



CITY OF HAYWARD

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

Cover Memo

File #: PH 19-087, **Version:** 1

DATE: October 29, 2019

TO: Mayor and City Council

FROM: Development Services Director

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; a Variety of Open Spaces; and Related Site Improvements Requiring Approval of a Purchase and Sale Agreement and Zone Change and Tentative Tract Map Application No. 201806355

RECOMMENDATION

That the City Council introduces the Ordinance (Attachment II) approving the Zone Change to Planned Development District and adopts the Resolution (Attachment III) approving the Vesting Tentative Map and Infill Checklist prepared for the project subject to findings and conditions contained therein; and, adopts the Resolution (Attachment IV) approving Government Code Section 52201 Summary Report and authorizing the City Manager to negotiate and execute a purchase and sale agreement with TTLIC Management, Inc. (the "Developer") for specified properties located in South Hayward near Mission Boulevard and Tennyson Road (Caltrans Parcel 2) and making specified findings in association therewith.

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 would be sited 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	Ordinance
Attachment III	Resolution Approving Zone Change and Vesting Tentative Map
Attachment IV	Resolution Related to Purchase and Sale Agreement
Attachment V	Project Plans
Attachment VI	Infill Checklist & Related Attachments
Attachment VII	Purchase and Sale Agreement Summary Report - Government Code Section 52201
Attachment VIII	Affordable Housing Plan
Attachment IX	Draft October 10, 2019 Planning Commission Minutes