



# CITY OF HAYWARD

Hayward City Hall  
777 B Street  
Hayward, CA 94541  
[www.Hayward-CA.gov](http://www.Hayward-CA.gov)

## Cover Memo

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**File #:** PH 19-023, **Version:** 1

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**DATE:** March 28, 2019

**TO:** Planning Commission

**FROM:** Planning Manager

**SUBJECT**

Proposal to Subdivide a 1.21-Acre Site into 19 Parcels to Allow the Construction of 14 Townhomes with Common Open Space Areas and Related Site Improvements at 28538 Huntwood Avenue (APN 465-0025-005-03) by Applicant: James Chao on behalf of Owner: Zhong Yin Liu, Requiring Approval of a Vesting Tentative Tract Map and Site Plan Review. Application No. 201705535.

**RECOMMENDATION**

That the Planning Commission approve Vesting Tentative Tract Map No. 8456 and Site Plan Review Application No. 201705535, 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	Project Plans
Attachment V	Color/Material Board (will be uploaded once I have it)
Attachment VI	Arborist Report