

**PLANNING COMMISSION
MEETING
THURSDAY, JUNE 9, 2016**

PRESENTATIONS



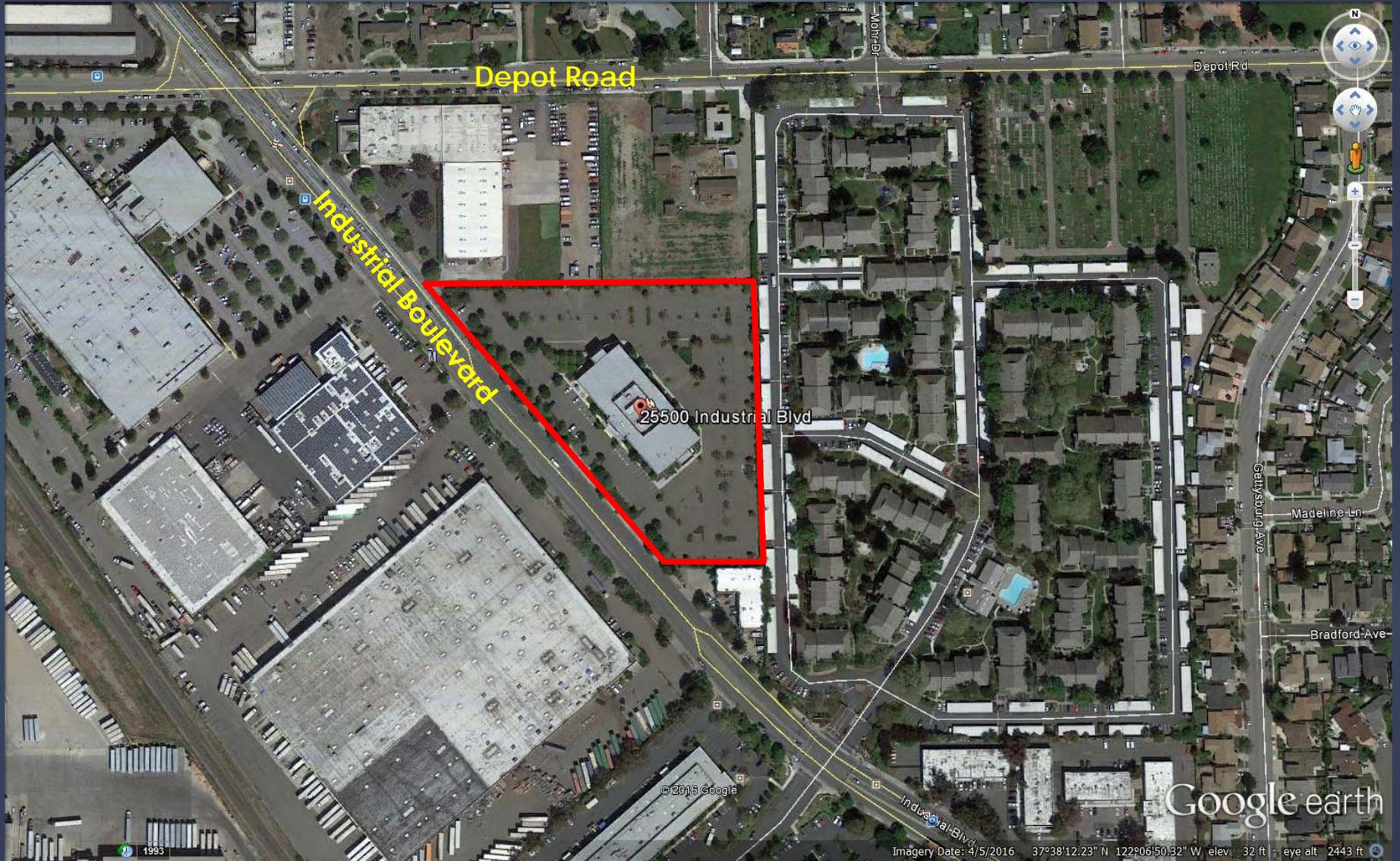
DEVELOPMENT SERVICES

California Crosspoint Middle and High School

Leigha Schmidt, Senior Planner

June 9, 2016

Project Site



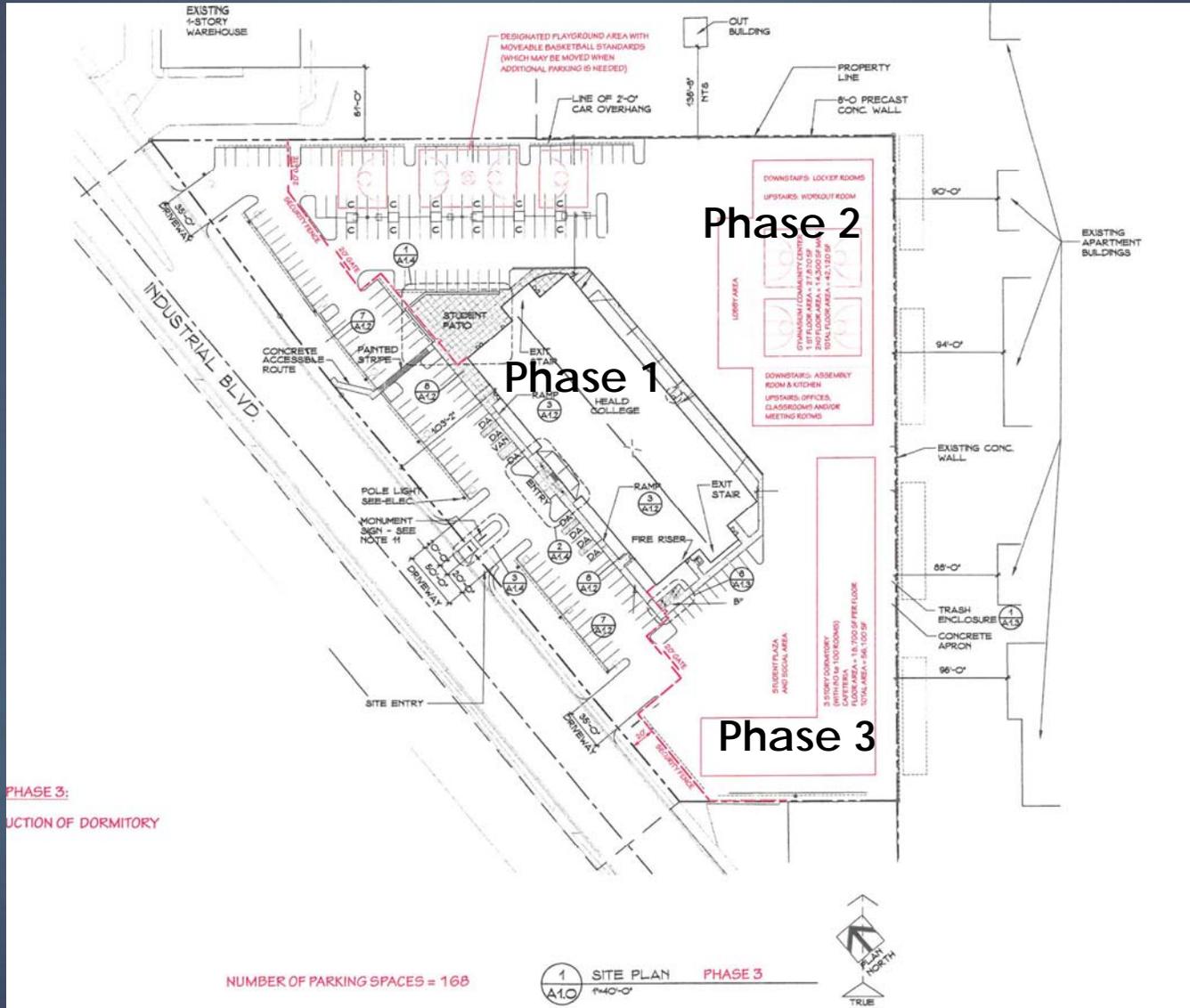
Proposed Project



- ▶ Rezoning to PD District and AUP to Establish a Middle and High School;
 - ▶ Phase 1– Occupy Existing Building (2016);
 - ▶ Phase 2 – Build Gymnasium/Pre-School (2019);
 - ▶ Phase 3 – Build Dormitory (2021).

- ▶ Start at 200 students and grow to 600 students at build-out.

