

CITY OF
HAYWARD
HEART OF THE BAY

**City Council
Public Hearing
June 4, 2013**

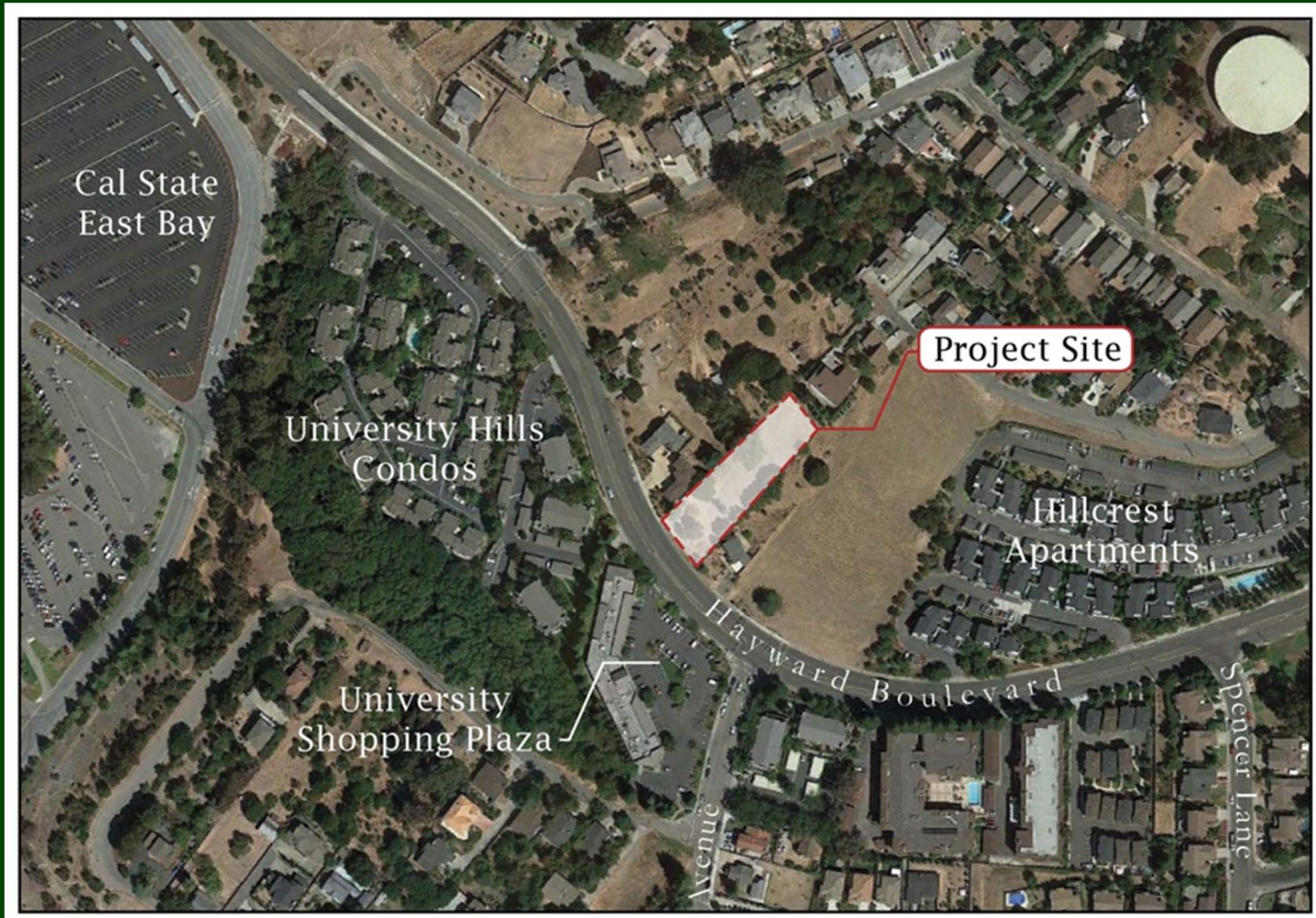
Roof Garden Villa - 8 Condominiums

Planning Division
Development Services Department



Roof Garden Villas

Location



HAYWARD



Roof Garden Villas

Site Photos



Project Site



Project Site



Adjacent property to the north



Site with view with adjacent property to the south

HAYWARD



Roof Garden Villas

Density Comparison

	Current Zoning and Land Use Designations (RSB6/MDR)	Proposed Zoning and Land Use Designations (PD/MDR)
Allowable Density	4.3-8.7 du/ac	8.7-17.4 du/ac
# Units	Up to 5 units	Up to 10 units (8 proposed)



