



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

Cover Memo

File #: PH 17-070, **Version:** 1

DATE: July 13, 2017

TO: Planning Commission

FROM: Planning Manager

SUBJECT

Proposed Site Plan Review and Vesting Tentative Map 8278 for the construction and subdivision of a 5-story structure containing 57 two and three bedroom stacked flat residential condominium units, 2,298 square feet of ground floor commercial area (2 commercial condominiums), and ground level parking (covered and open) on a 40,508 square foot (.93 acre) project site is located at 22634 & 22648 2nd Street (northeast corner of 2nd Street and "C" Street) in the Central City area of the City of Hayward. Assessor Parcel Number (APN) 427-16-50-04. Guru Thalapeneni (Owner/Applicant).

RECOMMENDATION

Staff recommends approval of the proposed project, including applications for Site Plan Review and Vesting Tentative Map 8278 (subject to City Council approval of the Final Map) to construct a 5-story structure containing 57 two and three bedroom stacked flat residential condominium units, 2,298 square feet of ground floor commercial area (2 commercial condominiums), and ground level parking (covered and open) subject to the findings in this report and attached Conditions of Approval (Attachment III).

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Area and Zoning Map
Attachment III	Conditions of Approval
Attachment IV	Project Plans