Proposed Ultimate Site Plan



PHASE 3:
UCTION OF DORMITORY

NUMBER OF PARKING SPACES = 168

1 SITE PLAN PHASE 3
A1.0 140'-0"



Current Site – Phase 1



Current Site – Phase 1

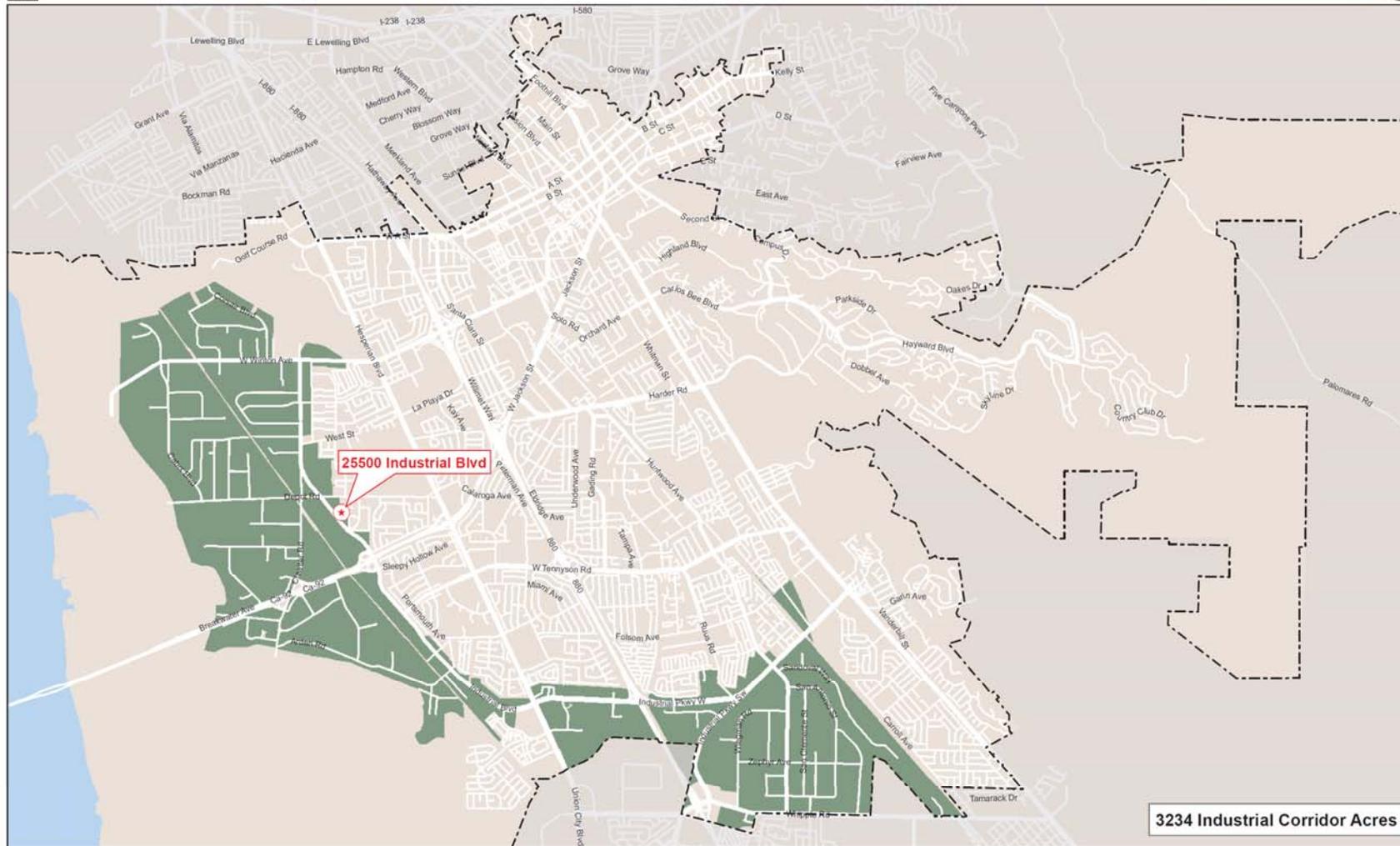


General Plan



 **Industrial Technology and Innovation Corridor Project Context Map**

0 0.25 0.5 1 Miles 



3234 Industrial Corridor Acres

May 2016

Rezoning Consistent with General Plan



General Plan goals and policies support:

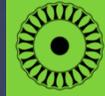
- ▶ Complete neighborhoods;
- ▶ Mix of uses and activities;
- ▶ Flexible land use regulations;
- ▶ Adaptive re-use of existing buildings;
- ▶ Prepare students for future economy and
- ▶ Economic investment by strengthening international partnerships.

