



CITY OF HAYWARD

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

Cover Memo

File #: PH 17-100, **Version:** 1

DATE: November 14, 2017

TO: Mayor and City Council

FROM: Interim Development Services Director

SUBJECT

Proposed subdivision and construction of 35 townhomes and a mixed-use building of 39 apartment units with 1,020 square feet of ground floor commercial use on a 2.7-acre project site located at 26601 Mission Boulevard (west side, north of Sorenson Road) Assessor Parcel Number (APN) 452-0036-30-05, requiring: 1) approval of an amendment to South Hayward BART/Mission Boulevard Form-Based zoning code (Article 24) to allow residential density transfer/averaging among like-zoned development sites in the Urban General transect zones T4 (17.5 DU/Acre min; to 35 DU/Acre max) and T5 (35 DU/Acre min; to 55 DU/Acre max); 2) Site Plan Review; 3) Warrants for: (a) roof pitch, (b) excess parking in the T4 zone, (c) glazing less than 30% for the first story along Mission Boulevard, and (d) parking within the Layer 2 setback area; 4) Vesting Tentative Map 8335 associated with the subdivision; and 5) Mitigated Negative Declaration. KB Home (Applicant) and DNS Capital Partners LLC/Robert Telles (Owner/Applicant). Application No. 2016-01022

RECOMMENDATION

That the City Council:

Option #1: Adopts a Resolution rejecting the Mitigated Negative Declaration and denying the proposed project with all related applications. (Attachment II)

Option #2

(1) Introduces the Ordinance amending the South Hayward BART/Mission Boulevard Form- Based zoning code (Article 24) to allow residential density transfer/averaging among like-zoned development sites in the Urban General transect zones T4 (17.5 DU/Acre min; to 35 DU/Acre max) and T5 (35 DU/Acre min; to 55 DU/Acre max) (Attachment IV); and

(2) Adopts a Resolution:

- Adopting the Mitigated Negative Declaration (MND); and
- Approves the applications for Site Plan Review; warrants for roof pitch, excess parking, glazing less than 30% for the first story along Mission Boulevard, and parking within the Layer 2 setback; and Vesting Tentative Map 8335 (subject to City Council approval of the Final Map) to subdivide

and construct 35 townhomes and a mixed-use building of 39 apartment units with 1,020 square feet of ground floor commercial use based on the analysis set forth in this report including Findings (Attachment III) subject to the revised Conditions of Approval (Attachment III - Exhibit A).

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution of Denial
Attachment III	Resolution of Approval with Exhibit A Conditions of Approval
Attachment IV	Ordinance
Attachment V	Applicant's Proposal
Attachment VI	City Council Minutes of 10-03-2017