

**PLANNING COMMISSION MEETING  
THURSDAY, OCTOBER 26, 2023**

**PRESENTATIONS**

## **STAFF PRESENTATION**

### **ITEM #1 PH-23-041**

**Hayward Residential Design Study:  
Consideration of Proposed Text Amendments to  
Hayward Municipal Code Chapter 10, Article 1  
(Zoning Ordinance), Article 2 (Off Street Parking  
Regulations), Article 24 (Mission Boulevard  
Code), and Article 28 (Downtown Development  
Code); Zoning Map Amendments; and finding  
that no further environmental review is required  
pursuant to the California Environmental  
Quality Act**

# Hayward Residential Design Study

*Consideration of Proposed Text & Zoning Map Amendments*

**Public Hearing with the Planning Commission**  
**October 26, 2023**  
**Elizabeth Blanton, Senior Planner & Taylor Richard, Associate Planner**



The City was awarded an SB 2 grant in 2020.

✓ **Residential Objective Standards**

- Development of more detailed objective residential standards in response to SB 330 and other recent legislation

✓ **Zoning/General Plan Consistency**

- 1,500+ parcels that are zoned RS have GP designations that allow/require higher densities
- Through rezoning or zoning overlay, these parcels will be brought into conformance with the GP



# Project Scope

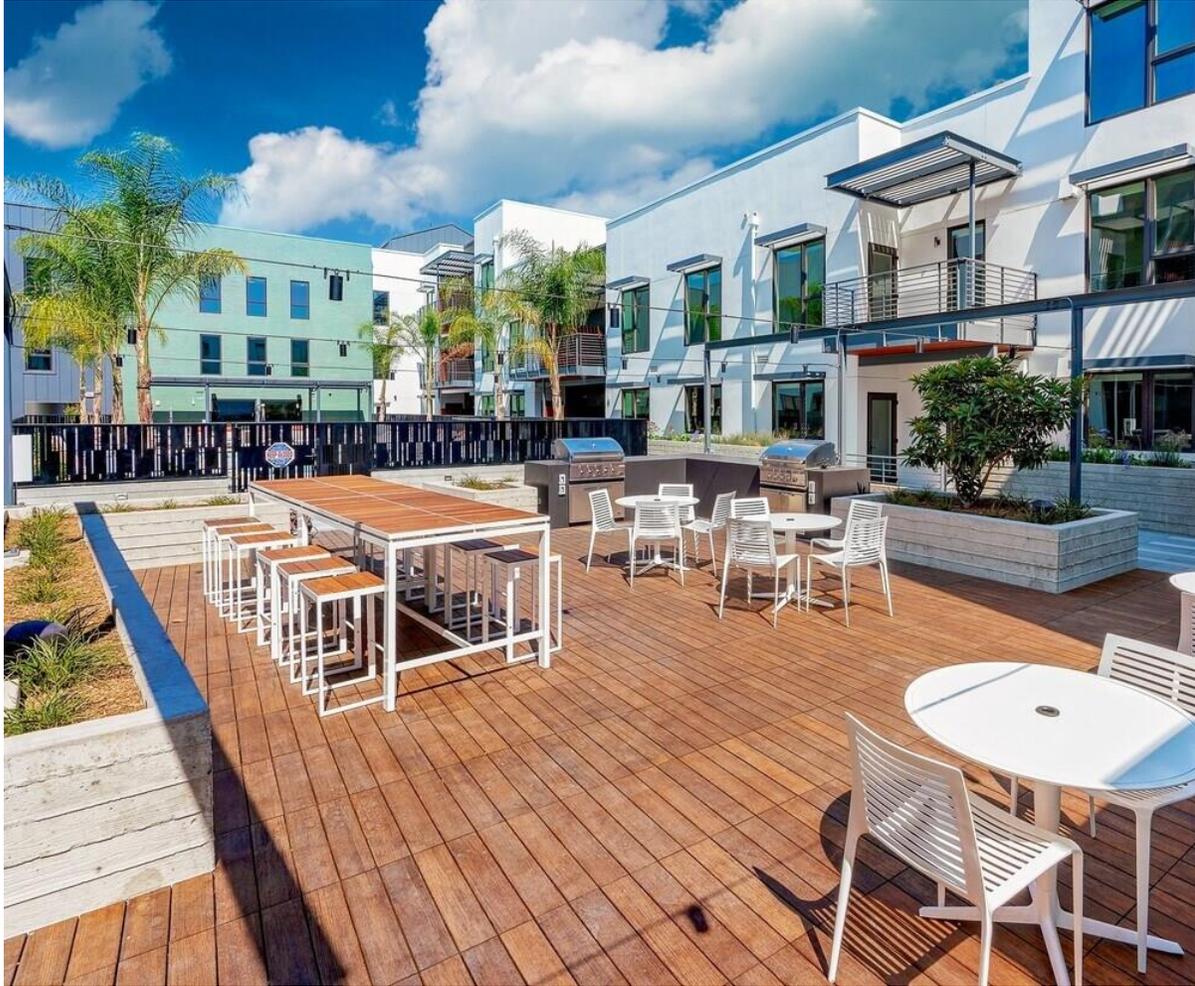


# Process



- ✓ Develop a **point system for façade design** standards
- ✓ Add **façade design** standards and incentivize **public art** in the **Mission Boulevard Code**
- ✓ Adjust point values for open space amenities and incentivize **rooftop amenities**
- ✓ Develop **mailbox security** standards
- ✓ **Increase parking requirements** for large detached residential units
- ✓ Clarify **unbundled parking** standard
- ✓ Modify **Transportation Demand Management (TDM)** standard

