



CITY OF HAYWARD

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

File #: PH 20-006, **Version:** 1

DATE: February 4, 2020

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT

25036-25096 Carlos Bee Blvd Housing Development: Approve Proposed Residential Development Consisting of Nine Detached Single-Family Homes and Six Accessory Dwelling Units on a Single Parcel Located at 25036-25096 Carlos Bee Boulevard (Assessor Parcel Number 445-0170-039-13) Requiring Approval of Zone Change to Planned Development and Vesting Tentative Map (8473) Application No. 201802159, and Related Initial Study and Mitigated Negative Declaration; Kodama Diseno Architects/Zalman Investments LLC (Applicant/Owner)

RECOMMENDATION

That the City Council introduces an Ordinance (Attachment II) approving the Zone Change to Planned Development District and adopts a Resolution (Attachment III) approving the Vesting Tentative Map (8473) and the Initial Study and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project (Attachments V and VI), subject to findings and conditions of approval.

SUMMARY

The proposed development includes a Zone Change from RSB6 (Single Family Residential with a Minimum 6,000 Square Foot Lot) District to Planned Development (PD) District and approval of a Vesting Tentative Tract Map (8473) to construct nine detached single-family homes and six accessory dwelling units on a single parcel. The proposed project would be consistent with the density permitted by the applicable Low Density Residential General Plan land use designation.

The applicant is seeking PD District approval to eliminate minimum lot sizes and required side yard setbacks in order to cluster the residential development to avoid the steepest slopes along the northern property line and the earthquake fault hazard area located on the western portion of the site. The proposed project includes alley loaded garages, a meandering pedestrian pathway along the development frontage, and an approximately 3,200 square foot pocket park and 18 guest parking spaces in addition to two car garages for each residential unit.

ATTACHMENTS

Attachment I Staff Report
Attachment II Ordinance
Attachment III Resolution
Attachment IV Project Plans
Attachment V Initial Study

<https://www.hayward-ca.gov/sites/default/files/Carlos%20Bee%20Final%20IS%2012.06.19%20wo%20appendices.pdf>

Attachment VI Mitigation Monitoring and Reporting Program
Attachment VII Initial Study - Public Comment Letters
Attachment VIII Draft Planning Commission Minutes, January 9, 2020