CEQA



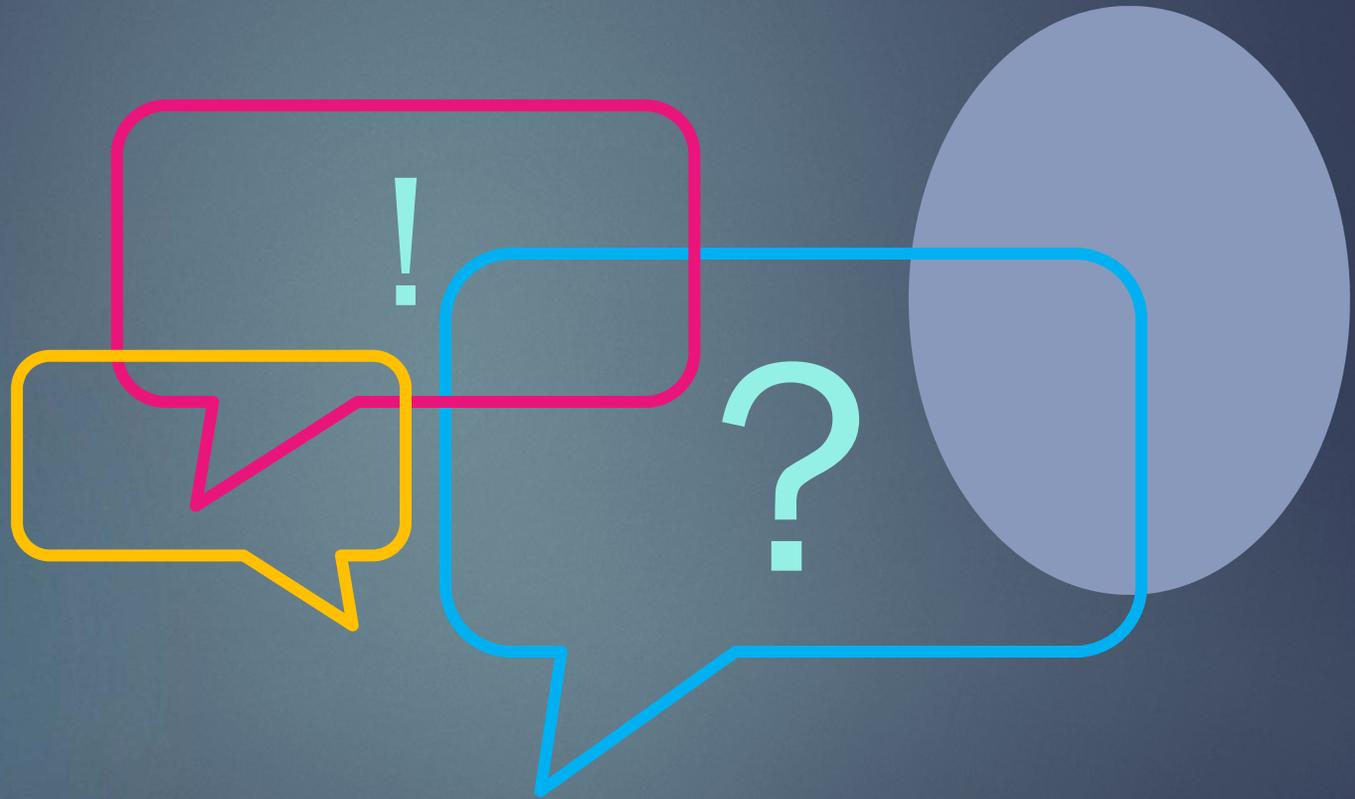
- ▶ **Initial Study** released for 30-day circulation ends June 14, 2016.
- ▶ **Impacts** found in the areas of Air Quality, Geology/Soils, Noise and Traffic.
- ▶ **Mitigation Measures** to minimize those impacts to a level of less than significant were incorporated as conditions of approval.

Recommendation



Planning Commission recommend that the City Council make the required findings to approve the Zone Change and Administrative Use Permit and adopt the Initial Study and Mitigated Negative Declaration, subject to the recommended conditions of approval.

