

**PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 10, 2019**

PRESENTATIONS

STAFF PRESENTATION

**ITEM #1 PUBLIC HEARING
Ph#19-076**

TRUE LIFE



DEVELOPMENT SERVICES

True Life Development



Tennyson Rd

Parcel 2

Parcel 1

29212 Mission Blvd

Mission Blvd

VICINITY
MAP



238

Map labels include: Tennyson Rd, Camelia Ct, Gork Oak Ln, Buckwheat Ct, Marners Ct, Sea Mist Ct, Dixon St, Valle Vista Ave, Mission Blvd, Greeley Ct, Desert, Alameda Pkwy, Vandenbut St, Woodl, Holiday St, Fiesta Ct, Bristol Dr, Newbury Ln, Dartmore Ln, Heat Ct, Overhill Dr, and Nichogate Dr.

Zone Change





Existing Zoning Districts



Proposed Zoning Districts

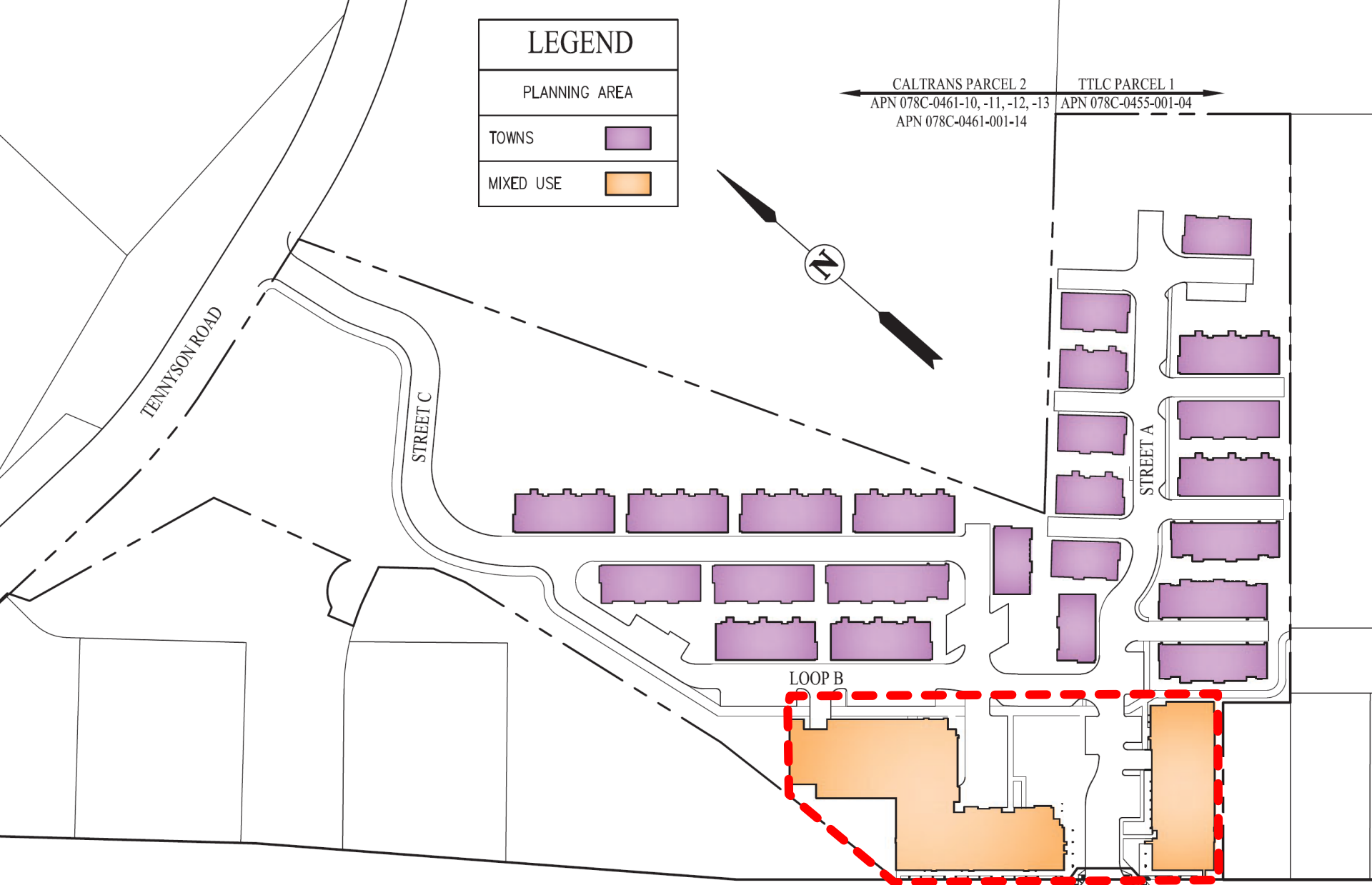
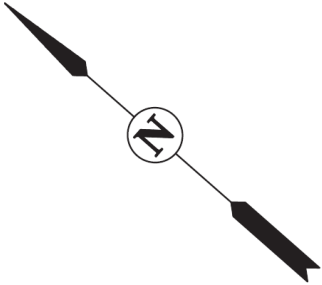
General Plan Designations