Roof Garden Villas

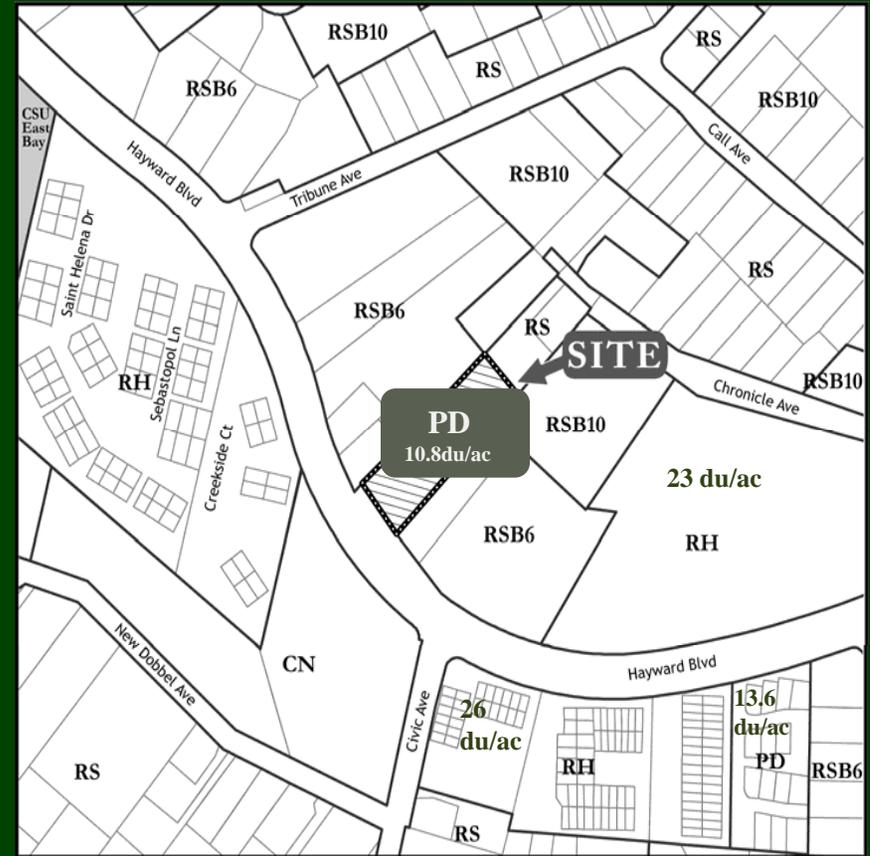
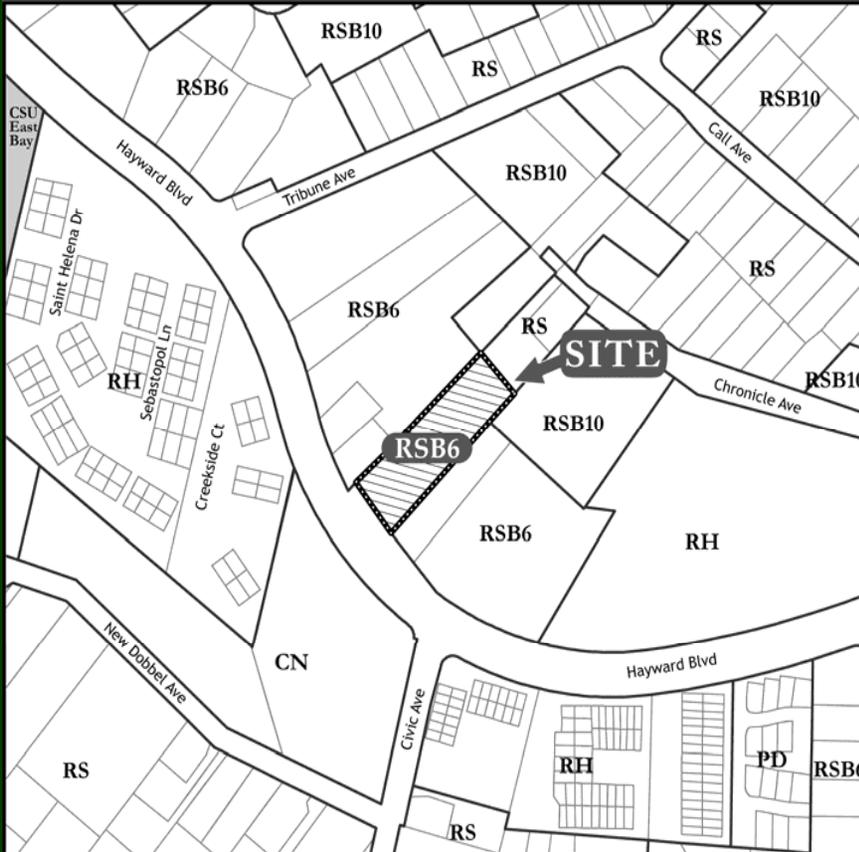
Zoning and Land Use

