



CITY OF HAYWARD

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

Cover Memo

File #: PH 20-001, **Version:** 1

DATE: January 9, 2020

TO: Planning Commission

FROM: Planning Manager

SUBJECT

Proposed Residential Development Consisting of Nine Detached Single-Family Homes with Six Accessory Dwelling Units on a Single Parcel Located at 25036-25096 Carlos Bee Boulevard (Assessor Parcel Number 445-0170-039-13) Requiring Approval of Zone Change and Tentative Tract Map (8473) and adoption of a Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program Application No. 201802159.

RECOMMENDATION

That the Planning Commission recommends City Council approve the proposed Zone Change and Vesting Tentative Map 8473, subject to the attached Findings (Attachment II) and Conditions of Approval (Attachment III); and, review and approve the related Initial Study/Mitigated Negative Declaration (Attachment V) prepared pursuant to the California Environmental Quality Act.

SUMMARY

The proposed development includes a Zone Change from RSB6 (Single Family Residential with a Minimum 6,000 Square Foot Lot) District to Planned Development (PD) District and approval of a Vesting Tentative Tract Map (8473) to construct nine detached single-family homes and six accessory dwelling units on a single parcel. The proposed project would be consistent with the density permitted by the applicable Low Density Residential General Plan land use designation.

The applicant is seeking PD District approval to eliminate minimum lot sizes and required side yard setbacks in order to cluster the residential development avoiding the steepest slopes along the northern property line and earthquake fault hazard area located on the western portion of the site. The proposed project includes alley loaded garages, a meandering pedestrian pathway along the development frontage, and approximately 3,200 square foot pocket park and 18 guest parking spaces in addition to two car garages for each residential unit.

ATTACHMENTS

Attachment I Staff Report

Attachment II	Findings
Attachment III	Conditions of Approval
Attachment IV	Project Plans
Attachment V	Initial Study/Mitigated Negative Declaration. All Appendices are available on the City's website: https://www.hayward-ca.gov/content/projects-under-environmental-review-0
Attachment VI	Mitigation Monitoring and Reporting Program
Attachment VII	Planning Commission Work Session Minutes, January 24, 2019