| LEGEND | |
|---------------|---|
| PLANNING AREA | |
| TOWNS |  |
| MIXED USE |  |

← CALTRANS PARCEL 2
 APN 078C-0461-10, -11, -12, -13
 APN 078C-0461-001-14

TTLIC PARCEL 1
 APN 078C-0455-001-04 →



Site Plan

MISSION BOULEVARD



TENANT

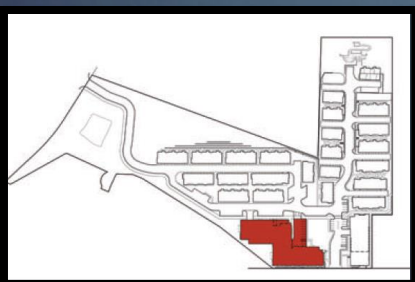
TENANT



View from Mission Boulevard



View from Interior Driveway



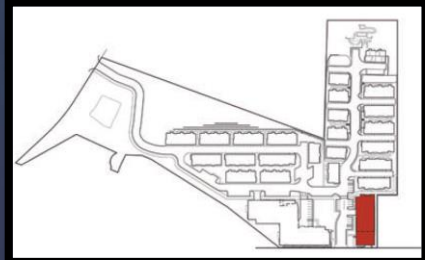
Mixed Use Building A





View from Interior Driveway



View from Mission Boulevard

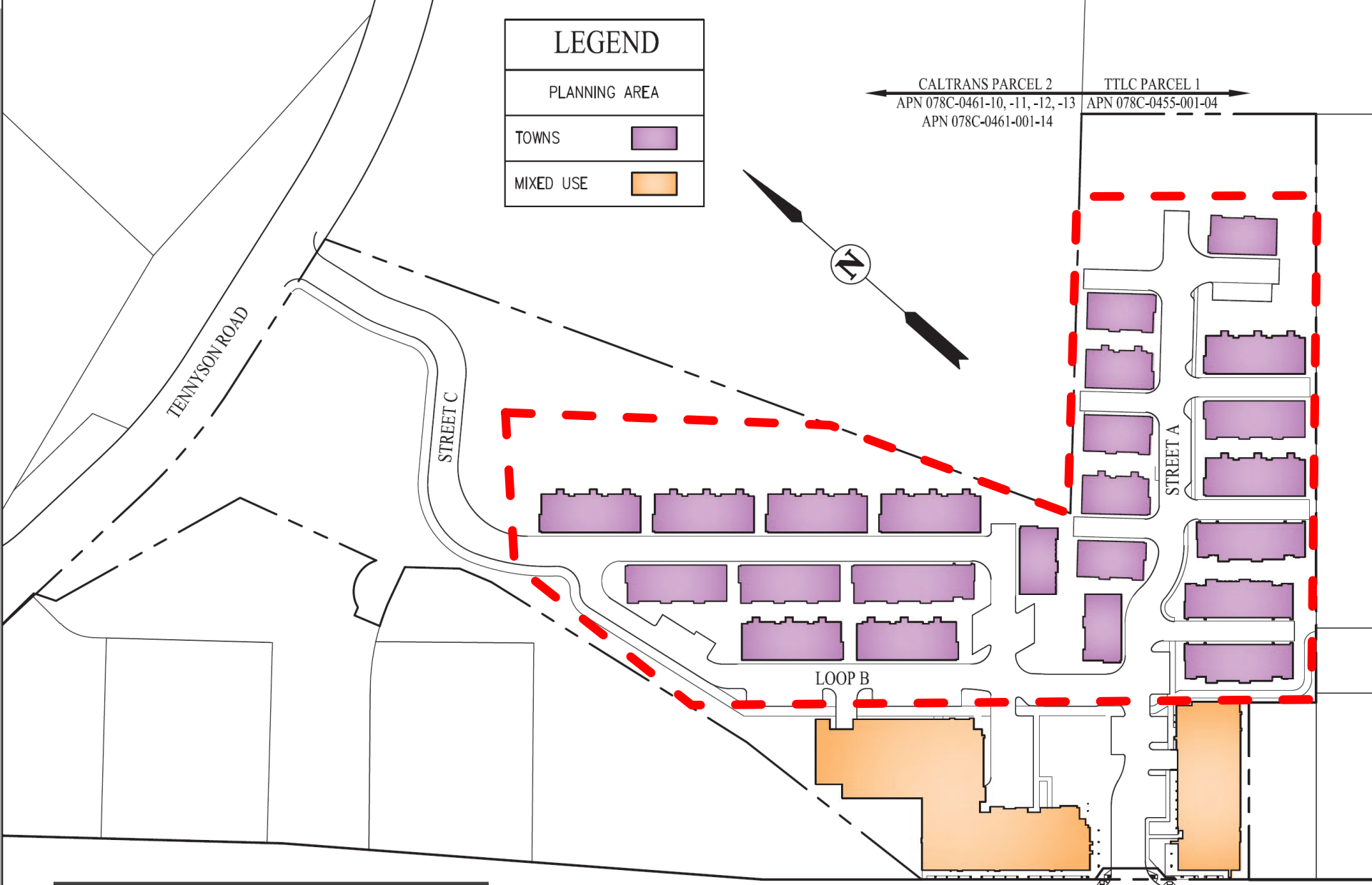
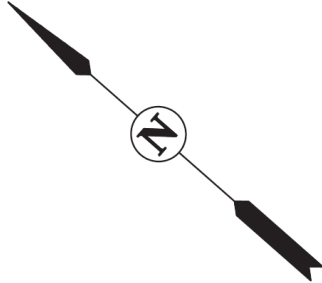


