



# CITY OF HAYWARD

Hayward City Hall  
777 B Street  
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## Cover Memo

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**File #:** PH 19-084, **Version:** 1

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**DATE:** October 29, 2019

**TO:** Mayor and City Council

**FROM:** Development Services Director

### **SUBJECT**

Proposal to Subdivide Two Existing Parcels into 17 Parcels to Allow the Construction of 12 Detached Single-Family Residences and Five Accessory Dwelling Units (ADU) with Common Open Space Areas and Related Site Improvements at 28571 & 29591 Harvey Avenue (APNs 464-0060-005-02 & 464-0060-006-00) Requiring a Vesting Tentative Tract Map, Planned Development (PD) Rezone, Site Plan Review, and Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program (MMRP). Application No. 201706649; Nuvera Homes (Applicant), Ngai Ming Wang (Owner)

### **RECOMMENDATION**

That the City Council introduces an Ordinance (Attachment II) approving the Planned Development (PD) Rezone and adopts a Resolution (Attachment III) approving Vesting Tentative Tract Map No. 8442 and Site Plan Review Application No. 201706649, and adopts the Mitigated Negative Declaration (MND) with a Mitigation Monitoring and Reporting Program (MMRP), based on the analysis set forth in this report and the attached Findings and subject to the Conditions of Approval (Attachment III).

### **SUMMARY**

The applicant is requesting approval of Vesting Tentative Tract Map No. 8442, PD Rezone and Site Plan Review Application No. 201706649, and the adoption of a Mitigated Negative Declaration (MND) with a Mitigation and Monitoring Reporting Program (MMRP) to subdivide two existing parcels totaling 1.83 acres into 17 parcels to allow the construction of 12 single-family residences with common open space areas, bio-retention ponds, and a private street at 28571/28591 Harvey Avenue. Five of the single-family residences would have attached Accessory Dwelling Units (ADU). The project site is zoned RS (Single-Family Residential) District and designated as LDR (Low Density Residential) in the *Hayward 2040 General Plan*.

As proposed, the project requires: a Planned Development rezoning to provide flexibility in the site layout and allow for exceptions to certain development standards related to lot size, lot coverage, and setbacks; requires a Vesting Tentative Tract Map and Site Plan Review; and is subject to environmental review.

### **ATTACHMENTS**

Attachment I	Staff Report
Attachment II	Ordinance
Attachment III	Resolution
Attachment IV	Initial Study (IS) - Mitigated Negative Declaration (MND)
Attachment V	Responses to Comments to Draft IS-MND
Attachment VI	Mitigation Monitoring Reporting Program (MMRP)
Attachment VII	Email from John Manrique
Attachment VIII	Project Plans
Attachment XI	Planning Commission Minutes September 12, 2019
Attachment X	City Fees