



CITY OF HAYWARD

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

Cover Memo

File #: PH 21-080, **Version:** 1

DATE: September 28, 2021

TO: Mayor and City Council

FROM: Assistant City Manager/Development Services Director

SUBJECT

Parcel Group 3/La Vista Residential Appeal: Appeal of the Planning Commission's Approval of the La Vista Residential/The Primary School (Parcel Group 3) Project, which is Comprised of 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)

RECOMMENDATION

That the Council denies the appeal and adopts a resolution (Attachment II) approving the Site Plan Review, Administrative Use Permit, and Density Bonus application as approved by the Planning Commission on July 22, 2021, based on the analysis set forth in this report and subject to the findings and recommended conditions of approval in the attached resolution.

SUMMARY

As presented to the Planning Commission, the Site Plan Review, Administrative Use Permit, and Density Bonus application proposes to construct 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 would include 176 affordable rental housing units, a public community school for up to 384 preschool and elementary students, 233 parking spaces, indoor and outdoor amenity spaces, and new site landscaping throughout. The proposed development would encompass approximately seven (7) acres of the Parcel Group 3 properties. The remaining land would be retained by the City for incorporation into the future La Vista Park.

Julia Zhang, Nancy Quintero, Joanne Lam, and residents of The Reserve development filed an appeal of the Planning Commission's approval of this project (Attachments III and IV). The appellants cited proximity of the project to the fault line, lack of awareness about the project, increased traffic congestion, insufficient parking, the inability to successfully use the Zoom app to speak at the Planning Commission hearing, and the impacts to Tennyson Road as an evacuation route as the primary reasons for their

appeal. Staff does not believe these concerns justify denial of the project and continue to recommend approval of the project. Detailed staff responses to each of the appellants' concerns are provided in the Discussion section of the staff report (Attachment I).

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution
Attachment III	Appellant Letter and Petition - Zhang et al
Attachment IV	Appellant Letter and Petition - The Reserve
Attachment V	July 22 Planning Commission Meeting Minutes
Attachment VI	Project Plans
Attachment VII	School Program Overview
Attachment VIII	Affordable Housing and Density Bonus Plan
Attachment IX	Geotechnical Analyses
Attachment X	Addendum to General Plan EIR
Attachment XI	Local Transportation Analysis