



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
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Cover Memo

File #: PH 20-062, **Version:** 1

DATE: September 10, 2020

TO: Planning Commission

FROM: Planning Manager

SUBJECT

Proposed Multi-Family Residential Development with 27 Townhome-Style Condominiums and 18 Apartments Units on a Vacant 1.12-Acre Infill Site Located at 21659 Mission Boulevard, Assessor Parcel No. 428-0006-058-01 requiring Approval of Vesting Tentative Tract Map #8520 and a Site Plan Review and Density Bonus Application No. 201902713. Erik Waterman, Studio KDA (Applicant) on behalf of Pargat Singh (Property Owner)

RECOMMENDATION

That the Planning Commission approve the Vesting Tentative Tract Map, Site Plan Review and Density Bonus applications 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

Erik Waterman of Studio KDA is requesting approval of a Vesting Tentative Tract Map (VTTM), Site Plan Review (SPR) and Density Bonus application to develop a multi-family residential development on a vacant 1.12-acre infill site located approximately ¾-mile from the Hayward BART Station. The development will include a total of 45 dwelling units including 27 townhome-style condominiums for ownership and 18 apartment units intended for rent each with on-site affordability. Pursuant to State Density Bonus law, the applicant is requesting an increase in density and that two (2) concessions/incentives be granted with respect to exceeding the height limitation and requesting a reduction in the amount of common open space required at the project site. The project site is located within the Urban General Zone with Height Overlay (MB-T4-1H) of the Mission Boulevard Corridor Form Based Code area with a Sustainable Mixed Use (SMU) land use designation in the *Hayward 2040 General Plan*. This project was deemed complete prior to the adoption of the recent Mission Boulevard Code (Form-Based Code update), effective August 14, 2020, and thus is subject to the former development standards.

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