



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

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DATE: October 14, 2021

TO: Planning Commission

FROM: Elizabeth Blanton, AICP, Senior Planner

SUBJECT

Preliminary Review of an Application to Construct 298 Residential Units, a Public Park, a Portion of the Hayward Foothill Trail, and Various Site and Frontage Improvements for Parcel Group 6 (Former 238 Parcel), on an Approximately 29.8-acre Site Located at Overlook Avenue and Carlos Bee Boulevard (Assessor Parcel No. 445-0180-001-00) Requiring Site Plan Review and Tentative Tract Map 8604. Application No. 202101471; Steven Jones for Integral Communities (Applicant) on behalf of The City of Hayward (Owner).

RECOMMENDATION

That the Planning Commission review and provide general feedback to the applicant and staff on the proposed Tentative Tract Map and Site Plan Review application for the Parcel Group 6 properties along with specific direction on the policy issues identified in the report, subject to the information provided herein, the attached plans, and other related attachments.

SUMMARY

This work session intends to provide the Planning Commission and members of the public an opportunity to review the proposed plans for Parcel Group 6 (former Carlos Bee Quarry). The proposed project would construct a multi-family residential development with a total of 298 townhomes, flats, and micro-units, ranging in size from one to four bedrooms. Additionally, the development features a two-acre public park and an approximately mile-long loop of the publicly accessible Hayward Foothill Trail. The project will require the approval of a Tentative Tract Map 8604 and Site Plan Review and will be subject to a Disposition and Development Agreement (DDA) between the City of Hayward and the applicant for the sale and disposition of the former Caltrans City-owned property. No formal action is being requested at this time and the Commission will have another opportunity to consider the project at a future date once the application has been deemed complete.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Project Plans
Attachment III	Master Development Plan - Parcel Group 6

Attachment IV Addendum to General Plan EIR