



CITY OF HAYWARD

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

Cover Memo

File #: PH 19-047, **Version:** 1

DATE: May 23, 2019

TO: Planning Commission

FROM: Planning Manager

SUBJECT

Proposed multi-family residential development of 40 townhouse style condominium units and related site improvements at 623- 675 Jackson Street (Assessor Parcel Nos. 444-0027-005-02, 444-0027-004-03, 444-0027-005-02 444-0027-002-00, & 444-0027-001-00), Requiring Approval of Tentative Tract Map 8339, Site Plan Review, and Density Bonus Application 201606492, and approval of a CEQA Infill Consistency Checklist; Joe WU, Seton Pacific Company (Applicant)/ Pine Vista LLC (Owner).

RECOMMENDATION

That the Planning Commission approve the Tentative Tract Map 8339, Site Plan Review, and Density Bonus Application 201606492, and approval of a CEQA Infill Consistency Checklist (Attachment V), based on the analysis set forth in this report and contained within the attached Findings, subject to the Conditions of Approval (Attachment III).

SUMMARY

The applicant is requesting approval of Tentative Tract Map No. 8339, Site Plan Review and Density Bonus Application No. 201606492, and the adoption of an Infill Consistency Checklist to combine 5 parcels totaling 2.06 acres to allow the construction of 40 townhouse style condominiums units, including seven affordable units, with common open space areas and related site and frontage improvements at 623-675 Jackson Street. The applicant is also requesting one development concession. Per Section 10, Article 19 (Density Bonus Ordinance) of the Hayward Municipal Code (HMC), the applicant is entitled to receive two incentive or concession for providing on-site affordable units in excess of the number required by the Affordable Housing Ordinance. The applicant is requesting a reduction in the front setback from 20 feet to 10 feet to accommodate the additional residential units and waiving undergrounding of overhead utilities.

ATTACHMENTS

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| Attachment I | Staff Report |
| Attachment II | Findings |
| Attachment III | Conditions of Approval |
| Attachment IV | Seton Pacific Letter Regarding Undergrounding Overhead Utilities |

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| Attachment V | Infill Consistency Checklist |
| Attachment VI | Affordable Housing Plan |
| Attachment VII | Project Plans |