



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

File #: PH 19-050, **Version:** 1

DATE: May 28, 2019

TO: Mayor and City Council

FROM: Director of Development Services

SUBJECT

Proposal to Subdivide an Existing 8.88 Acre Parcel into 22 Parcels to Allow the Construction of 19 Single-Family Residences with Common Open Space Areas and Related Site Improvements at 29080 Fairview Avenue (APN 085A-6428-002-00) by Erik Hayden of Hayden Land Company, LLC (Applicant) on Behalf of Carrie Aitken (Owner) Requiring a Tentative Tract Map, Planned Development (PD) Rezone, and Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program (MMRP) Application No. 201603891

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. 8353 and adopting the related Mitigated Negative Declaration (MND) with a Mitigation Monitoring and Reporting Program (MMRP) for the proposed development.

SUMMARY

The applicant is requesting approval of Tentative Tract Map No. 8353, Planned Development Rezone (Application No. 201603891), and the adoption of a Mitigated Negative Declaration (MND) with a Mitigation and Monitoring Reporting Program (MMRP) and amendments to the Official Zoning Map to reflect the new land use designation being proposed by the project, which would subdivide a 8.88-acre parcel into 22 parcels to allow the construction of 19 single-family homes with common open space areas and private streets located off Carden Lane with a physical address of 29080 Fairview Avenue. The project site is currently zoned AB106A (Agriculture & Combining District B) District and is designated SDR (Suburban Density Residential) in the *Hayward 2040 General Plan*. The project site is subject to the *Walpert Ridge Specific Plan* and the Hillside Urban/Wildland Interface Guidelines that establish policy guidelines and development standards for hillside development.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Ordinance
Attachment III	Resolution

Attachment IV	Project Plans
Attachment V	Conceptual Architecture
Attachment VI	Initial Study & Mitigated Negative Declaration
Attachment VII	Mitigation Monitoring & Reporting Program
Attachment VIII	Responses to Comments
Attachment IX	Applicant's Statement of Justification
Attachment X	May 9, 2019 Draft Planning Commission Meeting Minutes