



# CITY OF HAYWARD

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

## Cover Memo

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**File #:** PH 22-044, **Version:** 1

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**DATE:** September 8, 2022

**TO:** Planning Commission

**FROM:** Development Services Director

### **SUBJECT**

Vesting Tentative Tract Map (Tract 8461) Application No. 202004359 for a 40-unit Townhouse-Style Residential Condominium on a Vacant 1.66-acre Site located at 21339-21447 Oak Street for which a Corresponding Site Plan Review Application (201800932) was Previously Approved in 2019 (APN 415-0170-019-00, 415-0170-020-00, 415-0170-021-00, 415-0170-022-00, 415-0170-023-00, 415-0170-024-00, 415-0170-025-00 and 415-0170-029-02). Applicant: Steven Kodama, Kodama Diseño Architects; Owner: Robert Chen, Golden Oak Real Estate Development LLC.

### **RECOMMENDATION**

That the Planning Commission approve the proposed Vesting Tentative Tract Map for Condominium Purposes for Tract 8461 as shown in Attachment IV based on the analysis set forth in this staff report and the findings contained in Attachment II, and subject to the conditions of approval contained in Attachment III.

### **SUMMARY**

The applicant is requesting approval of a Vesting Tentative Tract Map for Condominium Purposes (Tract 8461) to create a 40-unit townhouse-style condominium subdivision with a private street on a vacant 1.66-acre site at 21339-21447 Oak Street. In 2019, the Planning Commission and Council, on appeal, approved a corresponding Site Plan Review application for the same 40-unit development. Prior to construction of the project, the owner is proposing to subdivide the development in order to be able to sell each of the units individually, and this requires approval of a Vesting Tentative Tract Map for Condominium Purposes. The proposed subdivision would feature a single parcel with each condominium owner owning the airspace within their individual unit and an equal share of the common areas and improvements within the development, which would be maintained by a Homeowners Association. To comply with the requirements of the City's Affordable Housing Ordinance (AHO), the owner has committed to paying the applicable in-lieu fees for the project. The in-lieu fees will be required to be paid either prior to issuance of building permits or prior to issuance of a certificate of occupancy for each unit.

### **ATTACHMENTS**

Attachment I      Staff Report

Attachment II	Draft Findings for Approval
Attachment III	Recommended Conditions of Approval
Attachment IV	Vesting Tentative Tract Map Exhibits