



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

File #: PH 18-044, **Version:** 1

DATE: June 19, 2018

TO: Mayor and City Council

FROM: Interim Development Services Director Bristow

SUBJECT

Proposed Development of a 13 Lot Subdivision at 24765 Hesperian Boulevard Applicant/Owner: Three Cedars, LLC Requiring Introduction of an Ordinance and Resolution to Approve Zone Change and Tentative Map (8359), and Related Environmental Review (Application No. 201605551)

That the City Council introduces the Ordinance (Attachment II) approving the Zone Change to Planned Development District and adopts the Resolution (Attachment III) approving the Vesting Tentative Map (8359) and Initial Study/Mitigated Negative Declaration (Attachment V) and Mitigation and Monitoring Plan (Attachment VI), prepared for the project.

SUMMARY

The proposed project would result in development of a 13-lot subdivision on an approximately 1.8-acre infill site located at 24765 Hesperian Boulevard. The applicant is seeking approval of a Zone Change to Planned Development District to allow for smaller lots and more flexible development standards than are permitted under the applicable RS (Single Family Residential) District; however, the proposed density would be within the applicable Low Density Residential General Plan land use designation. The project site is located within the boundaries of the Airport Overlay Zone where the maximum density standard is set by the City's General Plan.

The proposed two-story single-family homes would range from 2,240 to 2,550 square feet, and at least six of the proposed homes would include an approximately 350 square foot Accessory Dwelling Unit (ADU) integrated into the floor plan to provide additional rental housing near Chabot College.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Ordinance
Attachment III	Resolution
Attachment IV	Project Plans
Attachment V	Initial Study and Mitigated Negative Declaration. Appendices available online at https://bit.ly/211bYVW
Attachment VI	Mitigation Monitoring and Reporting Program

Attachment VII May 24, 2018 Planning Commission Meeting Minutes
Attachment VIII Correspondence Received on the Project and Initial Study