



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

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DATE: May 14, 2020

TO: Planning Commission

FROM: Planning Manager

SUBJECT

Proposal to rezone a 2.67-acre site located at the intersection of Apple Avenue and Oak Street (Assessor Parcel Nos. 415-0160-052-00, & 415-0170-037-00), requiring a zoning map amendment and approval of an addendum to the Hayward 2040 General Plan EIR. Application No.202000605, City of Hayward (Applicant and Owner).

RECOMMENDATION

That the Planning Commission recommend that City Council approve the proposed rezoning application and the addendum to the Hayward 2040 General Plan EIR for the subject parcels located at the intersection of Apple Avenue and Oak Street (Assessor Parcel Nos. 415-0160-052-00, & 415-0170-037-00) from High Density Residential (HDR) and Commercial Office (CO) to General Commercial (CG), based on the analysis set forth in this report and subject to the required Findings (Attachment II)

SUMMARY

The applicant, the City of Hayward, is requesting to rezone 2.67 acres, which is currently zoned High Density Residential (HDR), and Office Commercial (CO) (Attachment IV Figure 3). The project site is located at the intersection of Apple Avenue and Oak Street and was acquired in 2016 by way of a purchase and sale agreement between the City of Hayward and California Department of Transportation (Caltrans). Currently known as Parcel Group 9, some of the land acquired from Caltrans is in unincorporated Alameda County and currently zoned Public Facility and High Density Residential. The 1.59-acre portion of land located in Alameda County would remain as is and is not subject to the rezoning request (Attachment IV Figure 2). The remainder of Parcel Group 9, 2.67 acres, lies within the City of Hayward jurisdiction, which is subject to the proposed rezoning application (Attachment IV Figure 2).

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Findings
Attachment III	EIR Addendum
Attachment IV	Parcel Maps

Attachment V Public Comments