Mixed Use Building B

| LEGEND | |
|---------------|---|
| PLANNING AREA | |
| TOWNS |  |
| MIXED USE |  |

← CALTRANS PARCEL 2
 APN 078C-0461-10, -11, -12, -13
 APN 078C-0461-001-14

TTLIC PARCEL 1
 APN 078C-0455-001-04



Townhomes

MISSION BOULEVARD



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

Townhome Style A



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



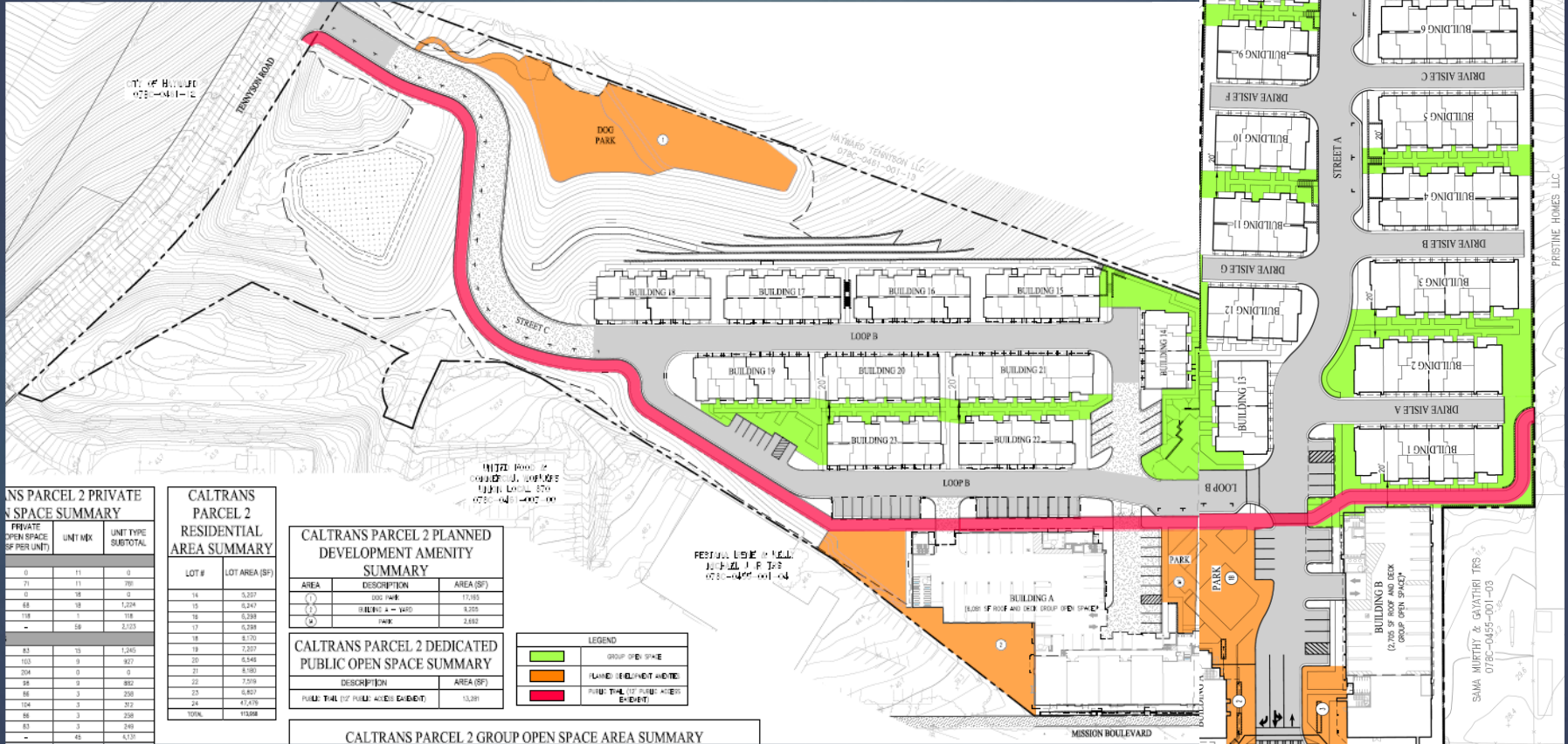
REAR ELEVATION

Townhome Style B

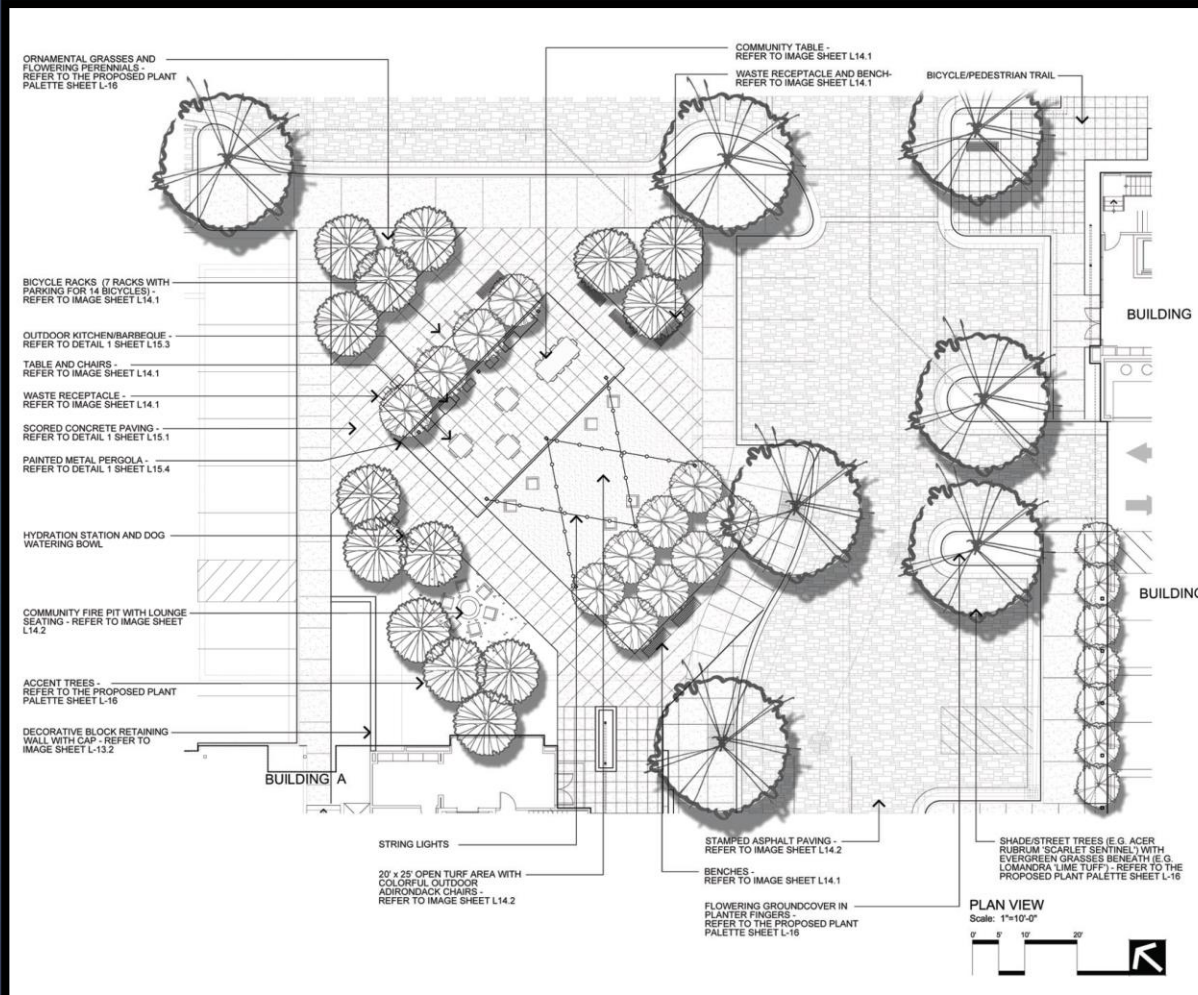
Illustrative Landscape Plan



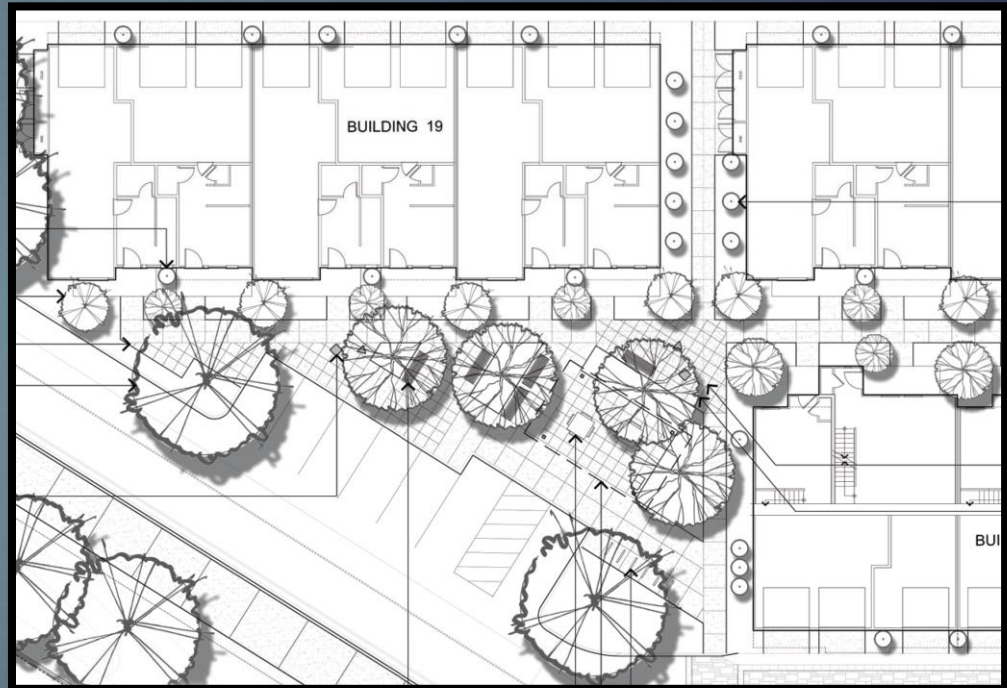
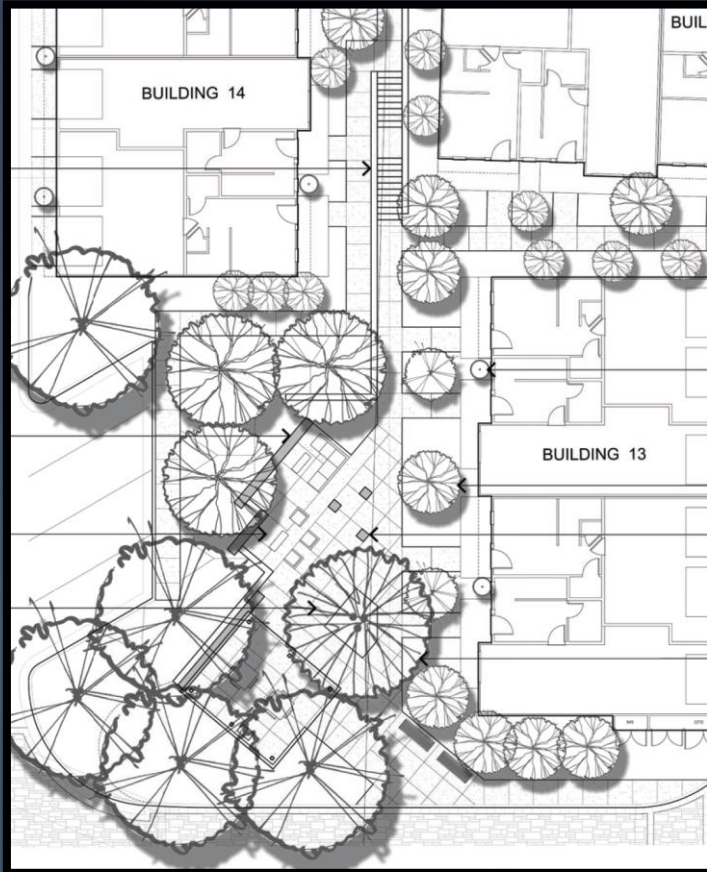
Open Space Exhibit



Plaza Park - Detail



Paseos & Pocket Parks – Details



Affordable Housing Plan



Required

- ▶ 19 For Sale Units (10%) – Moderate Income
- ▶ Moderate Income Households (HH) earn 80% to 120% Area Median Income.
- ▶ In 2019, AMI for Moderate Income HH of four is \$111,700/year and goes up to \$134,050/year.
- ▶ Units shall be dispersed throughout development & equal in size to market rate units.