## Planning Commission & Council Feedback



- ✓ Additions to Primary Building
- ✓ Mailbox Security
- ✓ Open Space Amenities
- ✓ Façade Design Point System
  - ✓ *Detached Residential, Duplex, & Triplex: 50 Points*
  - ✓ *Multi-Unit Residential (4+ Units): 100 Points*

## Residential Districts

Design Elements – 50 points required	Points
Variation of street-facing front façade plane by a minimum depth of 24 inches for the entire height of the structure	30
<p>At least every 30 feet along the street facing building façade, horizontal eaves shall be broken by at least one of these strategies:</p> <ul style="list-style-type: none"> <li>•Inclusion of gables</li> <li>•Change in the roof height by a minimum of 2 feet</li> <li>•Inclusion of dormer windows</li> </ul>	30
A covered porch for each unit entrance with a minimum landing depth of 5 feet (excluding stairs), minimum landing width of 5 feet (excluding stairs), and minimum clear floor-to-ceiling height of 8 feet .	30
At least two distinct building materials that each make up at least 25 percent of the total building facades	20
At least one balcony for all street facing units with no dimensions less than 5 feet	20
A projected stoop for each unit entrance with a minimum overhang projection of 3 feet from the façade plane, minimum landing depth of 5 feet (excluding stairs), minimum landing width of 5 feet (excluding stairs), and minimum clearance of 8 feet from top of the landing to the underside of the overhang/canopy	20
Windows covering at least 20 percent of the total surface area of the front facing façade	20
At least one bay window or box window along the street-facing facades with a minimum projection of 18 inches from the façade	10
Window moldings at least 4 inches wide on all windows	10
Use of shutters on at least 50 percent of street facing windows	10