Existing Zoning:

- Residential Single Family (RSB6)

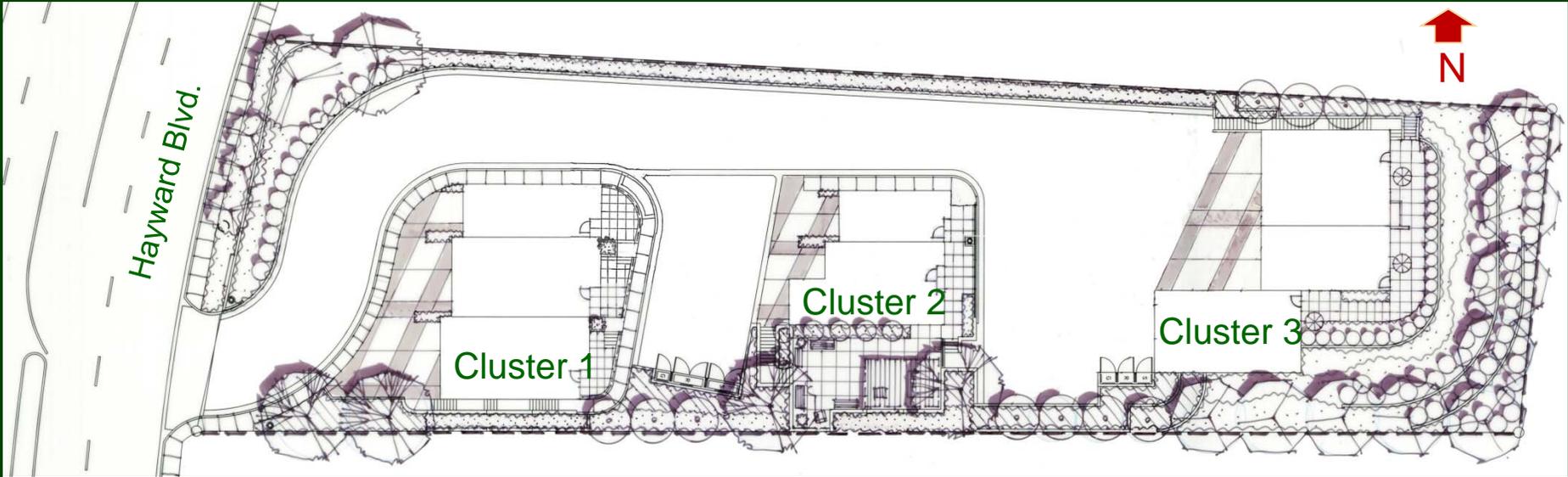
Proposed Zoning:

- Planned Development (PD)



Roof Garden Villas

Proposed Site Plan



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Proposed Aerial View



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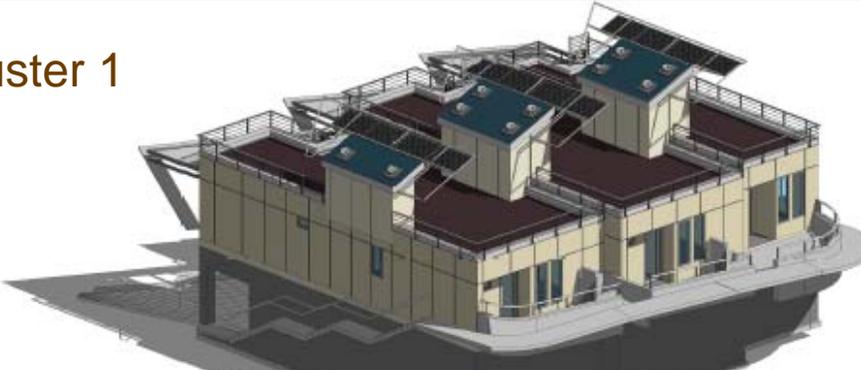


