

**PLANNING COMMISSION MEETING  
THURSDAY, AUGUST 24, 2023**

**PRESENTATIONS**

**STAFF PRESENTATION**

**ITEM #1 WS-23-033**

**Draft Regulations for the Hayward Residential  
Design Study**

# Hayward Residential Design Study

## *Draft Standards and Zoning Updates*

**Work Session with the Planning Commission**  
**August 24, 2023**  
**Elizabeth Blanton, Senior Planner & Taylor Richard, Associate Planner**





The City was awarded 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



- ✓ **Increased building heights** are acceptable to meet allowable densities
- ✓ Employ **menus of options** or **point systems** to allow flexibility and diversity of design
- ✓ **Minimize boxy** building styles
- ✓ Distinguish **ground floor, middle, and top** of buildings
- ✓ Require upper floor **stepbacks**
- ✓ Ensure high quality **open spaces**
- ✓ Incentivize **pet areas** and **pedestrian/bicycle** connections
- ✓ Consider standards to **enhance safety**

## Planning Commission & Council Feedback

# Zoning Districts

Residential Natural Preserve (RNP)

Low Density Residential (RL)

Medium Density Residential (RM)

High Density Residential (RH)

# Building Types



Detached Residential



Duplex/Triplex



Multi-Unit Residential (4+ Units)

# New Consolidated Residential Districts Section

Standard	Existing	Proposed			
	<i>All Residential Districts</i>	<i>RNP</i>	<i>RL</i>	<i>RM</i>	<i>RH</i>
Front Yard	20	20	15 (primary structure) 20 (attached garage)	10	10
Side Yard	5, or 10% of lot width up to 10' max, whichever is greater	10	5	5	5
Side Street Yard	10	10	10	10	10
Rear Yard	20	30	20	10	10

# Yard Setbacks



Standard	Existing	Proposed			
	<i>All Residential Districts</i>	<i>RNP</i>	<i>RL</i>	<i>RM</i>	<i>RH</i>
Detached Residential Units	30	30	30 (2-stories)	30 (2-stories)	30 (2-stories)
Duplex/Triplex	30 - 40	-	30 (2-stories)	40 (3-stories)	40 (3-stories)
Multi-Unit Residential (4+)	40	-	-	50 (4-stories)	60 (5-stories)

# Building Heights



- ✓ **Landscaped buffers with evergreen trees** required between new and existing development where there is a significant height difference (15+ ft)
- ✓ **Hillside development** that is on a slope over 15% must be stepped down the hillside
- ✓ **Building entrances** must be visible from streets/pedestrian walkways
- ✓ **Retaining walls** must be architecturally treated

## Design Standards – Applicable to All





## Building Massing

- ✓ Upper floor is limited to 75% of ground floor area

## Façade Design

- ✓ Menu of options (select 2)
  - ✓ *Dormer windows*
  - ✓ *Balconies*
  - ✓ *Front porches*
  - ✓ *Building material variety*
  - ✓ *Window detailing*
  - ✓ *Projections/recesses*

# Design Standards – Detached, Duplex, Triplex



## Building Massing

- ✓ Upper floor is limited to 85% of ground floor area
- ✓ Projections/recesses required if façade exceeds 75 feet

## Façade Design

- ✓ Menu of options (select 3)
  - ✓ *Building material variety*
  - ✓ *Roof and façade variation*
  - ✓ *Window detailing*
  - ✓ *Elevated ground floor*
  - ✓ *Architectural features*
- ✓ Base/Middle/Top requirements for 4 and 5 story buildings

# Design Standards – Multi-Unit (4+ Units)





## Open Space Amenities By Project Size

<i>Size of Project (number of units)</i>	<i>Points Value</i>
4 – 10	50
11 – 20	100
21 – 50	150
51 and up	200