Affordable Housing Plan



Proposed

- ▶ 20 For Sale Units (10.5%) – Moderate Income
- ▶ All deed restricted units would be two- & three-bedroom condominiums located within Mixed Use Buildings A & B.
- ▶ Deviation from Ordinance requirements justified because project was expanded to include Parcel 2 which increased density of project, overall.

Zone Change



- ▶ Consistent with numerous **General Plan Goals and Policies** related to Land Use; Mobility; Housing and Health & Quality of Life.
- ▶ Fulfills purpose and intent of **Planned Development District** to provide a coherent site plan that clusters high intensity development on the flattest part of the site closest to transit and lowers the intensity in the sloped areas.
- ▶ Includes **amenities** such as solar panels & network of open spaces connected by a continuous multi-use trail.

Conditions of Approval



- ▶ Transportation Demand Management (TDM) Coordinator and policies.
- ▶ Construction and release of market rate units tied to development and release of affordable units unless otherwise outlined in phasing plan.
- ▶ Open spaces & trail shall be publicly accessible and maintained by HOA.
- ▶ Lighting for streets, open spaces and trail shall be reviewed and approved prior to issuance of Improvement Plans.

CEQA



Infill Checklist

- ▶ Intended to streamline environmental review for eligible infill projects.
- ▶ Analysis included in Infill Checklist found that all potential impacts were already analyzed and disclosed in **General Plan EIR** and **South Hayward BART/Mission Boulevard Supplemental EIR**; and that all project specific impacts could be substantially mitigated by uniformly applicable development policies.
- ▶ Included as **Standard Conditions of Approval**.

Staff Recommendation



That the Planning Commission Recommends
City Council:

Approve the Proposed Zone Change to
Planned Development District and Vesting
Tentative Map and Related Environmental
Analysis, subject to Recommended
Conditions of Approval.

Questions & Discussion



PRESENTATION

ITEM #2 PUBLIC HEARING

Ph#19-077

META HOUSING

Hayward Mission Family Apartments

Proposed Mixed-Use, Affordable Housing Development on Mission Boulevard

Planning Commission Public Hearing
October 10, 2019
Marcus Martinez, Associate Planner



VICINITY MAP

- ✓ South Hayward
- ✓ Mission/Garin Neighborhood
- ✓ Approx. 300-Foot Northwest of the Mission Boulevard & Industrial Parkway Intersection
- ✓ Approximately ½ mile from South Hayward BART Station



PROJECT SITE

- ✓ Consists of Three Parcels
- ✓ 29497, 29547 and 29553 Mission Boulevard
- ✓ Vacant 2.21-Acre Infill Site



Zoning District:

- ✓ Urban Center Zone (S-T5) of South Hayward BART Form-Based Code

General Plan Land Use Designation:

- ✓ Sustainable Mixed Use (SMU)