## Detached Residential, Duplex & Triplex Façade Design Point System

Design Elements – 100 points required	Points
Balconies on at least 50 percent of street facing units with no dimensions less than 5 feet	50
A covered porch for each ground floor unit with a minimum landing depth of 5 feet (excluding stairs), minimum landing width of 5 feet (excluding stairs), and minimum clear floor-to-ceiling height of 8 feet	50
A projected stoop for each ground floor unit with a minimum overhang projection of 3 feet from the façade plane, minimum landing depth of 5 feet (excluding stairs), minimum landing width of 5 feet (excluding stairs), and minimum clearance of 8 feet from top of the landing to the underside of the overhang	35
A projected stoop for the primary building entrance with a minimum overhang projection of 5 feet from the façade plane, minimum landing depth of 5 feet (excluding stairs), minimum landing width of 8 feet (excluding stairs), and minimum clearance of 8 feet from top of the landing to the underside of the overhang	35
At least one of the building material treatments: <ul style="list-style-type: none"> <li>•Use of a siding or cladding material on the ground floor building facades that differs from the materials used above the ground floor</li> <li>•Use of at least two distinct building materials that each make up at least 25 percent of the total building facades</li> </ul>	35
Variation in roof height or parapet by at least 2 feet	35
Roof overhang of at least 2 feet along all street facing facades	35
Upper story step back of at least 5 feet along at least 75 percent of street facing facades	35
Use of horizontal window overhangs with a depth of at least 18 inches covering the entire length of the window on at least 25 percent of street facing windows	35
Windows covering at least 20 percent of the total surface area of the front facing façades	35
Cornices along the top of all building facades that are at least 6 inches deep	25
At least one sconce light fixture every 15 feet along the street facing facades	25
At least one horizontal decorative band that is either: <ul style="list-style-type: none"> <li>•A building material that is different from abutting façade materials</li> <li>•Projects at least 2 inches along at least 50 percent of the building facades</li> </ul>	20
Window moldings at least 4 inches wide on all windows	20
Use of shutters on at least 50 percent of street facing windows	20

## Multi-Unit Residential Façade Design Point System



- ✓ **Increased parking requirement** for large detached residential units
- ✓ Revised **unbundled parking** standard
- ✓ Transportation Demand Management (**TDM**) point system

# Off-Street Parking Regulations



- ✓ **AB 1317** – Requires unbundled parking for new rental developments of 16+ units, starting in 2025
- ✓ **Proposed standard** - Allows unbundled parking for all rental developments of 4+ units, effective immediately
  - ✓ *Potential Concerns:*
    - ✓ Lack of detailed analysis
    - ✓ Could result in increased demand for on-street parking
    - ✓ Some cities limit unbundling to specific areas
  - ✓ *Potential Benefits:*
    - ✓ Data shows unbundling would reduce off-street parking demand
    - ✓ Could result in decreased demand for on-street parking
- ✓ **Another option to consider** - Some cities allow unbundled parking, but still require a minimum 1 space/unit

# Unbundled Parking

## Residential Transportation Demand Management (TDM) - 15 points required for 5% parking reduction

TDM Measures	Points
A publicly accessible <b>Class 4 bicycle facility</b> through the development connecting to an existing or planned bike route identified in the City's Bike and Pedestrian Master Plan. Along the facility, there shall be at least one bike repair station with an air pump and tools. A Class 1 bicycle facility could qualify if it is not part of the public right-of-way or private street.	10
A <b>bus shelter</b> for any bus route within a ¼ mile radius. The bus shelter design shall be approved by City of Hayward and AC Transit.	10
A <b>loading zone marked for ride-share</b> vehicles that has capacity for at least two vehicles to stop	5
A 50% increase in the <b>long-term bicycle storage</b> above the current Cal Green requirements	5
<b>On-site transit route maps, schedules and dynamic real time arrivals</b> posted within a publicly visible and accessible area near the primary building entrance. The route maps, schedules and real time arrival information shall include all transit routes within a ¼ mile radius.	5

# Transportation Demand Management (TDM)



## MISSION BOULEVARD CODE

City of Hayward, California  
Public Hearing Draft | July 2020

- ✓ Remove **lot coverage** standards
- ✓ Apply **open space amenities** point system
- ✓ Require **landscape buffer** abutting low scale development
- ✓ New **building massing** and **façade design** standards

# Mission Boulevard Code

Design Elements – 70 points required	Points
Balconies on at least 50 percent of street facing units with no dimensions less than 5 feet	50
Use of a siding or cladding material on the ground floor building facades that is different from the materials used above the ground floor	35
At least two distinct building materials that each make up at least 25 percent of the total building facades	35
Variation in roof height or parapet by at least 2 feet	35
Roof overhang of at least 2 feet along all street facing facades	35
Upper story step back of at least 5 feet along at least 75 percent of street facing facades	35
Use of horizontal window overhangs with a depth of at least 18 inches covering the entire length of the window on at least 25 percent of street facing windows	35
Windows covering at least 20 percent of the total surface area of the front facing façades	35
Cornices along the top of all building facades that are at least 6 inches deep	25
At least one sconce light fixture every 15 feet along the street facing facades	25
A sculpture or three-dimensional art piece that is at least 10 feet tall, 4 feet wide, and 4 feet deep	25
A mural along a street-facing façade that is at least 200 square feet	25
At least one horizontal decorative band that is either: <ul style="list-style-type: none"> <li>• A building material that is different from abutting façade materials</li> <li>• Projects at least 2 inches along at least 50 percent of the building facades</li> </ul>	20
Window moldings at least 4 inches wide on all windows	20
Use of shutters on at least 50 percent of street facing windows	20