Questions & Discussion

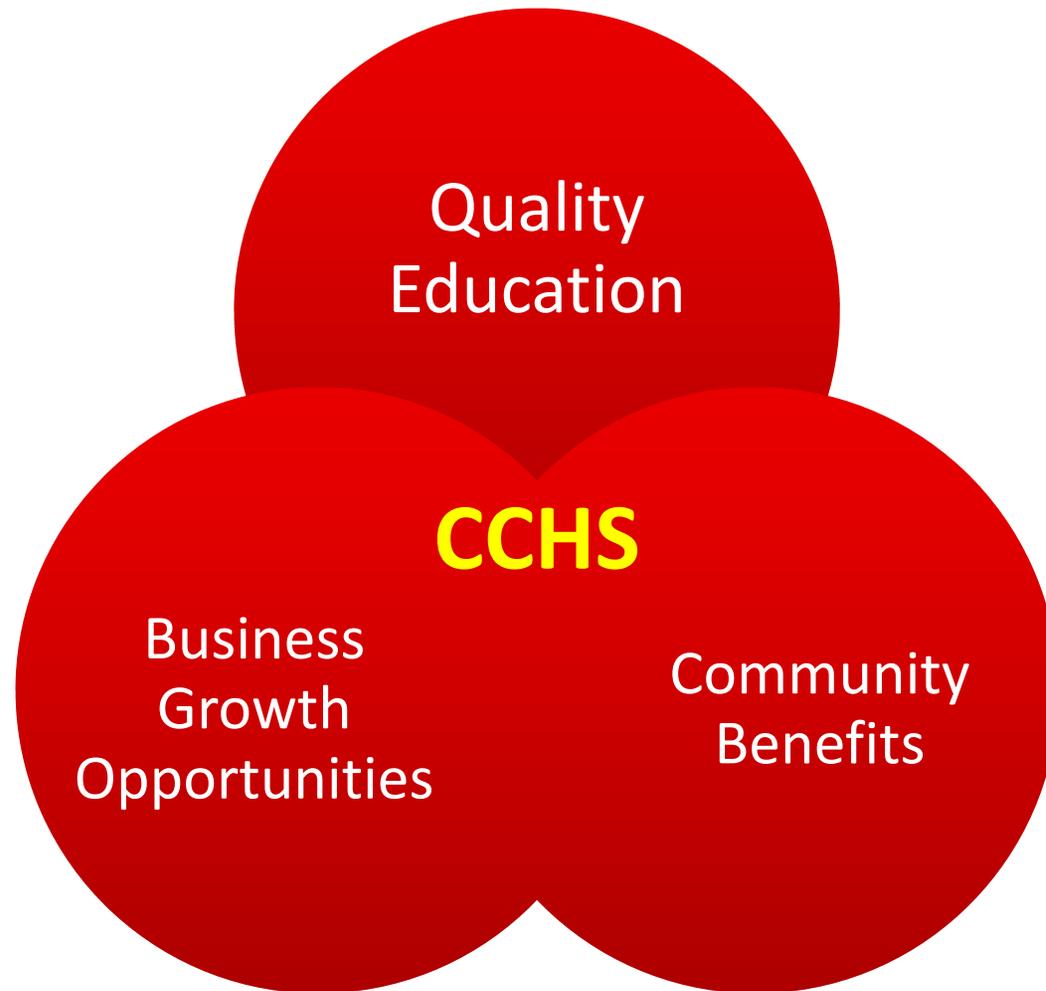


California Crosspoint Middle/High School

*Planting seeds for Educational and
Economic Development in Hayward, CA*

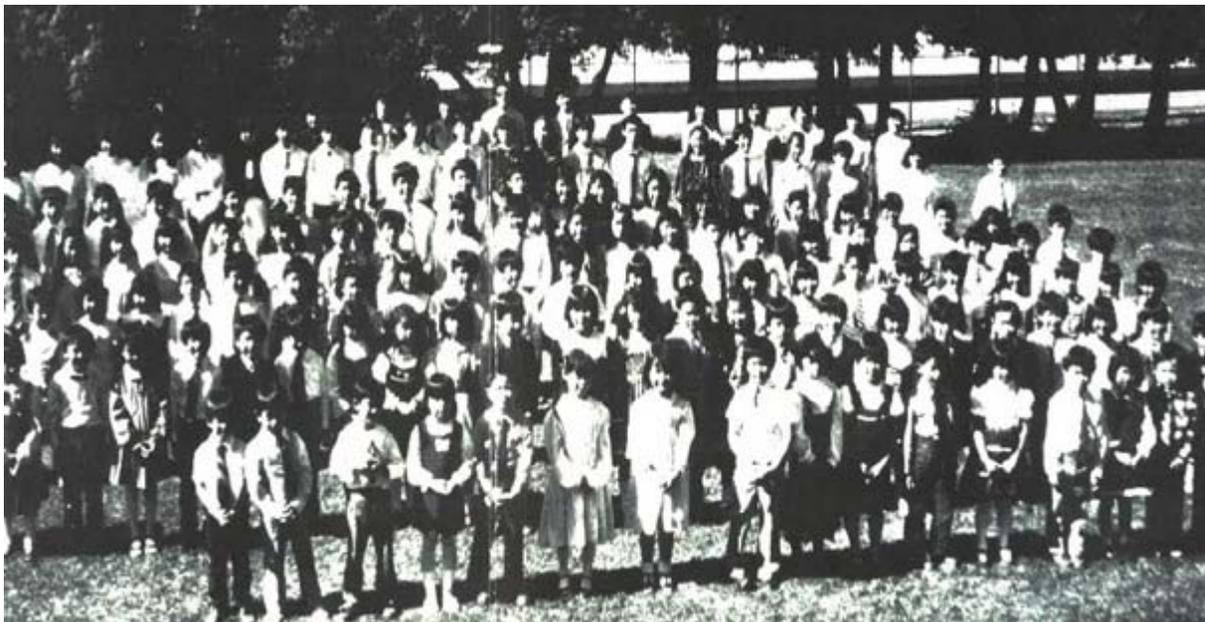


CCHS can play a central role in 3 vital areas of Hayward's future . . .



