



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

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DATE: October 10, 2019

TO: Planning Commission

FROM: Planning Manager

SUBJECT

Proposed Mixed-Use, Transit-Oriented Development with 140 Affordable Housing Units, a 2,700 Square-Foot Day Care Center, and 1,800 Square-Feet of Ground Floor Commercial Space on a Vacant 2.21-Acre Site Located at 29497, 29547, and 29553 Mission Boulevard, Assessor Parcel Nos. 078C-0438-013-06, 078C-0438-014-00, and 078C-0438-015-02 Requiring Site Plan Review and Density Bonus Application 201806620 and the Adoption of a California Environmental Quality Act Infill Checklist. Meta Housing Corporation (Applicant/Property Owner)

RECOMMENDATION

That the Planning Commission approve the Site Plan Review and Density Bonus application based on the analysis set forth in this report and the required Findings (Attachment II), and subject to the Conditions of Approval (Attachment III); and adopt the Infill Checklist (Attachment V) prepared pursuant to the California Environmental Quality Act (CEQA).

SUMMARY

Meta Housing Corporation is requesting approval of a Site Plan Review (SPR) and Density Bonus application to develop a five-story, mixed-use transit-oriented development on a vacant 2.21-acre infill site located approximately one-half mile from the South Hayward BART Station. The Transit-Oriented Development (TOD) will include 140 rental units of affordable housing for families, a 2,700 square-foot daycare center, and an 1,800 square-foot commercial retail space. Pursuant to State Density Bonus law, the applicant is requesting an increase in density and that two (2) concessions/incentives be granted with respect to modifying building disposition requirements (setbacks) and removing a required, new thoroughfare along the rear of the project site. The project site is located within the Urban Center Zone (S-T5) of the South Hayward BART Form Based Code area with a Sustainable Mixed Use (SMU) land use designation in the *Hayward 2040 General Plan*.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Findings for Approval
Attachment III	Conditions of Approval

Attachment IV Project Plans
Attachment V CEQA Infill Checklist
Attachment VI Affordable Housing Unit Plan