



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

File #: PH 18-035, **Version:** 1

DATE: May 8, 2018

TO: Mayor and City Council

FROM: Interim Development Services Director Bristow

SUBJECT

Introduction of an Ordinance and Resolution to Approve General Plan Amendment, Rezoning and Tentative Map and Related Environmental Review for Sohay Mixed Use Development (Application No. 201704129) on Various Parcels Located on the Northwestern Corner of Mission Boulevard and Industrial Parkway

RECOMMENDATION

That the City Council introduce the Ordinance (Attachment II) approving the Zone Change to Planned Development District and adopt the Resolution (Attachment III) approving the General Plan Amendment, Vesting Tentative Map, Initial Study/Mitigated Negative Declaration (Attachment VIII) and Mitigation and Monitoring Plan (Attachment IX) prepared for the project.

SUMMARY

The proposed project will result in development of approximately 25 acres of underutilized and mainly vacant land located within approximately one-half mile of the South Hayward BART Station into a mixed-use, transit oriented neighborhood composed of 472 mixed-income, multi-family rental and for-sale townhome-style units, and approximately 20,000 square feet of ground floor retail. The proposed development would be connected through a series of trails, paseos, sidewalks and bicycle paths. 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 for the mixed-use buildings, construction of off-site improvements to support the multi-modal access, and installation of common open space to serve the residents of the mixed-use buildings.

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	Ordinance
Attachment III	Resolution
Attachment IV	Project Plans, also available at https://bit.ly/2I6XpTa
Attachment V	Map and 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 at https://bit.ly/211bYVW
Attachment IX	Mitigation Monitoring and Reporting Program
Attachment X	Affordable Housing Plan
Attachment XI	Draft April 26, 2018 Planning Commission Minutes