



CITY OF HAYWARD

Hayward City Hall
777 B Street
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Cover Memo

File #: PH 19-072, **Version:** 1

DATE: September 12, 2019

TO: Planning Commission

FROM: Planning Manager

SUBJECT

Proposal to subdivide two existing parcels into 17 parcels to allow the construction of 12 detached single-family residences and five Accessory Dwelling Units (ADU) with common open space areas and related site improvements at 28571 & 29591 Harvey Avenue (APNs 464-0060-005-02 & 464-0060-006-00) requiring a Vesting Tentative Tract Map, Planned Development (PD) Rezone, Site Plan Review, and Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program (MMRP). Application No. 201706649; Nuvera Homes (Applicant), Ngai Ming Wang (Owner).

RECOMMENDATION

That the Planning Commission recommend approval of Vesting Tentative Tract Map No. 8442, PD Rezone, Site Plan Review Application No. 201706649, and adoption of a Mitigated Negative Declaration (MND) with a Mitigation Monitoring and Reporting Program (MMRP) to the City Council, based on the analysis set forth in this report and the attached Findings (Attachment II) and subject to the Conditions of Approval.

SUMMARY

The applicant is requesting approval of Vesting Tentative Tract Map No. 8442, PD Rezone and Site Plan Review Application No. 201706649, and the adoption of a Mitigated Negative Declaration (MND) with a Mitigation and Monitoring Reporting Program (MMRP) to subdivide two existing parcels totaling 1.83 acres into 17 parcels to allow the construction of 12 single-family residences with common open space areas, bio-retention ponds and a private street at 28571/28591 Harvey Avenue. Five of the single-family residences would have attached Accessory Dwelling Units (ADU). The project site is currently zoned RS, Single-Family Residential District and designated as LDR, Low Density Residential, in the *Hayward 2040 General Plan*.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Findings for Approval
Attachment III	Conditions of Approval
Attachment IV	Final Initial Study - Mitigated Negative Declaration

Attachment V	Responses to Comments on the Draft IS-MND
Attachment VI	Mitigation Monitoring and Reporting Program
Attachment VII	Email from John Manrique opposing project
Attachment VIII	Project Plans