PROJECT SUMMARY

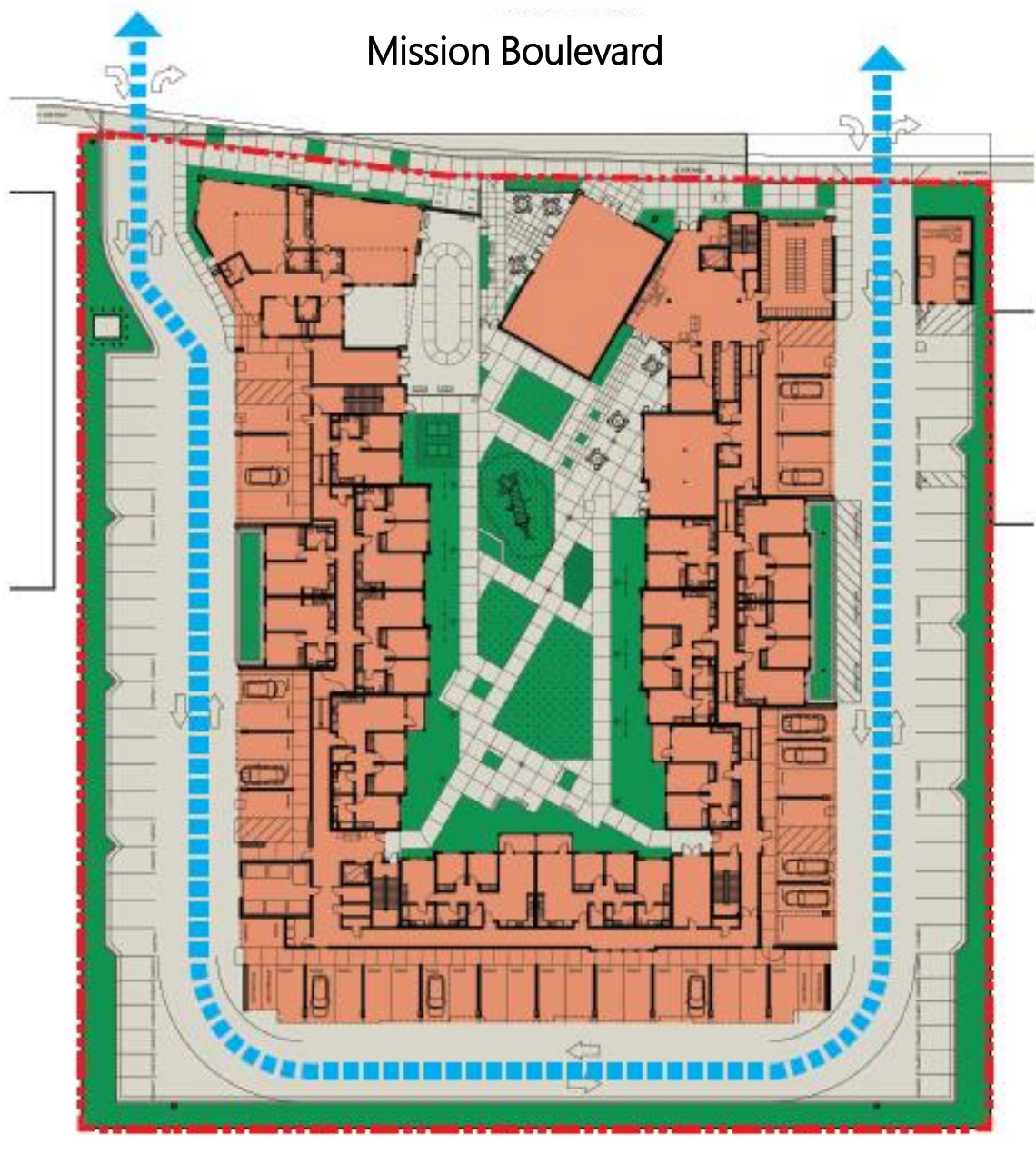


Requested Approvals

- Site Plan Review Application
- Density Bonus Application

Project Scope

- Transit Oriented Development (TOD)
- 5-Story, Mixed-Use Building
- 140 Dwelling Units of Affordable Housing
- 2,700 Square-Foot Day Care Center
- 1,800 Square-Foot Commercial Space
- Related Site Improvements (i.e. landscaping, stormwater management, etc.)



