



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

File #: PH 17-098, **Version:** 1

DATE: November 9, 2017

TO: Planning Commission

FROM: Planning Manager

SUBJECT

Mission Seniors Residential Development. Proposed Vesting Tentative Map No. 8394, Site Plan Review with Grading Permit, Warrants and an Exception of the South Hayward BART/Mission Boulevard Form Based Code, Environmental Review, and Zoning Text Map Amendment of the South Hayward BART/Mission Boulevard Form Based Code Application No. 201700782 to allow 200 market-rate, senior condominium units and three (3) single-family detached residences.

RECOMMENDATION

That the Planning Commission recommends approval to the City Council of the Mission Seniors project, including the amendment to the South Hayward BART/Mission Boulevard Form-Based Code (Article 24) to remove the New Thoroughfare roadway designation from the project site; application for Site Plan Review with Grading Permit for the project; two Warrants from the Form Based Code for the subdivision lot size standards, an Exception from the Form Based Code for the number of principal buildings on one lot and the primary building entrance locations; and a Vesting Tentative Map 8394 (subject to City Council approval of the Final Map) to build 200 condominium units for a senior residential development and three single-family detached dwelling units subject to the attached Findings (Attachment V) and Conditions of Approval (Attachment VI).

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Zoning and Area Map
Attachment III	Project Plans
Attachment IV	CEQA Infill Checklist
Attachment V	Findings
Attachment VI	Conditions of Approval
Attachment VII	Zoning Text Map Amendment Exhibits
Attachment VIII	Parkland In-Lieu Fee Credit Exhibit

