

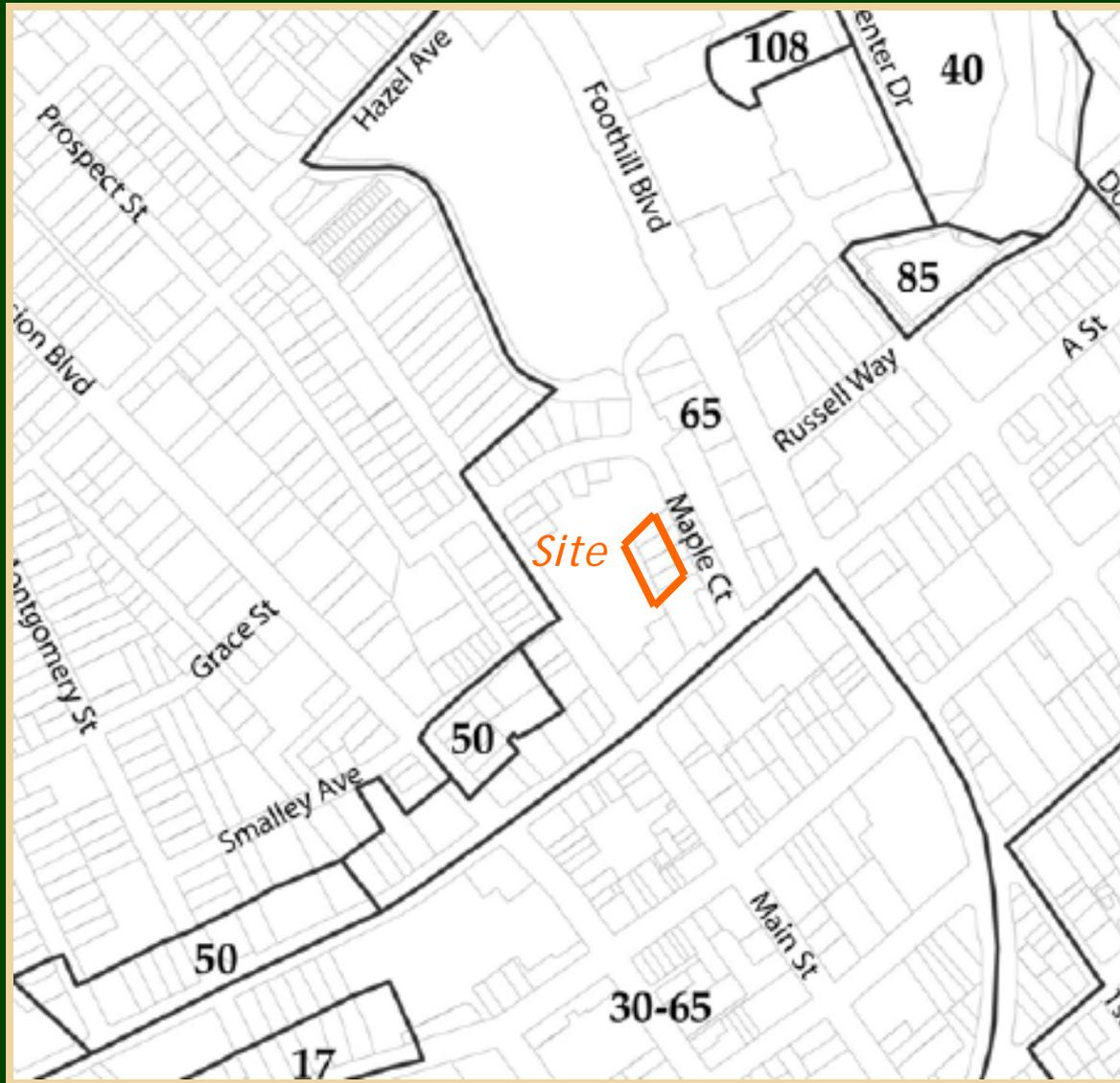
CITY OF
HAYWARD
HEART OF THE BAY

**City Council
Public Hearing
May 29, 2012**

Maple Court - 44 Condominiums

Planning Division
Development Services





Allowable Density

*Residential Densities
Allowed at 65 du/acre
Per the Central-City
Commercial Zoning
District*





