



# CITY OF HAYWARD

Hayward City Hall  
777 B Street  
Hayward, CA 94541  
[www.Hayward-CA.gov](http://www.Hayward-CA.gov)

## Cover Memo

---

**File #:** PH 21-063, **Version:** 1

---

**DATE:** July 22, 2021

**TO:** Planning Commission

**FROM:** Elizabeth Blanton, AICP, Senior Planner

### **SUBJECT**

Proposed Development with 176 Affordable Housing Units and an Approximately 36,000 Square Foot School on the Southern Portion of Parcel Group 3 Located North of Tennyson Road between 16th Street and the Future La Vista Park, Assessor Parcel Nos 078C-0626-00309, 078C-0626-003-16, 078C-0626-001-07, 078C-0641-010-01, 078C-0635-013-03, 078C0640-007-06, 078C-0641-001-00, Requiring Approval of Site Plan Review, Administrative Use Permit, and Density Bonus Application 202001594. Eden Housing, Inc. (Applicant) on Behalf of the City of Hayward (Property Owner). (Continued from June 24, 2021)

### **RECOMMENDATION**

That the Planning Commission approve the Site Plan Review, Administrative Use Permit, 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**

The applicant is requesting approval of a Site Plan Review, Administrative Use Permit, and Density Bonus application to construct a development composed of two five-story residential buildings and a two-story school building on the southern portion of Parcel Group 3, located north of Tennyson Road between 16th Street and the future La Vista Park. The development will include 176 affordable rental housing units, a school for up to 384 preschool and elementary students, 233 parking spaces, indoor and outdoor amenity spaces, and new site landscaping throughout. Site Plan Review is required for the entire project, while the Administrative Use Permit is required to allow the proposed school use and the Density Bonus is required based on the number of residential units proposed for the site.

The new development will encompass approximately seven (7) acres of the Parcel Group 3 properties. The remaining land will be retained by the City for incorporation into the future La Vista Park. Currently, the parcel group is primarily open space with barns and corrals for horses. These will be relocated to accommodate the new development and future expansion of La Vista Park.

Parcel Group 3 is located within the Open Space (OS), Medium Density Residential (RMB4), Single Family Residential (RS) and Special Design Overlay District 7 (SD-7) zoning districts and is designated as Low

Density Residential (LDR), Limited Medium Density Residential (LMDR), Limited Open Space (LOS), and Parks and Recreation (PR) in the Hayward 2040 General Plan. However, the new development proposed as part of this application is located entirely within the RMB4 zoning district and Limited Medium Density Residential (LMDR) General Plan land use designation.

## **ATTACHMENTS**

Attachment I	Staff Report
Attachment II	Findings for Approval
Attachment III	Conditions of Approval
Attachment IV	Project Plans
Attachment V	Affordable Housing and Density Bonus Plan
Attachment VI	School Program Overview
Attachment VII	Addendum to GP EIR