



# CITY OF HAYWARD

Hayward City Hall  
777 B Street  
Hayward, CA 94541  
[www.Hayward-CA.gov](http://www.Hayward-CA.gov)

## Cover Memo

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**File #:** PH 24-016, **Version:** 1

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**DATE:** March 28, 2024

**TO:** Planning Commission

**FROM:** Taylor Richard, Associate Planner

### **SUBJECT**

Proposed Development of 12 Townhome Condominium Units and Related Site Improvements on a 0.39-Acre Site at 22872 Main Street (APN 427-0001-046-01), Requiring Approval of Tentative Tract Map for Condominium Purposes (8678) and Site Plan Review Application No. TM-23-0004 and an Exemption for Residential Projects Implementing Specific Plans Pursuant to Section 15182 the California Environmental Quality Act (CEQA). Murthy Ayyagari for HAMAARA (Applicant); on behalf of Uday Sista and Swati Pappu (Owners).

### **RECOMMENDATION**

That the Planning Commission approve the proposed Tentative Tract Map (TTM) and Site Plan Review (SPR) Application and determine that the project is exempt from CEQA, pursuant to Section 15182 of the CEQA based on the analysis set forth in this report and the attached Findings (Attachment II), and subject to the Conditions of Approval (Attachment III).

### **SUMMARY**

The applicant is requesting approval of a Tentative Tract Map and Site Plan Review application to allow the construction of a new 12-unit “for-sale” townhome development on a 0.39-acre site bounded by Armstrong Street, Main Street and E Street. The site currently contains a 2,234 square foot occupied restaurant building and parking lot. The project proposes to construct the new residential building and related site improvements, which include two-way driveway with ingress/egress from Main Street that will provide access to alley loaded garages and a central mail area. The project also includes additional landscaping and utility improvements. The proposed three-story townhome units will range in size from 1,694 to 1,875 square feet and include ground floor living area, four bedrooms, three and a half bathrooms and two car garages.

### **ATTACHMENTS**

Attachment I Staff Report  
Attachment II Draft Findings  
Attachment III Draft Conditions of Approval  
Attachment IV Project Plans

Attachment V Arborist Report  
Attachment VI Public Comment