



CITY OF HAYWARD

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

Cover Memo

File #: PH 22-035, **Version:** 1

DATE: June 23, 2022

TO: Planning Commission

FROM: Director of Development Services

SUBJECT

Proposed Mixed-Use Development of 314 Rental Apartments, including 19 Units Affordable to Very Low and Low-Income Households, 7,100 Square Feet of Ground Floor Retail Space, and related Site and Frontage Improvements at 22330 Main Street (APN 428-0061-061-03, 428-0061-061-04) Requiring an Addendum of a Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program and Approval of a Major Site Plan Review, Administrative Use Permit, and Density Bonus Application No. 202003725; Nick Clayton for Project Management Advisors, Inc. (Applicant); Amit Goel for Goel Hayward MF LLC (Owner).

RECOMMENDATION

That the Planning Commission adopts the Addendum to the Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program (Attachment IV) and approves the Major Site Plan Review, Administrative Use Permit, and Density Bonus Application, subject to the attached findings (Attachment II) and conditions of approval (Attachment III).

SUMMARY

The applicant is requesting approval of a Major Site Plan Review, Administrative Use Permit, and Density Bonus application to construct a development with a five-story residential building and a four-story, mixed-use building on a 3.93-acre parcel, located at the corner of McKeever Avenue, Main Street and Maple Court. The project will include 314 apartment units, 7,100 square feet of ground floor retail space, a six-level parking garage with 420-spaces, and related project amenities, including site and frontage improvements.

The project is subject to Major Site Plan Review due to the overall development area in excess of three acres, an Administrative Use Permit due to the retail space less than 10,000 square feet and is requesting one development concession and one waiver as part of the Density Bonus application. The site is located within the Urban Neighborhood (UN) and Downtown Main Street (DT-MS) zoning districts, is subject to the Downtown Specific Plan, and is designated as CC-ROC (City Center - Retail and Office Commercial) in the *Hayward 2040 General Plan*.

On June 9, 2022, the Planning Commission voted to continue this item to June 23, 2022, to allow the applicant additional time to respond to the number of public comments received on the project. The

applicant is still exploring various options and intends to provide the Commission with an update prior to or during the public meeting on June 23, 2022. Following Commission action on the continuance, staff updated two conditions of approval at the applicant's request (Condition #26 and #81) to address comments received from the Prospect Hill Neighborhood Association and staff amended a third condition (Condition #141) related to utility meters and connections. All three of these updates have been incorporated into revised Conditions of Approval (Attachment III) and all the recent public correspondence received has been added as Attachment XIV. No other changes to this report, the proposed findings (Attachment II), or the draft conditions of approval (Attachment III) have been made following the Planning Commission meeting on June 9, 2022.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Findings
Attachment III	Conditions of Approval Updated
Attachment IV	CEQA Addendum IS/MND
Attachment V	Density Bonus Application
Attachment VI	Project Plans
Attachment VII	Geotechnical Investigation and Peer Review
Attachment VIII	Arborist Report
Attachment IX	Affordable Housing Plan
Attachment X	Parking Management Plan
Attachment XI	Transportation Demand Management Plan
Attachment XII	Environmental Justice Memo
Attachment XIII	Zoning Map Exhibit
Attachment XIV	Public Correspondence