



CITY OF HAYWARD

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Cover Memo

File #: RPT 18-181, **Version:** 1

DATE: October 29, 2018

TO: Council Economic Development Committee

FROM: Director of Development Services

SUBJECT

Conditions of Approval - Mixed Use and Affordable Housing Projects

RECOMMENDATION

That the Council Economic Development Committee (CEDC) reviews and provides feedback on the draft standard conditions of approval related to the phasing of mixed-use projects and affordable housing.

SUMMARY

The Development Services Department - Planning Division is currently evaluating and updating standard conditions of approval as part of ongoing process improvements related to the City's development review process. Several of these conditions refer to: the phasing and construction of commercial uses for mixed-use projects; the phasing and construction of open space and community benefits for planned developments; and the options available to applicants for compliance with the Affordable Housing Ordinance. Staff is requesting feedback and input from the CEDC prior to finalizing these conditions, which would be added to mixed-use, planned development and affordable housing projects.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Draft Conditions of Approval