



CITY OF HAYWARD

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

Cover Memo

File #: PH 21-085, **Version:** 1

DATE: October 28, 2021

TO: Planning Commission

FROM: Steve Kowalski, Associate Planner

SUBJECT

Proposed Demolition of an Existing 74,750-Square-Foot Commercial Building and Construction of a New 47-Lot Single-Family Residential Subdivision on a 5.4-Acre Site Located at 1000 La Playa Drive (Assessor's Parcel Number 442-0038-001), Requiring Approval of General Plan Amendment, Rezone and Vesting Tentative Tract Map Application No. 202004457, and Approval of a Mitigated Negative Declaration with Mitigation Monitoring and Reporting Plan Prepared for the Project in Accordance with the Requirements of the California Environmental Quality Act (CEQA); Applicant: D.R. Horton Bay, Inc.; Owner: Quach's Hayward LLC.

RECOMMENDATION

That the Planning Commission recommend the Council approve the proposed General Plan Amendment, Rezone and Vesting Tentative Tract Map (Attachment IV), and recommend approval of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan (Attachments V and VI, respectively), based on the analysis set forth in this report and per the Findings (Attachment II), and subject to the Conditions of Approval (Attachment III).

SUMMARY

The proposed project would result in the demolition of the existing commercial building (formerly Burlington Coat Factory) and a surface parking lot to allow the construction of 47 new two-story single-family dwellings with a 0.3-acre private open space and related on- and off-site improvements. The proposed lots would range in size from 2,925 to 6,161 square feet and feature homes ranging from 1,549 to 2,019 square feet and contain two-car garages and three to four bedrooms each.

The project site currently has a General Plan land use designation of Retail and Office Commercial and is zoned Neighborhood Commercial (CN). In order to develop the site with the proposed residential uses, the applicant is proposing to change the General Plan land use designation of the property to Medium Density Residential and rezone it to Planned Development (PD) District.

To comply with the requirements of the City's Affordable Housing Ordinance (AHO), the applicant will provide four for-sale affordable units to moderate income households and pay a portion of the affordable housing in-lieu fees for the fractional unit (0.7) to account for the 10 percent (4.7-unit) requirement. The fractional unit is equivalent to nearly 15% of the total affordable housing in-lieu fee for the project. In

addition, the applicant has elected to exceed the minimum requirements of the AHO by paying additional affordable housing in-lieu fees equivalent to three tenths (0.3) of the proportional share of the fee of one affordable unit. In total, the applicant will be providing four affordable units and just over 21% of the affordable housing in-lieu fee for the project, which is proposed in exchange for consideration of the General Plan Amendment and PD Rezone.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Recommended Findings
Attachment III	Recommended Conditions of Approval
Attachment IV	Project Plans
Attachment V	Draft Initial Study/Mitigated Negative Declaration
Attachment VI	Mitigation Monitoring and Reporting Plan
Attachment VII	Affordable Housing Plan
Attachment VIII	Proposed General Plan and Zoning Map Amendments