## Mission Boulevard Façade Design Point System

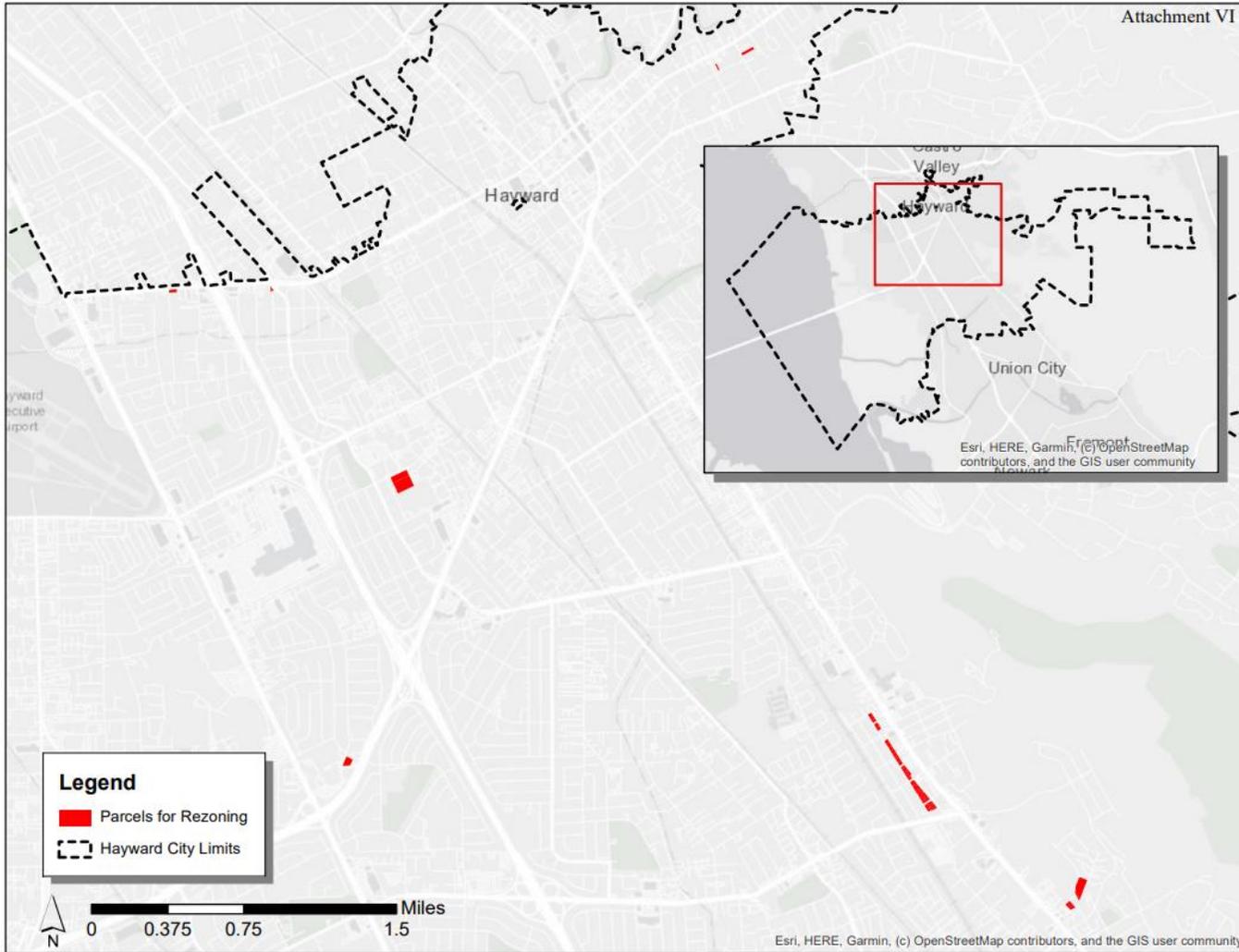


- ✓ Remove **lot coverage** standards
- ✓ Apply **open space amenities** point system
- ✓ Remove **unit ranges** for building types
- ✓ Revise **architectural standards** for objectivity and clarity

