



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
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Cover Memo

File #: PH 17-083, **Version:** 1

DATE: September 14, 2017

TO: Planning Commission

FROM: Planning Manager

SUBJECT

Haymont Townhomes and Apartment Mixed-Use Project - Proposed subdivision and construction of 35 townhomes and a mixed-use building of 39 apartment units with 1,020 square feet of ground floor commercial use on a 2.7-acre project site located at 26601 Mission Boulevard (west side, north of Sorenson Road) Assessor Parcel Number (APN) 452-0036-30-05, requiring approval of an amendment to South Hayward BART/Mission Boulevard Form-Based zoning code (Article 24) to allow residential density transfer/averaging among like-zoned development sites in the Urban General transect zones T4 (17.5 DU/Acre min; to 35 DU/Acre max) and T5 (35 DU/Acre min; to 55 DU/Acre max); Site Plan Review; Warrants for: (1) roof pitch, (2) excess parking in the T4 zone, (3) glazing less than 30% for the first story along Mission Boulevard, and (4) parking within the Layer 2 setback area; and Vesting Tentative Map 8335. Application No. 201601022. Mitigated Negative Declaration. KB Home (Applicant) and DNS Capital Partners LLC/Robert Telles (Owner/Applicant).

RECOMMENDATION

That the Planning Commission recommends approval to the City Council of the proposed project, including the adoption of a Mitigated Negative Declaration (MND), amendment to the South Hayward BART/Mission Boulevard Form-Based zoning code (Article 24) to allow residential density transfer/averaging among like-zoned development sites in the Urban General transect zones T4 (17.5 DU/Acre min; to 35 DU/Acre max) and T5 (35 DU/Acre min; to 55 DU/Acre max); applications for Site Plan Review; Warrants for roof pitch, excess parking, glazing less than 30% for the first story along Mission Boulevard, and parking within the Layer 2 setback; and Vesting Tentative Map 8335 (subject to City Council approval of the Final Map) to build 35 townhomes and a mixed-use building of 39 apartment units with 1,020 square feet of ground floor commercial use based on the analysis set forth in this report and the attached Findings (Attachment III) subject to the Conditions of Approval (Attachment II).

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Conditions of Approval
Attachment III	Findings
Attachment IV	Area & Zoning Map

Attachment V Project Plans
Attachment VI MND, MMRP, and Appendices
Attachment VII Ordinance