CCHS has provided quality Christian education to the East Bay since 1979

- 1979: Founded as part of Chinese Christian Schools in **Oakland**
- 1985: Moved to **San Leandro**
- 2012: Moved to **Alameda**



CCHS is award-winning, dually-accredited, and internationally renown

- **2003 National Blue Ribbon School of Excellence**
- **4-time ACSI Exemplary School Program Award**
- **Featured in the Wall Street Journal¹**
- **“Light the Night” High School Challenge Winner**
- **#1 private high school in the Bay Area²**
- **#14 high school in California²**
- **#143 high school in the USA²**

¹April 25, 2012 issue

²According to Washington Post’s 2016 High School “power rankings”



CCHS offers academic excellence and a proven track record

Outstanding **Academic Track Record**

100%	Graduation rate and college matriculation
90%	Students accepted by 4-year universities
85%	Students take an Honors or AP class

The People

200	Students
8	Administrators
25	Teachers
6	Support Staff

Student services and benefits

10%	Students qualify for free or reduced priced lunch
25%	Students receive tuition discounts
5%	Students receive special education services



Students participate in Community Activities, Events and Social Services



- Fine Arts: Performances & Exhibitions
- Educational & Family Symposiums
- Hosting civic meetings
- Community event center

Students contribute significant time and energy to Community Service

- Service Learning
- Leo's Club
- Service Project Days
- "Let's Go Fishing"
- Disaster Relief
- Neighborhood clean-ups
- Fundraisers for Third World countries



The City of Hayward is poised to grow economically in upcoming years

The City of Hayward offers many things attractive to startup companies

- ❑ Affordable and available office and lab space
- ❑ Near Silicon Valley, and central to all of Bay Area
- ❑ Near major Universities (Berkeley and Stanford)
- ❑ Major freeway access (I880 / San Mateo Bridge)
- ❑ Affordable Housing and mature government infrastructure

The foundation of true and sustainable development is

QUALITY EDUCATION



CCHS offers invaluable business opportunities with investors overseas

- 30% of CCHS students are from China
 - Many interested in investing in economic opportunities in the United States
 - Many student families move into the area to be together and purchase homes and bring business opportunities from China
- Various partnerships with multiple top-ranked schools in China



CCHS offers economic growth through local businesses

- **Attracts families and businesses** to Hayward with capital to invest in start-ups and existing businesses
- **Offers overseas connections** in high tech & finance to local entrepreneurs
- **Attract customers to local businesses** through events hosted at the event center
- **Local job creation** by attracting entrepreneurs and an affluent customer base



CCHS will be a great partner and key contributor in Hayward's economic growth





**Our community
wants to be part
of your
community!**



DEVELOPMENT SERVICES

Planning and Land Use Topics



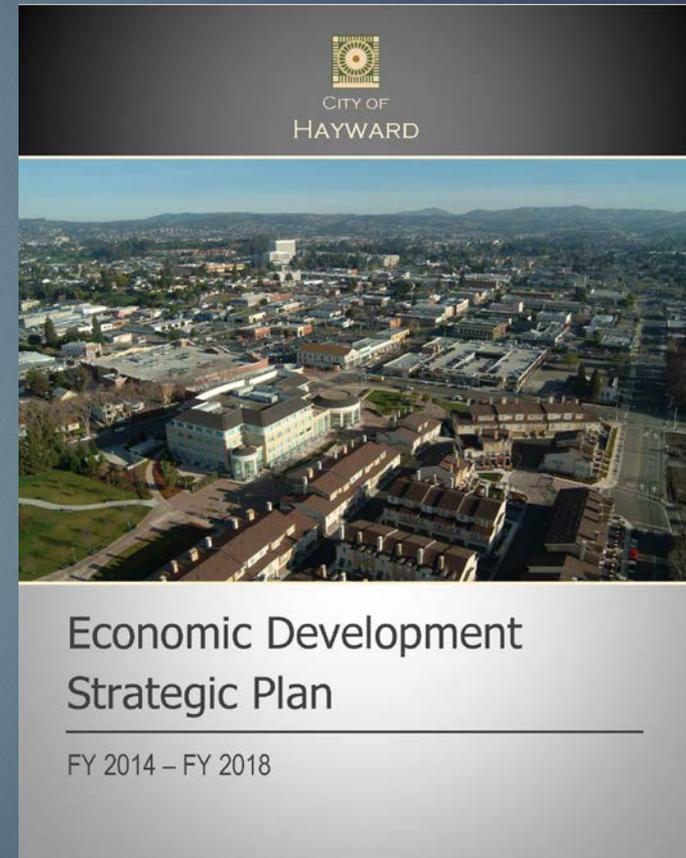
- ▶ Catalyst and Opportunity Sites
- ▶ Housing
- ▶ Small Lot Single Family Developments
- ▶ Walkability
- ▶ Future Work Sessions
- ▶ Roles/Responsibilities of the PC