# Open Space Point System

Amenity	Points
Courtyard/Garden	
<i>With seating and/or tables for at least 4 people</i>	25
<i>With seating and/or tables for at least 10 people</i>	35
<i>With seating and/or tables for at least 20 people</i>	50
Pergola, shade, trellis or arbor structure	15
Playground with at least 3 pieces of play equipment including slides, swings, monkey bars, climbing walls, etc.	40
Community Garden with at least 5 garden beds	40
Permanent affixed barbecue	15
Outdoor kitchen with a countertop, sink, an appliance and seating and tables for at least 10 people	50
Sports Court	
<i>Bocceball</i>	20
<i>Table Tennis</i>	20
<i>Badminton</i>	30
<i>Tennis</i>	30
<i>Pickleball</i>	30
<i>Basketball</i>	50
Splash Pad or Fountain	25

Amenity	Points
Swimming Pool or Hot Tub	75
Open Lawn Areas with no dimension less than 10 feet	15
Walking/running path at least 1000 linear feet in length with lighting and signage (i.e. mile markers, information boards, etc.)	25
Amphitheater with seating for at least 25 people	75
Community Room	
<i>Library Room with bookshelves and seating for at least 5 people</i>	25
<i>Media Room with television and seating for at least 10 people</i>	35
<i>Game Room with a least two game tables or consoles</i>	30
<i>Gathering Room with countertop, cabinets, and sink</i>	50
<i>Gym/Fitness Room with at least 5 pieces of gym equipment</i>	50
<i>Co-working space with wi-fi, tables and seating for at least 8 people, and a bathroom</i>	75
Fenced Dog Park with trash can	
<i>Measuring at least 50 feet by 20 feet</i>	25
<i>Measuring at least 100 feet by 20 feet with a dog waste bag dispenser and dog water fountain.</i>	50

# Open Space Point System





## Residential Transportation Demand Management (TDM)

Reduction Allowed (%)	TDM Measure
10	On-site transit route maps and schedules, a car sharing space AND car sharing membership for all residents
15	A bicycle facility OR a bus shelter
20	A financial contribution for capital improvements OR monthly bus passes made available to all units based on bedroom count

# Transportation Demand Management (TDM)



- ✓ Allow for **the cost of parking to be separated from the cost of housing**
- ✓ Required to be **posted in common areas**
- ✓ Modeled on **City of Oakland's Unbundled Parking Policy**

