



# CITY OF HAYWARD

Hayward City Hall  
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## Cover Memo

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**File #:** PH 22-005, **Version:** 1

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**DATE:** March 24, 2022

**TO:** Planning Commission

**FROM:** Leigha Schmidt, Acting Principal Planner

### **SUBJECT**

Proposed Development of a New Residential Subdivision with 74 New Single-Family Homes and Eighteen Accessory Dwelling Units and Related Site Improvements, Including Construction of a Segment of the Foothill Trail and a New Roadway Connector From Bunker Hill Boulevard to Carlos Bee Boulevard, Requiring Approval of Zone Change and Tentative Tract Map Application No. 202003054 for Caltrans Parcel Group 5. Trumark Properties LLC (Applicant), City of Hayward (Owner).

### **RECOMMENDATION**

That the Planning Commission recommends Council approve the proposed Zone Change and Vesting Tentative Map (Tract 8637), subject to the attached Findings (Attachment II) and Conditions of Approval (Attachment III), and consistent with the Addendum prepared for the Parcel Group 5 Master Development Plan.

### **SUMMARY**

The proposed project includes a Zone Change from Residential Natural Preserve District and Open Space District to Planned Development (PD) District on an approximately 37.75-acre former Caltrans 238 site (Parcel Group 5), to allow for development of a new 74-lot residential subdivision with eighteen accessory dwelling units deed restricted for very low income households, consistent with the adopted Parcel Group 5 Master Development Plan, the Request for Proposals issued for the subject property, and the Surplus Land Act.

The proposed PD District would allow for flexible development standards related to lot size, setbacks and building height to cluster the residential development on the flattest portions of the site and to retain approximately half of the most environmentally sensitive areas of the site as open space. The proposed development also includes construction of approximately 3,000 lineal feet of the Foothill Trail along the eastern project boundary and a new roadway connector that would run northeasterly from Bunker Hill Boulevard to Carlos Bee Boulevard. Portions of the Foothill Trail and the roadway connector would be located on an easement on California State University East Bay (CSUEB)-owned property.

The proposed project is subject to approval of a Disposition and Development Agreement (DDA) between the City and the applicant, Trumark Properties. The Council will consider the terms of the DDA in conjunction with the proposed development project at a public hearing tentatively slated for April 19,

2022.

## ATTACHMENTS

Attachment I	Staff Report
Attachment II	Findings
Attachment III	Conditions of Approval
Attachment IV	Tentative Tract Map Plans
Attachment V	Planned Development Plans
Attachment VI	Architectural Plans
Attachment VII	Landscape Plans
Attachment VIII	Alternative Affordable Housing Plan
Attachment IX	Parcel Group 5 Master Development Plan Addendum
Attachment X	CEQA Addendum Memo Prepared by LSA
Attachment XI	Local Transportation Impact Analysis Prepared by Kittleson & Associates
Attachment XII	Technical Memo on the New Bunker Hill/Carlos Bee Connector Prepared by Kittleson & Associates