



# CITY OF HAYWARD

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

## Cover Memo

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**File #:** PH 19-043, **Version:** 1

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**DATE:** May 9, 2019

**TO:** Planning Commission

**FROM:** Planning Manager

### **SUBJECT**

Proposal to subdivide an existing 8.88 acre parcel into 22 parcels to allow the construction of 19 single-family residences with common open space areas and related site improvements at 29080 Fairway Avenue (APN 085A-6428-002-00) by Erik Hayden of Hayden Land Company, LLC (Applicant) on behalf of Carrie Aitken (Owner) Requiring a Tentative Tract Map, Planned Development (PD) Rezone, and Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program (MMRP) Application No. 201603891.

### **RECOMMENDATION**

That the Planning Commission recommend approval of Tentative Tract Map No. 8353, the PD Rezone Application No. 201603891, and adoption of a Mitigated Negative Declaration (MND) with a Mitigation Monitoring and Reporting Program (MMRP) to the City Council and recommend adoption of a proposed map amendment of the Official Zoning Map of the City of Hayward for certain properties, based on the analysis set forth in this report and the attached Findings (Attachment II) and subject to the Conditions of Approval (Attachment III).

### **SUMMARY**

The applicant is requesting approval of Tentative Tract Map No. 8353, Planned Development Rezone (Application No. 201603891), and the adoption of a Mitigated Negative Declaration (MND) with a Mitigation and Monitoring Reporting Program (MMRP) and amendments to the Official Zoning Map to reflect new land use designation being proposed by the project, which would subdivide an 8.88-acre parcel into 22 parcels to allow the construction of 19 single-family homes with common open space areas and private streets located off Carden Lane and has a physical address of 29080 Fairview Avenue. The project site is currently zoned AB106A (Agriculture & Combining District B) District and is designated SDR (Suburban Density Residential) in the *Hayward 2040 General Plan*. The project site is subject to the *Walpert Ridge Specific Plan* and the Hillside Urban/Wildland Interface Guidelines to establish policy guidelines and development standards for hillside development.

### **ATTACHMENTS**

Attachment I      Staff Report

Attachment II	Findings
Attachment III	Conditions of Approval
Attachment IV	Project Plans
Attachment V	Conceptual Architecture
Attachment VI	Initial Study & Mitigated Negative Declaration
Attachment VII	Mitigation Monitoring & Reporting Program
Attachment VIII	Responses to Comments
Attachment IX	Applicant's Statement of Justification