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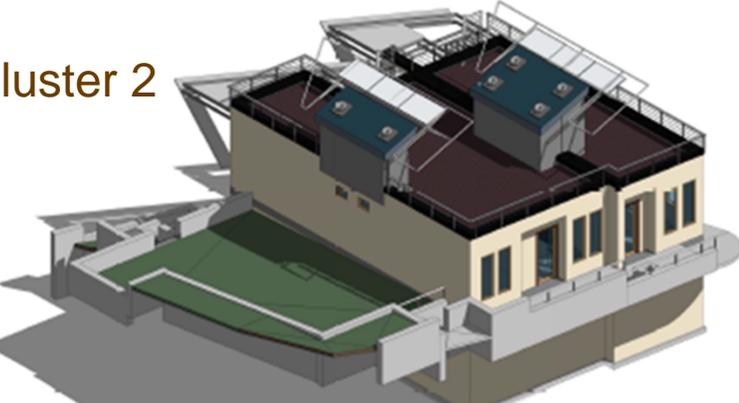
Proposed Residential Units



Cluster 1



Cluster 2



Cluster 3



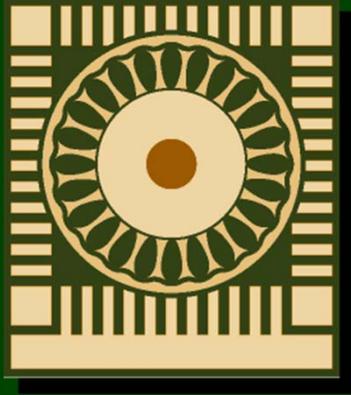
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Planning Commission and Staff recommend that the City Council:

1. Approve a Resolution adopting the Mitigated Negative Declaration and associated MMRP;
2. Approve the Vesting Tentative Tract Map to create eight (8) residential condominiums; and
3. Introduce an Ordinance related to the Zone Change to a Planned Development District (PD).





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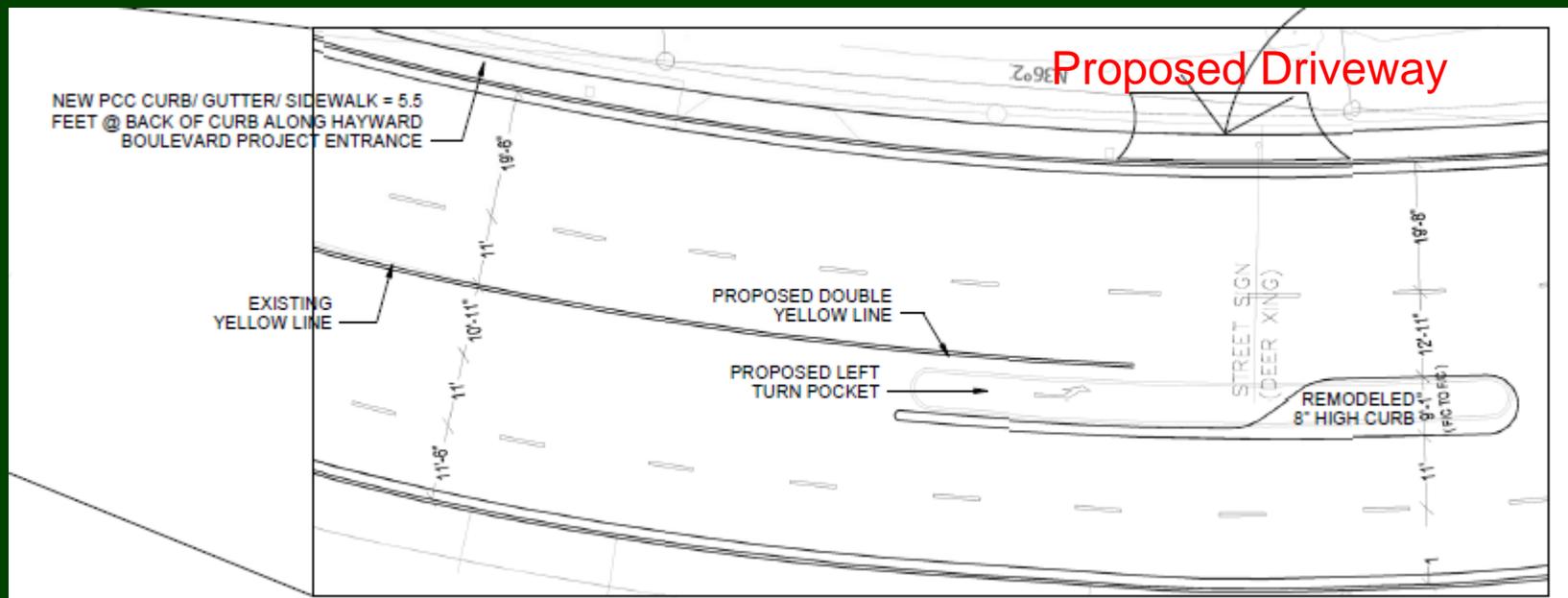
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Road Access

- Proposed Left Turn Pocket



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