Existing Maple Court Street Frontage



View From Parking Lot at the Rear of the Property



**Medical
Offices
(four story)**

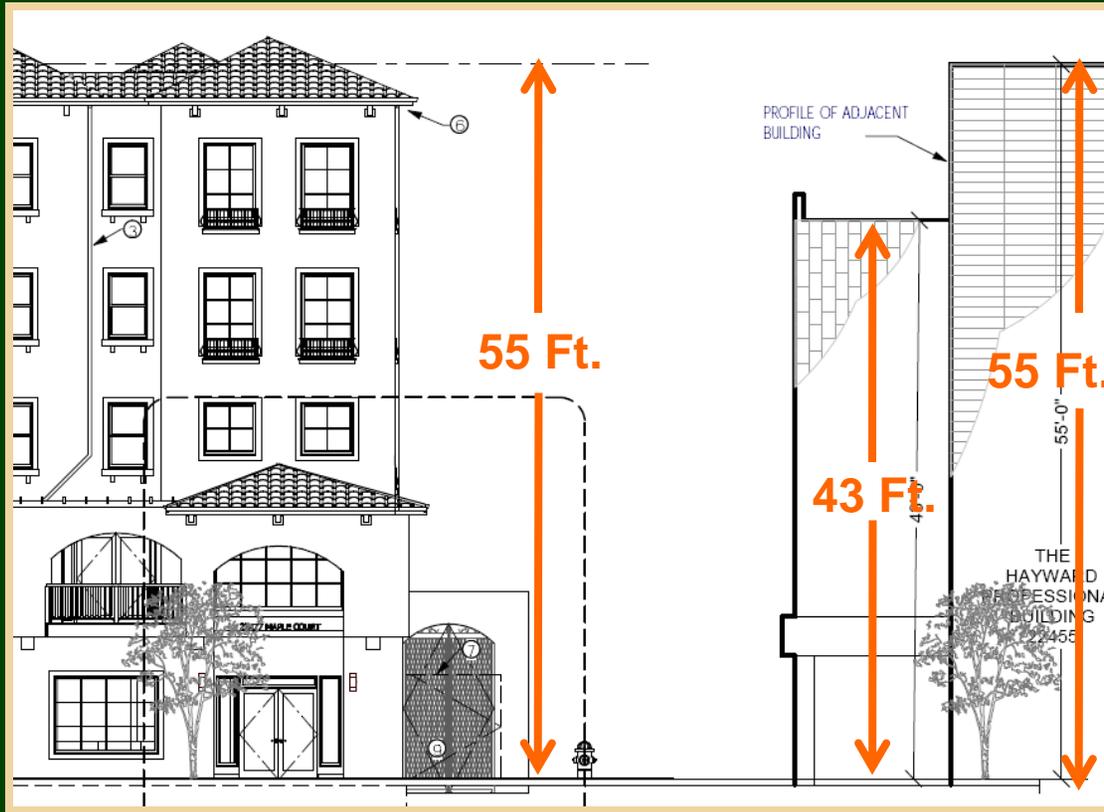
**Everest
College
(two story)**



HAYWARD

Aerial View





**Adjacent
Four-Story
Building**

HAYWARD



Two Major Issues from April 24 Hearing

- **No Ground Floor Retail**
- **Ownership vs Rental Units**



No Ground Floor Retail



Previously Proposed Street Elevation



HAYWARD



