



# CITY OF HAYWARD

Hayward City Hall  
777 B Street  
Hayward, CA 94541  
www.Hayward-CA.gov

## Cover Memo

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**File #:** PH 17-045, **Version:** 1

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**DATE:** May 9, 2017

**TO:** Mayor and City Council

**FROM:** Development Services Director

### **SUBJECT**

Proposed subdivision and construction of 140 three-story condominiums of a townhome design, a 93-room hotel, and 7,225 square feet of community-serving retail use on a 9.72-acre site located at 25501 & 25551 Mission Boulevard and 671 Berry Avenue; requiring: 1) a Zone Change on a 1.9-acre portion of the project site from T4-2 Urban General Zone with a Commercial Overlay Zone 1 to T4-2 with a Commercial Overlay Zone 2; 2) Site Plan Review; 3) Conditional Use Permit to Allow Ground-Floor Residential Units; 4) Administrative Use Permit to Allow a Hotel; 5) Warrant to Allow Number of Parking Spaces to Exceed Standards; 6) Vesting Tentative Tract Map 8345 Associated with the Subdivision; and 7) an Addendum to the Mission Boulevard Corridor Specific Plan Area Environmental Impact Report (EIR). MLC Holdings, Inc. (Applicant) Auto Mission, Ltd. and Charles L. Pifer (Property Owners).

### **RECOMMENDATION**

That the City Council adopts the attached resolution (Attachment II) adopting an Addendum to the Hayward Mission Boulevard Corridor Specific Plan Environmental Impact Report (SCH 2011042076) and conditionally approving the Site Plan Review, Conditional Use Permit, Administrative Use Permit, Warrant, and Vesting Tentative Tract Map 8345 (Mission Crossings) applications, subject to the findings and recommended conditions of approval in the attached resolution; and introduces the attached ordinance (Attachment III), approving the Zone Change to the Hayward Mission Boulevard Corridor Specific Plan and Form-Based Code.

### **ATTACHMENTS**

Attachment I	Staff Report
Attachment II	Draft Resolution with Findings and attached Conditions of Approval (Exhibit A)
Attachment II, Exhibit B	EIR Addendum
Attachment III	Draft Ordinance
Attachment IV	Project Plans
Attachment V	Draft Planning Commission Meeting Minutes of April 27, 2017
Attachment VI	EPS Economic and Fiscal Impact Study (April 11, 2017)
Attachment VII	EPS Hotel Market Review (April 14, 2017)
Attachment VIII	Communications in Support of the Project
Attachment IX	Communications in Opposition to the Project

Attachment X

Responses to Mr. Anthony Varni CEQA Comments