



CITY OF HAYWARD

Hayward City Hall
777 B Street
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Cover Memo

File #: RPT 22-036, **Version:** 1

DATE: May 26, 2022

TO: Council Economic Development Committee

FROM: Assistant City Manager/Development Services Director

SUBJECT

Preliminary Concept Review: Main & B Mixed-Use Development at 966 B Street

RECOMMENDATION

That the Council Economic Development Committee (CEDC) reviews the report and provides feedback on the project proposal to the developers at the May 26, 2022 CEDC meeting.

SUMMARY

The project developers, business partners Dave Waite, Mike Nelson and Chris Music, are proposing to redevelop the property at the northwest corner of the intersection of B Street and Main Street in downtown Hayward with a new six-story mixed-use development. The project would feature 1,200 square feet of commercial space, a residential lobby and a parking garage with subterranean automated stacked parking on the ground floor, and five floors of residential apartments above. The building would contain 30 apartments, with 10 one-bedroom units and 20 two-bedroom units. The current zoning and General Plan land use designations for the property allow for the development of up to 20 units. The developers are proposing to provide 15% of those 20 units (or 3 total units) as affordable to very low-income households. Therefore, the project is entitled to a 50% density bonus under State Density Bonus Law, which would allow for up to 10 additional units, or 30 total units (3 affordable units for very low-income households and 27 market-rate units).

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Developer's Presentation