



CITY OF HAYWARD

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

Cover Memo

File #: PH 20-056, **Version:** 1

DATE: July 9, 2020

TO: Planning Commission

FROM: Planning Manager

SUBJECT

Proposed Multi-Family Residential Development with Nine (9) Dwelling Units on a Vacant 0.27-Acre Infill Site Located at 24997 O'Neil Avenue, Assessor Parcel No. 444-0057-006-00 Requiring Approval of Site Plan Review and Density Bonus Application 201901824. Marc DiGiacomo (Applicant) on behalf of Pawan Kumar (Property Owner)

RECOMMENDATION

That the Planning Commission approve the Site Plan Review and Density Bonus application based on the analysis set forth in this report and the required Findings (Attachment II), and subject to the Conditions of Approval (Attachment III).

SUMMARY

Marc DiGiacomo (DiGiacomo Architect) is requesting approval of a Site Plan Review (SPR) and Density Bonus application to develop a three-story multi-family residential development on a vacant 0.21-acre infill site. The proposed development will include nine (9) rental units including one (1) on-site affordable unit restricted for very-low income, nine (9) parking spaces, and 1,040 square-feet of common open space. Pursuant to State Density Bonus law, the applicant is requesting an increase in density and that one (1) concession/incentive be granted with respect to providing less than the required common open space requirement (15% of net lot area required). The project site is located within the Urban General Zone (MB-T4-1) of the Mission Boulevard Corridor Form Based Code area with a Sustainable Mixed Use (SMU) land use designation in the *Hayward 2040 General Plan*.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Findings for Approval
Attachment III	Conditions of Approval
Attachment IV	Project Plans
Attachment V	Affordable Housing Unit Plan
Attachment VI	Public Correspondence

