



CITY OF HAYWARD

Hayward City Hall
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www.Hayward-CA.gov

Cover Memo

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DATE: February 23, 2017

TO: Planning Commission

FROM: Leigha Schmidt, AICP, Senior Planner

SUBJECT

Proposed Lincoln Landing Mixed-Use Project Comprised of 80,500 Square Feet of Ground Floor Retail Uses, 476 Multi-Family Rental Units and Related Site Improvements on an 11.5-Acre Site Located at 22301 Foothill Boulevard and 1155 Hazel Avenue (former Mervyn's Stores Headquarter's Site), Requiring Approval of Vesting Tentative Parcel Map and Site Plan Review Application No. 201501148, and Adoption of an Environmental Impact Report, Mitigation Monitoring and Reporting Program, and Statement of Overriding Considerations for Traffic-Related Impacts; Scott Athearn on behalf of Dollinger Properties/DP Ventures LLC (Applicant/Owner)

RECOMMENDATION

That the Planning Commission certifies the project Environmental Impact Report (Attachments IV and V), Related Findings of Fact and Statement of Overriding Considerations (Attachment II) and Mitigation Monitoring Program (Attachment VI); and approves the Vesting Tentative Parcel Map and Site Plan Review Application, subject to the attached Findings (Attachment II) and Conditions of Approval (Attachment III).

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Site Plan Review, Vesting Tentative Parcel Map and CEQA Findings and Statement of Overriding Conditions
Attachment III	Conditions of Approval
Attachment IV	Draft Environmental Impact Report (Appendices to Draft EIR http://www.hayward-ca.gov/content/projects-under-environmental-review-0 are available on the City's website)
Attachment V	Final Environmental Impact Report
Attachment VI	Mitigation Monitoring and Reporting Program
Attachment VII	Architectural Plans
Attachment VIII	Vesting Tentative Parcel Map and Civil Plans
Attachment IX	Fiscal and Economic Impact Analysis Prepared by EPS
Attachment X	City Council Preliminary Concept Review Meeting Minutes, December 2, 2014

Attachment XI Planning Commission Study Session Minutes, May 26, 2016
Attachment XII Parking Opinion and Analysis, Greystar and Retail West