



CITY OF HAYWARD

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

Cover Memo

File #: PH 18-003, **Version:** 1

DATE: January 25, 2018

TO: Planning Commission

FROM: Planning Manager

SUBJECT

Proposed Vesting Tentative Parcel Map, Site Plan Review and Environmental Review to merge 11 parcels and construct a 507,500-square-foot industrial building at 2655-2893 West Winton Avenue (APNs 438-0030-001-04, 438-0030-001-06, 438-0030-001-08, 438-0030-006-00, 438-0030-008-02, 438-0030-009-02, 438-0030-013-01, 438-0030-013-02, 438-0030-014-00, 438-0030-015-00, & 438-0101-020-01). Application No. 201702969; Paceline Investors (Applicant) on behalf of Industrial Property Trust (Owner).

RECOMMENDATION

That the Planning Commission approve Vesting Tentative Parcel Map No. 10733, Site Plan Review Application No. 201702969 and adopt a Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program (SCH#2017122045), based on the analysis set forth in this report and the attached Findings (Attachment II), and subject to the Conditions of Approval (Attachment III).

ATTACHMENTS

Attachment I:	Staff Report
Attachment II:	Findings
Attachment III:	Conditions of Approval
Attachment IV:	Location/Area Map
Attachment V:	Project Plans
Attachment VI:	Colored Elevations and Color/Material Board
Attachment VII:	Photo Simulations
Attachment VIII:	Initial Study/Mitigated Negative Declaration and Appendices
Attachment IX:	Mitigation Monitoring and Reporting Program
Attachment X:	MND Response to Comments Memorandum