## HAYWARD DOWNTOWN SPECIFIC PLAN

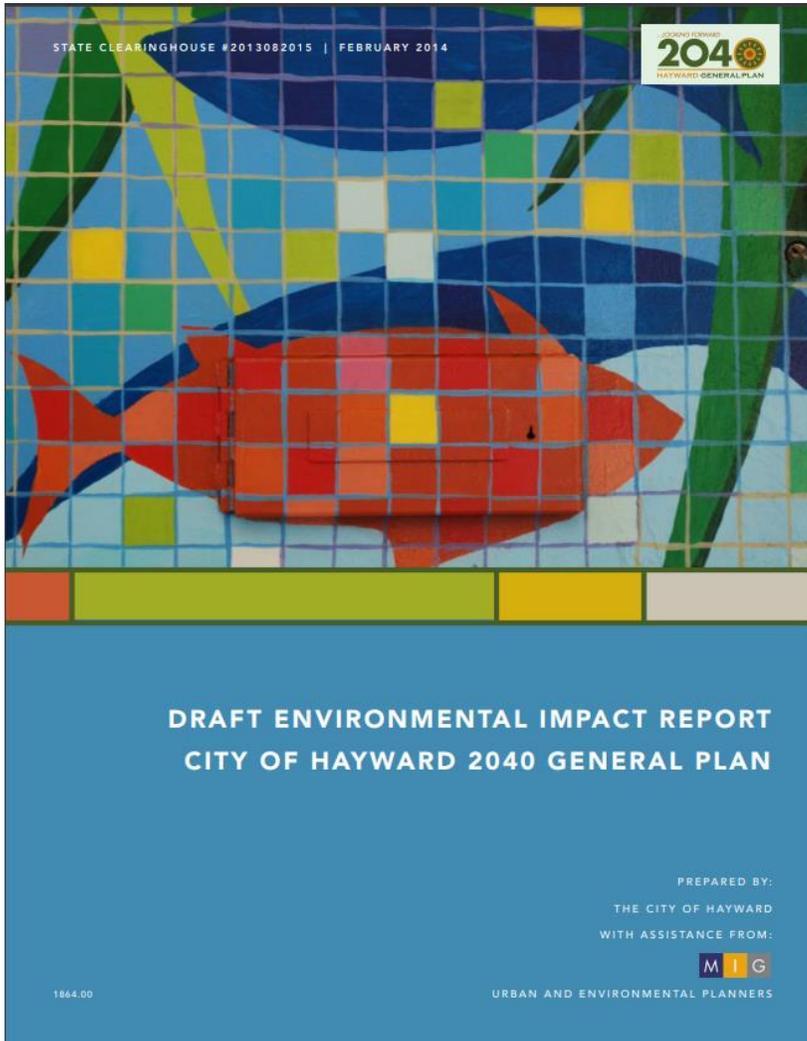
City of Hayward, California  
Adopted | April 30, 2019

# Downtown Development Code



- ✓ Rezoning to resolve inconsistent parcels with **HDR and CHDR** General Plan Land Use Designations
- ✓ **49 parcels to be rezoned** to most appropriate district

# General Plan/Zoning Consistency- Rezoning



- ✓ Proposed standards and rezonings are fully consistent with the *Hayward 2040 General Plan Environmental Impact Report (EIR)*
- ✓ **No additional environmental review is required**

# Environmental Review

## **STAFF RECOMMENDATION:**

That the Planning Commission recommend the City Council approve the Proposed Text Amendments to Hayward Municipal Code Chapter 10, Articles 1, 2, 24, and 28 (Attachments III, IV, V, VI, and VII); Zoning Map Amendments (Attachment VIII); and findings that no further environmental review is required pursuant to the California Environmental Quality Act (CEQA)