



# CITY OF HAYWARD

Hayward City Hall  
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## Cover Memo

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**File #:** PH 20-060, **Version:** 1

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**DATE:** September 15, 2020

**TO:** Mayor and City Council

**FROM:** Development Services Director

### **SUBJECT**

Mission Crossing Project: Consider a Resolution Amending Conditions of Approval Associated with the Mission Crossings Project Which Involves Construction of 140 three-story Condominiums, a 93-room Hotel, and 7,225 Square Feet of Community-Serving Retail Located at 25501 Mission Boulevard and Berry Avenue, MLC, Holdings (Applicant) Meritage Homes and Manchester Hotels, Inc. (Property Owners)

### **RECOMMENDATION**

That the Council considers the request from MLC Holdings and considers adoption of a resolution (Attachment II) memorializing a change to the project conditions of approval related to construction phasing due to the impacts of COVID-19 and provide direction to the applicant and staff as to next steps.

### **SUMMARY**

The Mission Crossings project was approved in May 2017 and shortly thereafter the applicant and ownership began moving toward obtaining construction permits to complete the project. While the entire site has been graded and prepped for construction, the only vertical construction that has moved forward to date is construction of the residential units and the common open space/garden area. Per a condition of approval related to construction phasing, the residential component is tied to eventual construction of the hotel and commercial component. Unforeseen to the developer at the time of approval, and due to economic factors stemming from COVID-19, circumstances have made the construction of the hotel and retail infeasible at this time. This leaves many partially constructed residential units and an active partially completed construction site. The applicant is seeking relief from that phasing condition in exchange for exploring options, whether interim or permanent, to activate the project frontage along Mission Boulevard.

**ATTACHMENTS**

Attachment I: Staff Report  
Attachment II: Resolution  
Attachment III: Applicant's Request  
Attachment IV: Hotel Market Articles