Catalyst and Opportunity Sites

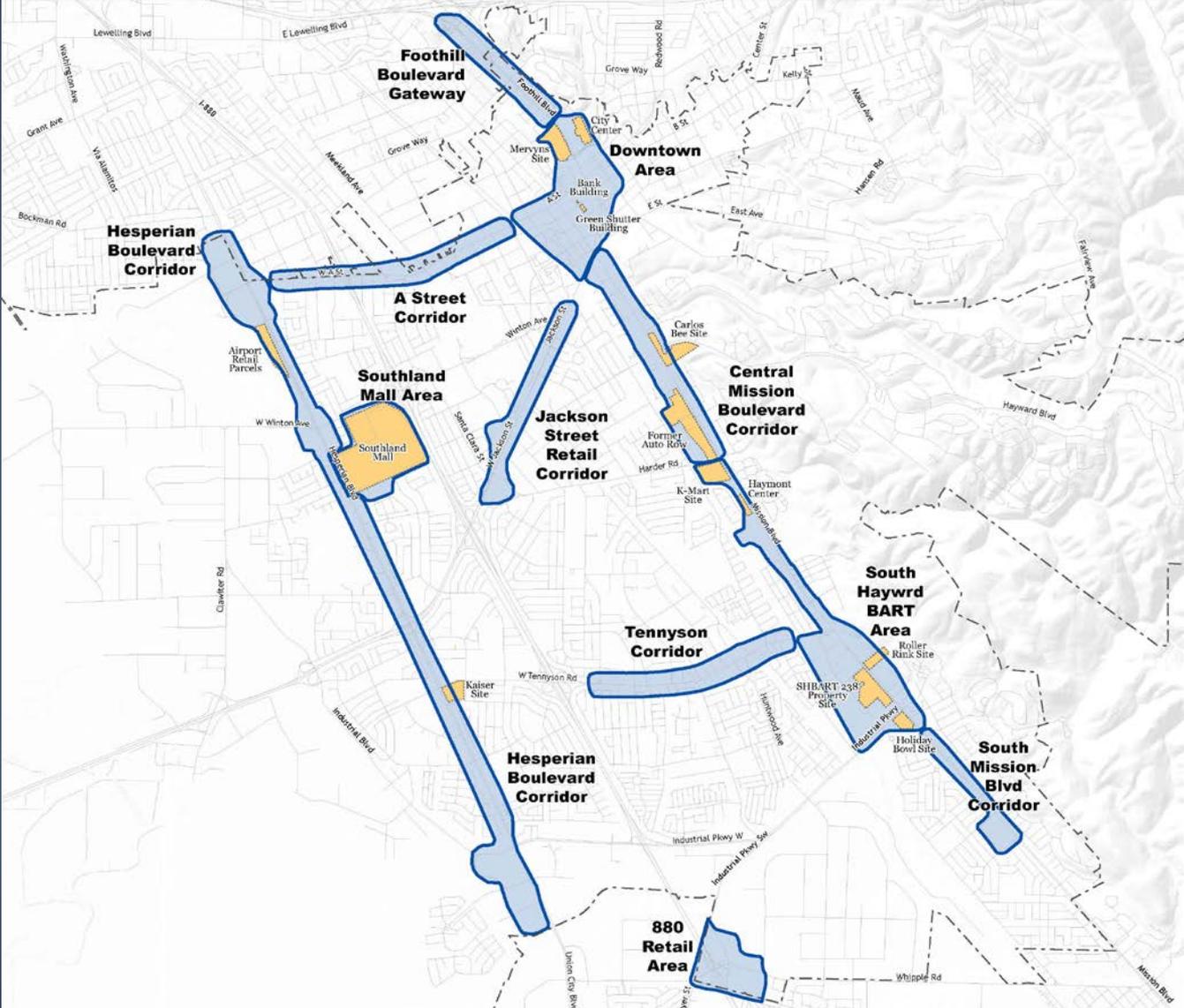


Economic Development Strategic Plan (2013)

