



# CITY OF HAYWARD

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

## Cover Memo

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**File #:** PH 17-029, **Version:** 1

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**DATE:** April 25, 2017

**TO:** Mayor and City Council

**FROM:** Development Services Director

### **SUBJECT**

Appeal by M. R. Wolfe & Associates on behalf of Desirae Schmidt, of the Planning Commission's February 23, 2017 Approval of the Lincoln Landing Mixed-Use Project and Certification of the Related Environmental Impact Report, Mitigation Monitoring and Reporting Program, and Statement of Overriding Considerations for Traffic-Related Impacts. The Lincoln Landing Project is Comprised of 80,500 Square Feet of Ground Floor Retail Uses, 476 Multi-Family Rental Units and Related Site Improvements on an 11.5-Acre Site Located at 22301 Foothill Boulevard and 1155 Hazel Avenue; Vesting Tentative Parcel Map and Site Plan Review Application No. 2015001148; Scott Athearn on behalf of Dollinger Properties/DP Ventures LLC (Applicant/Owner).

### **RECOMMENDATION**

That the City Council denies the appeal and approves the project, subject to findings and recommended conditions of approval in the attached Resolution; and certifies the project Environmental Impact Report Related and Findings of Fact and Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program (Attachments II through V).

### **ATTACHMENTS**

Attachment I	Staff Report
Attachment II	Resolution
Attachment III	Draft Environmental Impact Report (Appendices are available <a href="http://www.hayward-ca.gov/content/projects-under-environmental-review-0">online &lt;http://www.hayward-ca.gov/content/projects-under-environmental-review-0&gt;</a> ).
Attachment IV	Final Environmental Impact Report
Attachment V	Mitigation Monitoring and Reporting Program
Attachment VI	MR Wolfe Appeal and Responses
Attachment VII	Architectural Plans
Attachment VIII	Civil Plans
Attachment IX	Comments from the Hayward Area Planning Association, Submitted Following Planning Commission Appeal
Attachment X	Fiscal and Economic Impact Analysis by EPS, September 12, 2016
Attachment XI	City Council Concept Review Minutes, December 2, 2014

Attachment XII	Planning Commission Work Session Minutes, May 26, 2016
Attachment XIII	Planning Commission Public Hearing Minutes, February 23, 2017
Attachment XIV	RetailWest Letter Regarding Café, March 23, 2017
Attachment XV	TJKM Traffic Analysis Addendum, April 12, 2017
Attachment XVI	Lincoln Landing Urban Decay Analysis, EPS, April 12, 2017
Attachment XVII	Hazel Avenue Detail