



CITY OF HAYWARD

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

File #: PH 18-084, **Version:** 1

DATE: November 13, 2018

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT

Proposal to Construct Eight (8) Attached Townhouse Condominium Units and Related Site Improvements at 420 Smalley Avenue (APN 431-0008-020-00) by GKW Architects (Applicant) on behalf of Tommy Tam (Owner), Requiring Introduction of an Ordinance and Adoption of a Resolution to Approve a Vesting Tentative Tract Map, Planned Development (PD) Rezone, and Site Plan Review, and Adopt a California Environmental Quality Act (CEQA) Infill Checklist. Application No. 201704262

RECOMMENDATION

That the City Council introduces the attached Ordinance (Attachment II) approving the Planned Development (PD) Rezone and adopts the attached Resolution (Attachment III) approving Tentative Tract Map No. 8429 and Site Plan Review Application No. 201704262 and adopting the related California Environmental Quality Act (CEQA) Infill Checklist for the proposed development.

SUMMARY

The applicant is requesting approval of Vesting Tentative Tract Map No. 8429, PD Rezone and Site Plan Review Application No. 201704262, and the adoption of a CEQA Infill Checklist to construct eight attached townhouse condominium units, with a common open space area and related on and off-site improvements at 420 Smalley Avenue. The project site, which is 0.47 acres in size, is currently zoned RM (Medium Density Residential) District and designated as MDR (Medium Density Residential) in the *Hayward 2040 General Plan*. The existing single-family home and detached garage will be demolished.

The project requires a Zone Change from the RM District to a new PD District, a Vesting Tentative Tract Map to subdivide the property for townhouse condominium units, and Site Plan Review for development of the site. The project is also subject to environmental review. Staff has outlined the project details and analysis in this report.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Ordinance
Attachment III	Resolution

Attachment IV	Project Plans
Attachment V	Rezoning Exhibit
Attachment VI	Draft Planning Commission Meeting Minutes of 10/25/2018
Attachment VII	CEQA Infill Checklist
Attachment VIII	One-Time Impact Fees