



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

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DATE: April 26, 2018

TO: Planning Commission

FROM: Planning Manager

SUBJECT

Proposed Development of Mixed Use Project Consisting of 472 Multi-Family Residential Units; 20,000 Square Feet of Commercial Space; 2.4 acres of Parkland and Trails; and, Related Site Improvements for Sohay Located on Scattered Sites in South Hayward Requiring Approval of General Plan Amendment, Zone Change and Tentative Tract Map Application No. 201704129, and Approval of a Mitigated Negative Declaration with Mitigation and Monitoring Plan; Applicant: William Lyon Homes, Inc.; Owners: City of Hayward, Hayward Area Recreation and Park District (HARD), Alameda County Flood Control District (ACFCD), and Bay Area Rapid Transit (BART).

RECOMMENDATION

That the Planning Commission recommends the City Council approve the proposed General Plan Amendment, Zone Change and Vesting Tentative Map, and approve the Initial Study and Mitigated Negative Declaration (Attachment VIII) prepared for the project, subject to the attached Findings (Attachment II) and Conditions of Approval (Attachment III).

SUMMARY

The proposed project will result in development of approximately 25 acres of underutilized and mainly vacant land into a mixed-use, transit oriented neighborhood composed of 472 mixed income, multi-family rental and for-sale townhouse units in varying sizes and configurations, and approximately 20,000 square feet of ground floor retail within approximately one-half mile of the South Hayward BART Station. The proposed development would be connected through a series of trails, pedestrian paseos and sidewalks, and bicycle paths to ensure safe access for all modes of transportation. A series of open space nodes, commercial courtyards, street furniture and decorative paving would tie the areas together and provide a cohesive identity for the large-scale development. Proposed conditions of approval would require implementation of Transportation Demand Management Measures, installation of additional bicycle parking and construction of off-site improvements to support the multi-modal access envisioned in the plan.

The proposed project is the subject of a Purchase and Sale Agreement between the City and the applicant, William Lyon Homes, for the sale and disposition of former Caltrans-owned properties along the Mission Boulevard corridor. Three additional parcels included in the project area would require a land swap

between the City and Hayward Area Recreation and Park District (HARD), and purchase of property from BART and Alameda County Flood Control District (ACFCD), all of which would be conveyed to the developer. If the land swap and sales are approved by the respective agencies, the proposed development would result in the relocation and expansion of the existing, one-acre Valle Vista Park to a new, approximately 1.89-acre, amenity-rich, linear park that would run along and over the existing ACFCD-owned channel. The new park would be constructed by the developer and dedicated to HARD for public use.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Findings
Attachment III	Proposed Conditions of Approval
Attachment IV	Architectural and Tentative Map Plans
Attachment V	List of Properties, APNs and Owners
Attachment VI	General Plan Amendment Figure
Attachment VII	Zone Change Amendment Figure
Attachment VIII	Initial Study/Mitigated Negative Declaration - Appendices available online <https://www.hayward-ca.gov/content/projects-under-environmental-review-0>
Attachment IX	Proposed Affordable Housing Plan