



# CITY OF HAYWARD

Hayward City Hall  
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## Cover Memo

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**File #:** WS 19-007, **Version:** 1

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**DATE:** January 24, 2019

**TO:** Planning Commission

**FROM:** Planning Manager

### **SUBJECT**

Preliminary Review of a Zone Change to Planned Development District and a Vesting Tentative Tract Map to Construct a 14-unit Subdivision on an Approximate 1.64-acre Vacant Lot Located at 25036 to 25096 Carlos Bee Boulevard. Application No. 201802159; Kodama Diseno Architects (Applicant) on behalf of Zoreh Gharaati (Owner).

### **RECOMMENDATION**

That the Planning Commission review and provide feedback to the applicant and staff on the proposed Zone Change Application No. 201802159, subject to the information provided in this report and attached plans.

### **SUMMARY**

This is a Work Session to provide the Planning Commission and members of the public an opportunity to review the proposed residential development on a currently vacant site along Carlos Bee Boulevard. The proposed development includes a Zone Change from RSB6 (Single Family Residential with a Minimum 6,000 Square Foot Lot) District to Planned Development (PD) District allow for construction of 14 detached single-family homes on a single parcel in order to cluster development to avoid the steepest slopes on the site, to avoid earthquake fault hazard areas, and to maximize density on the site.

No formal action is being requested at this time and the Commission will have another opportunity to consider the project at a future date once the application and environmental analysis is complete. The Commission is an advisory body and will make a recommendation on the project to the City Council at a future date.

### **ATTACHMENTS**

Attachment I	Staff Report
Attachment II	Project Plans
Attachment III	Fault Hazards Report