# Unbundled Parking





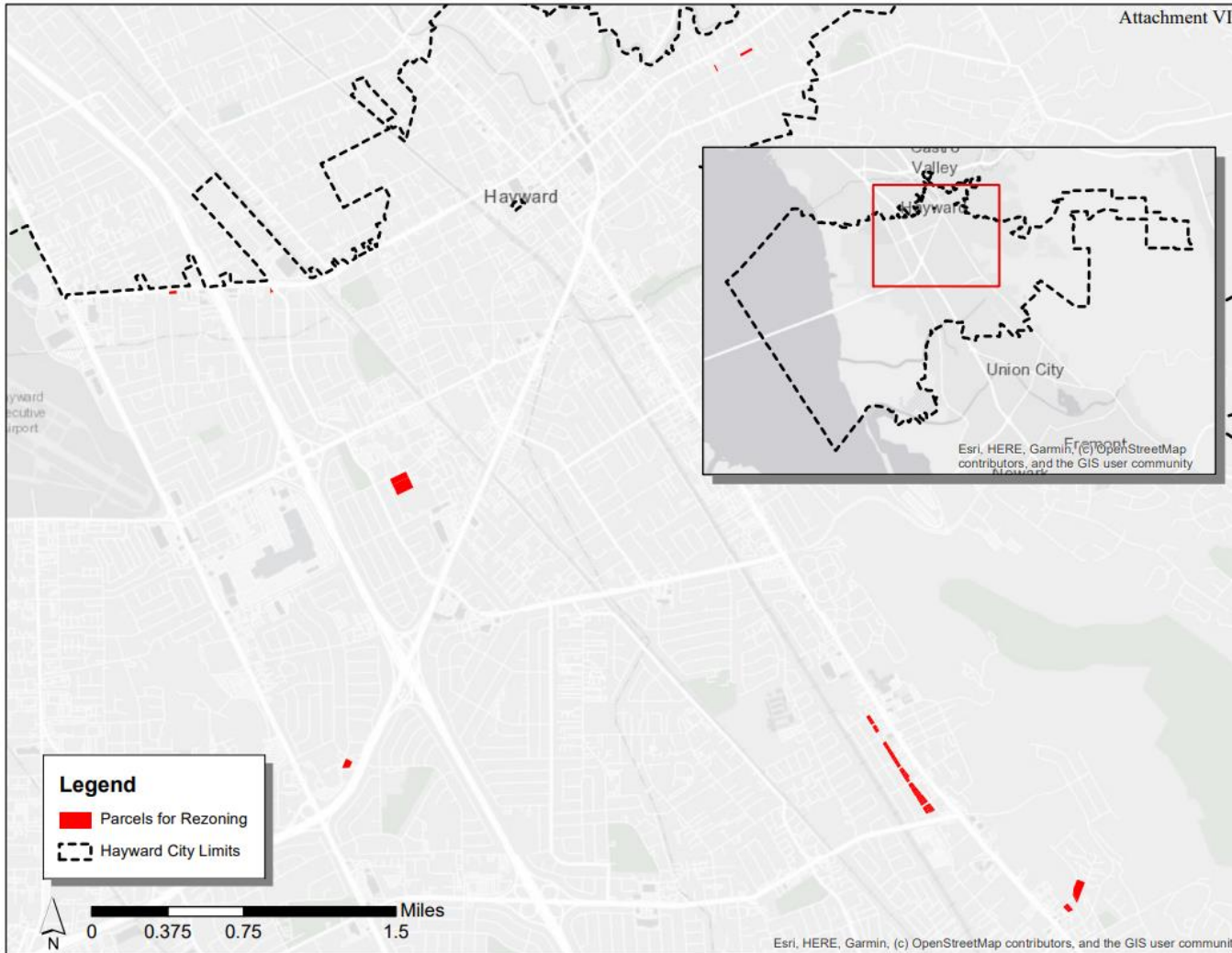
- ✓ Reduced parking requirements for **seniors and special needs** housing
  - ✓ Senior Housing: 0.5 covered spaces per unit
  - ✓ Special Needs Housing: 0.3 covered spaces per unit
- ✓ Allowing **tandem parking for multi-unit residential** developments

## Other Parking Regulations



- ✓ Zoning amendments to resolve inconsistent parcels with a **LMDR and MDR General Plan Land Use Designations**
- ✓ Default to Hayward 2040 **General Plan density** range and regulate **Building Types**

## General Plan/Zoning Consistency- Zoning Amendments



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

# General Plan/Zoning Consistency- Rezoning



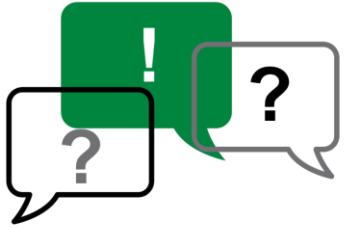


- ✓ Add additional design standards to **Mission Boulevard Code Area**
- ✓ Allow for **Small Lot Residential Subdivisions** without rezoning



## Other Topics for Consideration





# Questions for Discussion

- 1 Does the Commission support the updated development standards being proposed?
- 2 Does the Commission support extending the Design Standards for the Residential Districts to apply to the Mission Boulevard Code Area?
- 3 Does the Commission support the point system for open space amenities? Are there other amenities that should be included?
- 4 Does the Commission support the development of standards to streamline the development review process for small lot single-family residential projects?
- 5 Does the Commission support the updated TDM measures and parking ratios for senior and special needs housing?