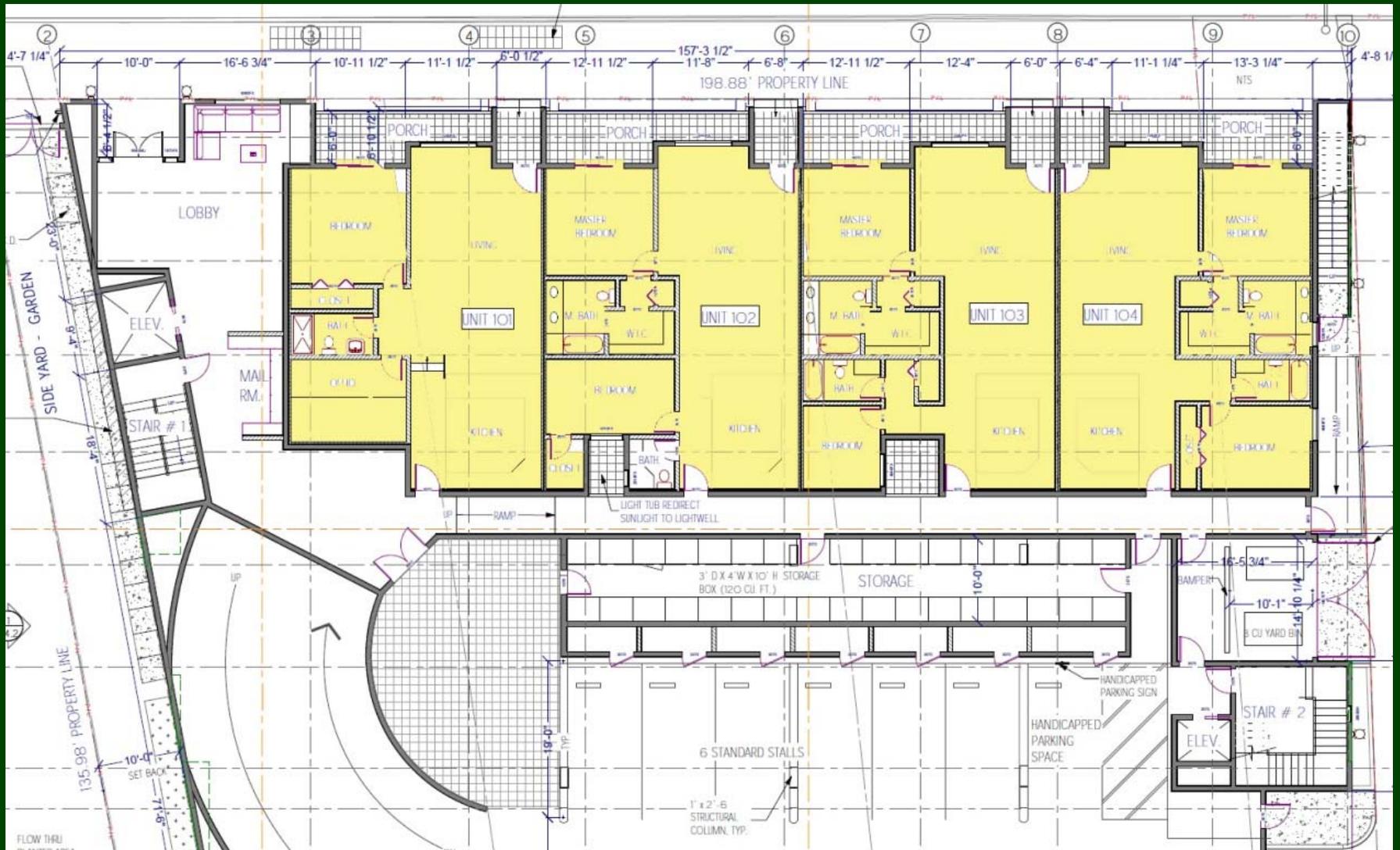


Maple Court With Commercial (Live/Work) Frontage



HAYWARD

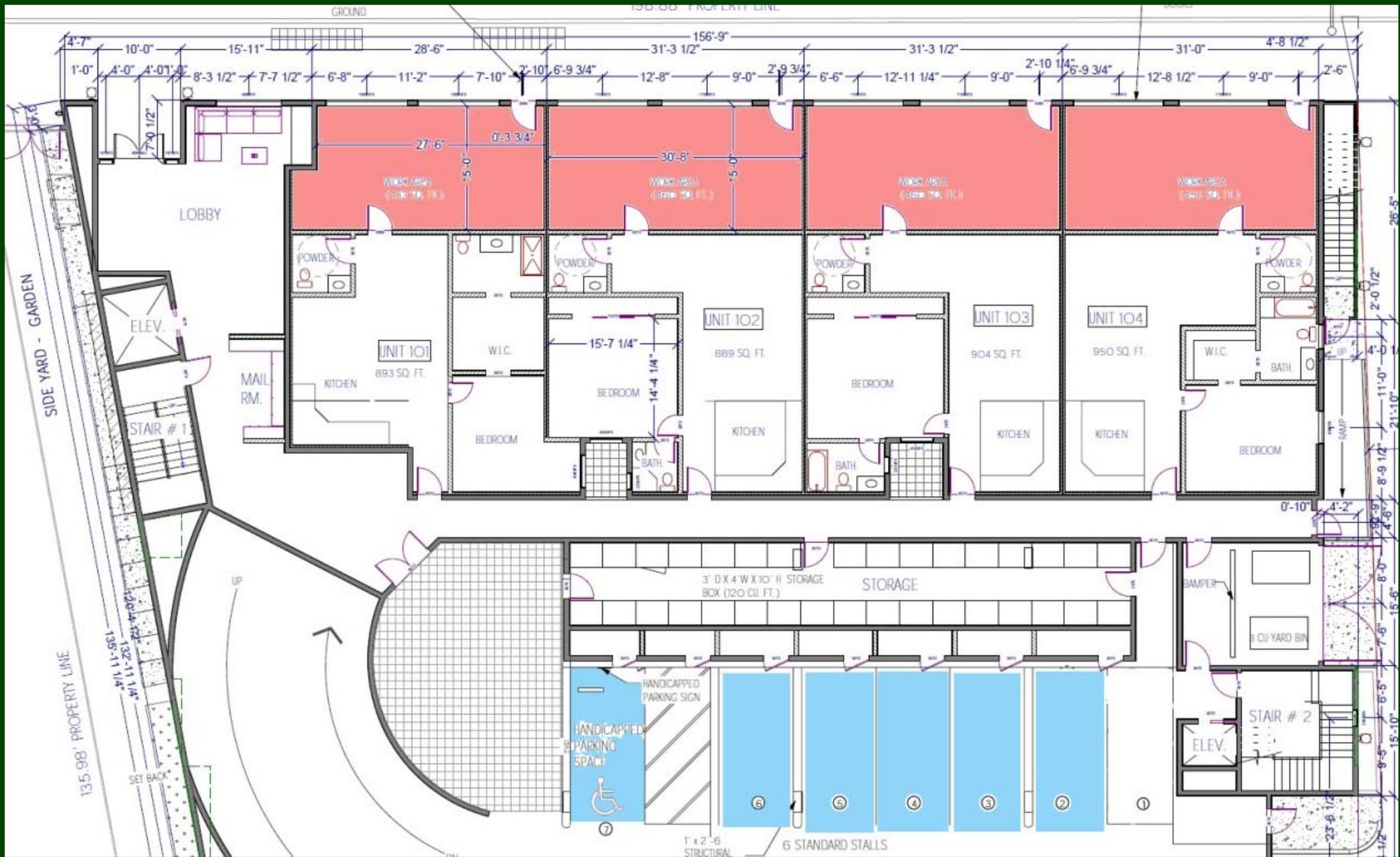




Previously Proposed Ground Floor Residential Units

HAYWARD





Currently Proposed Ground Floor Live-Work Units With Commercial Frontage

HAYWARD



Ownership vs Rental Units



Revised Tract Conditions (48I):

- **Minimum 75% owner-occupied, unless HOA approves renting via unusual hardship or special circumstances**



Staff's Recommendation

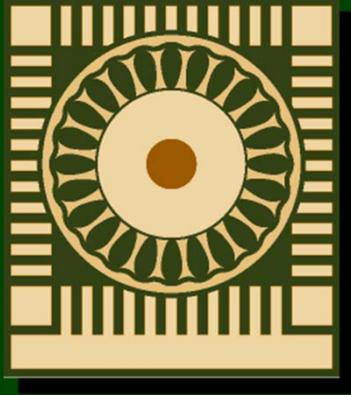
Adopt the Resolution, adopting the Negative Declaration and approving the Conditional Use Permit application and Tentative Tract Map



<http://metropolitanpearl.com/the-metropolitan-floor-plans-detail.html?plan=S290>

HAYWARD





CITY OF
HAYWARD
HEART OF THE BAY

**City Council
Public Hearing
May 29, 2012**

Maple Court - 44 Condominiums

Planning Division
Development Services

