



# CITY OF HAYWARD

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

## Cover Memo

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**DATE:** September 2, 2021

**TO:** Planning Commission

**FROM:** Richard Patenaude, AICP, Consulting Planner

### **SUBJECT**

Proposed Mixed-Use Project Consisting of Nine (9) Live/Work Lofts Fronting Mission Boulevard and 46 Townhome Units Totaling 55 Units, Requiring Approval of Vesting Tentative Map 8556, Major Site Plan Review, and Density Bonus (Application 202005195) Located at 27177 and 27283 Mission Boulevard (Assessor Parcel Nos. 452-0056-007 and 452-0056-008). TTLC Moreau-Pestana-Acton LLC/3 M Properties LLC, and James and Nadine Pestana (Applicant/Owners).

### **RECOMMENDATION**

That the Planning Commission approve the Vesting Tentative Tract Map, Major Site Plan Review, and Density Bonus Application for the project located at 27177 and 27283 Mission Boulevard based on the analysis set forth in this report, per the required Findings (Attachment II), and subject to the Conditions of Approval (Attachment III).

### **SUMMARY**

The proposed mixed-use project includes the construction of eight, four-story townhome buildings and two, three-story live/work buildings, providing a total of 55 new residential units with related site improvements on an existing 2.47-acre site. The nine live/work units, located in buildings fronting Mission Boulevard, would provide 1,800 to 2,700 square feet of combined residential and commercial space, and a mix of one and two car garages. The project is subject to Major Site Plan Review due to the total lot size over 2-acres and includes a Vesting Tentative Tract Map to allow for-sale units. The applicant is also proposing that six (6) townhome units would be available to moderate-income households and in exchange for exceeding the affordable housing requirements, the applicant is requesting two waivers per the State's Density Bonus law: 1) to reduce the Civic Space Size Requirement to 20 feet; and 2) to reduce the required landscaping setback from 5-feet to zero to allow the construction of an access drive.

The project site is currently zoned Mission Boulevard - Corridor Neighborhood (MB-CN) in the Mission Boulevard Code and contains a Sustainable Mixed-Use (SMU) land use designation in the Hayward 2040 General Plan.

### **ATTACHMENTS**

Attachment I	Staff Report
Attachment II	Draft Findings for Approval
Attachment III	Conditions of Approval
Attachment IV	Project Plans
Attachment V	Affordable Housing Plan