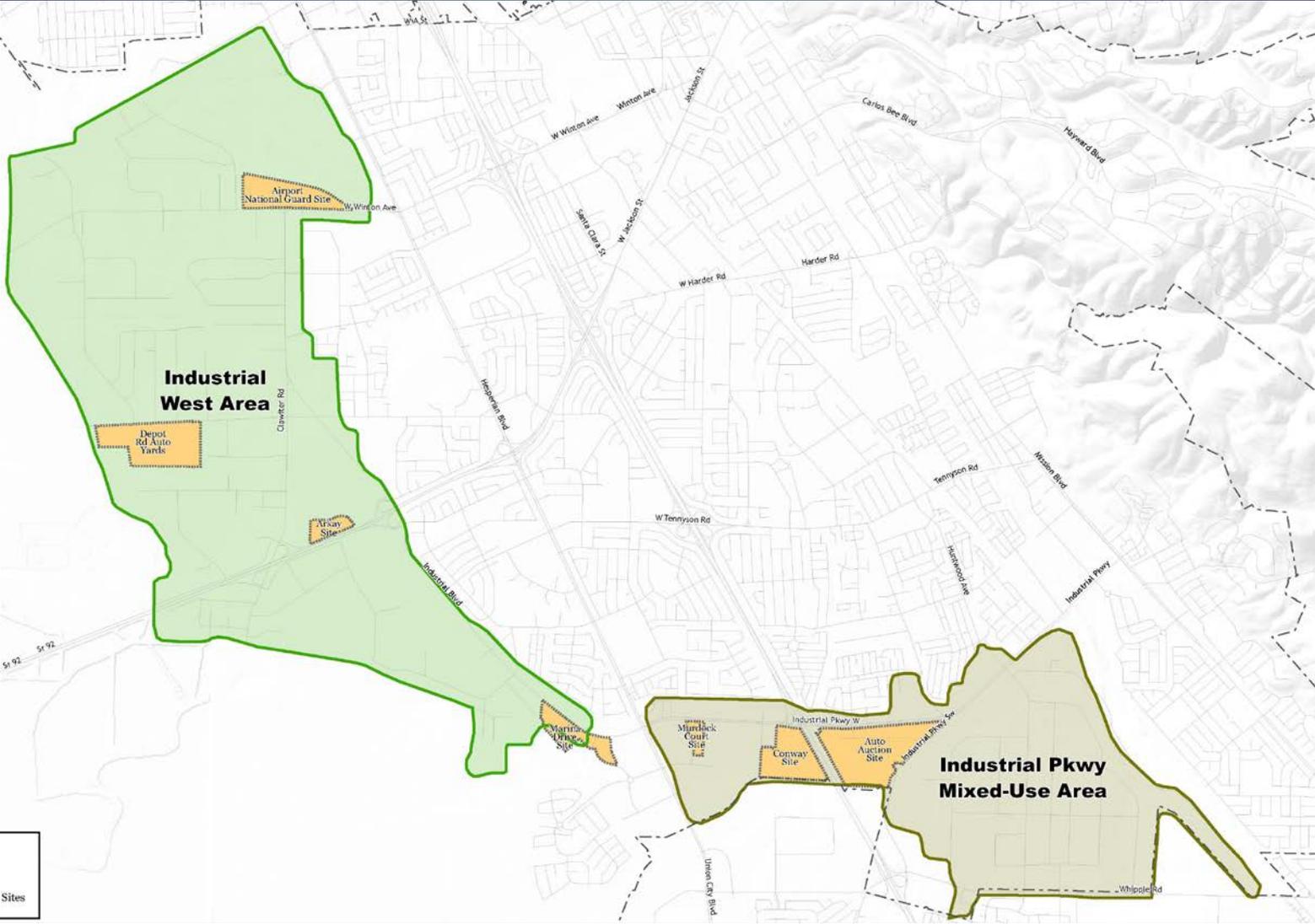
“Ensuring efficient and predictable business permitting processes” and “creating and sustaining a safe, clean, green, and fiscally sound business environment that benefits residents, businesses, and the region”



Catalyst and Opportunity Sites



Catalyst and Opportunity Sites



Housing



- ▶ Regional Housing needs Assessment (RHNA)
- ▶ AMI = \$93,500 for a four person household

Income Category	# Residential Units
Extremely Low (up to 30% AMI)	425
Very Low (up to 50% AMI)	426
Low (51-80% AMI)	480
Moderate (81-120% AMI)	608
Above Moderate (more than 120% AMI)	1981

Housing



Next Steps

- ▶ Future work session topic
- ▶ Provide information on how we are meeting RHNA
 - ▶ Staff reports vs annual progress?



Small Lot Single Family Developments



Small Lot Single Family Developments



Process

VS

Product Type

Planned Developments

- ▶ Required Findings that allow for offsets/community benefits
- ▶ Higher density, but in traditional single family neighborhood layout

Walkability



Complete Neighborhoods

- ▶ Goal LU-3 "Create complete neighborhoods that provide a mix of housing options and convenient access to parks, schools, shopping, jobs, and other community amenities"



Future Work Session Topics



- ▶ Design Innovation (micro units)
- ▶ Economic Development Activities
- ▶ Housing
- ▶ CEQA
- ▶ Pedestrian/Bike Plan Development
- ▶ Suggestions?

