRP are included as Attachments V and VI.

## **ATTACHMENTS**

Attachment I	Staff Report
Attachment II	Resolution
Attachment III	Planning Commission Meeting Minutes
Attachment IV	Project Plans
Attachment V	Initial Study/Mitigated Negative Declaration and Appendices
Attachment VI	Mitigation Monitoring and Reporting Program
Attachment VII	MND Response to Comments Memorandum