



CITY OF HAYWARD

Hayward City Hall
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Hayward, CA 94541
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Cover Memo

File #: PH 19-081, **Version:** 1

DATE: October 29, 2019

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT

Proposal to Subdivide a 0.50-Acre Site into 7 Parcels to Allow the Construction of 5 Single-Family Homes with Common Open Space and Related Site Improvements at 24763 Mohr Drive (APN 441-0077-003-04) Requiring Approval of a Tentative Tract Map, Planned Development (PD) Rezone, and Environmental Consistency Checklist. Application No. 201806740. Applicant: Jeffrey Lawrence for Nuvera Homes on Behalf of Owner: Ben Hsiao-Pang Liu

RECOMMENDATION

That the City Council introduces the attached Ordinance (Attachment II) approving the Planned Development (PD) rezone and adopts the attached Resolution (Attachment III) approving Vesting Tentative Tract Map No. 8482 and adopting the related Environmental Consistency Checklist for the proposed development.

SUMMARY

The applicant is requesting approval of Tentative Tract Map No. 8482 and Planned Development Rezone Application No. 201806740, and the adoption of an Environmental Consistency Checklist and amendments to the Official Zoning Map to construct five single-family homes with a common open space area and private street at 24763 Mohr Drive. The project site, which is 0.50 acres in size, is currently zoned RSB4 (Single Family Residential District with a minimum lot size requirement of 4,000 square feet) and designated as LMDR (Limited Medium Density Residential) in the *Hayward 2040 General Plan*.

The project requires a Tentative Tract Map to subdivide the property and zone change from RSB4 to PD, Planned Development, to allow for exceptions to the development standards for the single-family parcels to reduce the lot size, lot dimensions, lot coverage, setbacks, and driveway length. The proposed single-family lots range in size between 3,357 to 3,819 square feet.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Ordinance
Attachment III	Resolution

Attachment IV Project Plans
Attachment V Environmental Consistency Checklist
Attachment VI Draft Planning Commission Minutes - 9/26/19