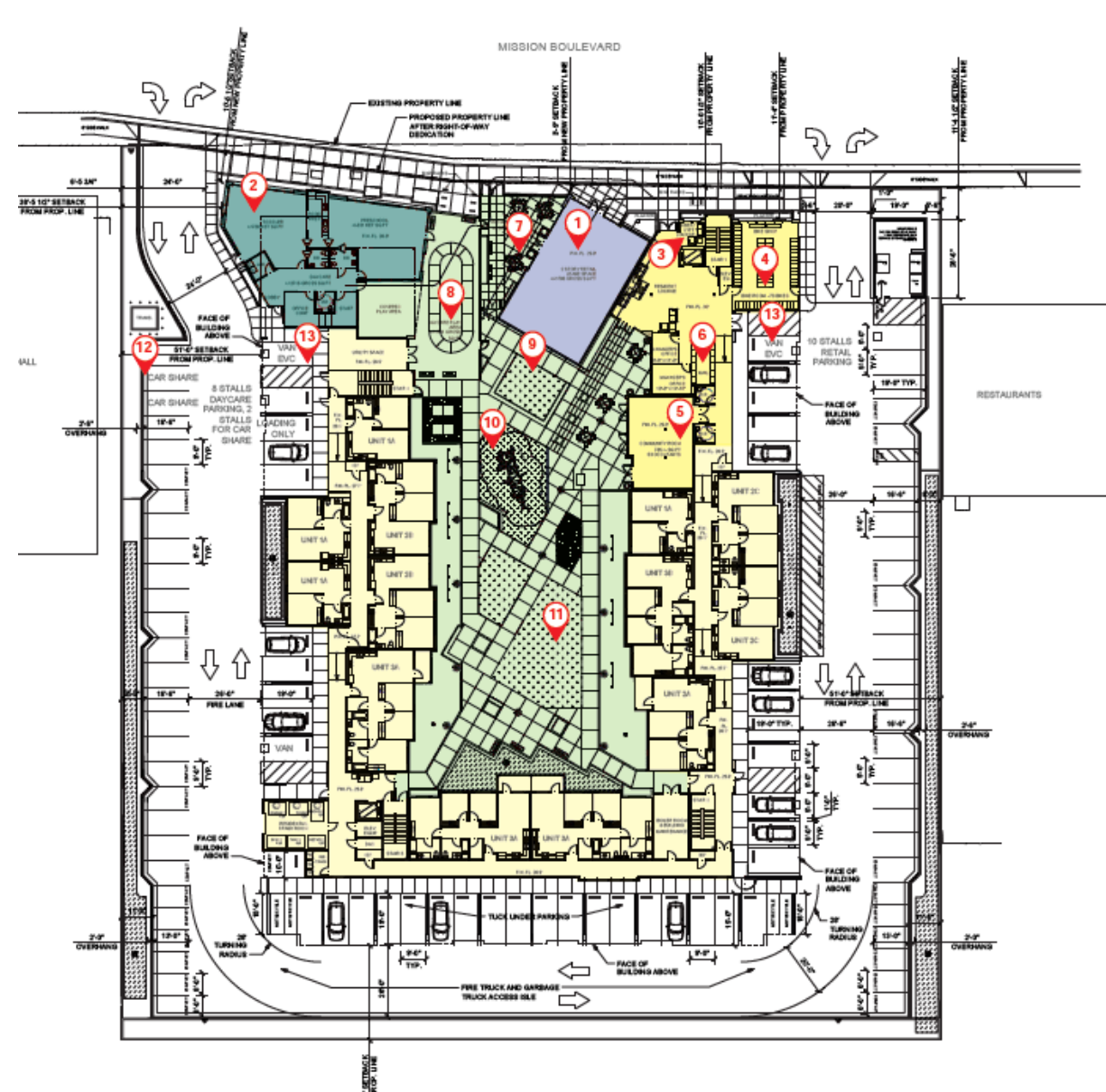
SITE DESIGN & CIRCULATION

- U-Shaped Building
- Two Points of Access
- Ground-Floor Commercial Uses front Mission Boulevard
- Internal Courtyard Area
- Perimeter and Tuck-Under Parking
 - FBC: **Maximum** 1.5 per unit
 - 101 Parking Spaces Proposed
 - 18/101 spaces are to be reserved for the businesses during the hours of operation

- BUILDING COVERAGE
- LANDSCAPE
- HARDSCAPE
- POTENTIAL FIRE ACCESS

PROJECT AMENITIES

- Day Care Center with Play Area
- Commercial Space
- Outdoor Dining/Lounge Areas
- 14,000 SF Internal Courtyard
- Movie Wall with Lawn & Tot Lot Playground
- Raised Community Planters
- Community Rooms and 2nd Floor Roof Deck
- Bike Storage and Repair Shop with Capacity for 73 Bikes
- Car Share Vehicles
- Electrical Vehicle Chargers



- ① COMMERCIAL SPACE
- ② DAYCARE
- ③ RIDE SHARE WAITING AREA
- ④ BIKE KITCHEN & SECURE STORAGE
- ⑤ COMMUNITY ROOM
- ⑥ MAIL ROOM AND PACKAGE LOCKERS
- ⑦ OUTDOOR DINING PLAZA
- ⑧ OUTDOOR DAYCARE PLAY AREA
- ⑨ MOVIE WALL & LAWN
- ⑩ TOT LOT
- ⑪ RESIDENT OUTDOOR SPACE
- ⑫ CARSHARE PARKING
- ⑬ ELECTRIC VEHICLE PARKING

UNIT MIX:

ONE BEDROOM UNITS - 4
 TWO BEDROOM UNITS - 5
 THREE BEDROOM UNITS - 4

TOTAL: 13 UNITS

- RESIDENTIAL
- COMMON/AMENITY
- RETAIL
- DAYCARE
- COMMON/COMMERCIAL OUTDOOR SPACE

BUILDING FIRST FLOOR PLAN



Northbound on Mission Boulevard



Southbound on Mission Boulevard



- ✓ Contemporary Architecture and Design
- ✓ Activated Street Presence
- ✓ Transit Oriented Development



AFFORDABLE HOUSING ORDINANCE

- ✓ Ordinance requires 6% of units to be affordable for rental projects; **8 units**
- ✓ 25 of the 140 units will be restricted by the City in perpetuity to comply with the Affordable Housing Ordinance;

Proposed Unit Breakdown

4 units for very-low income households
+ **21 units** for low-income households

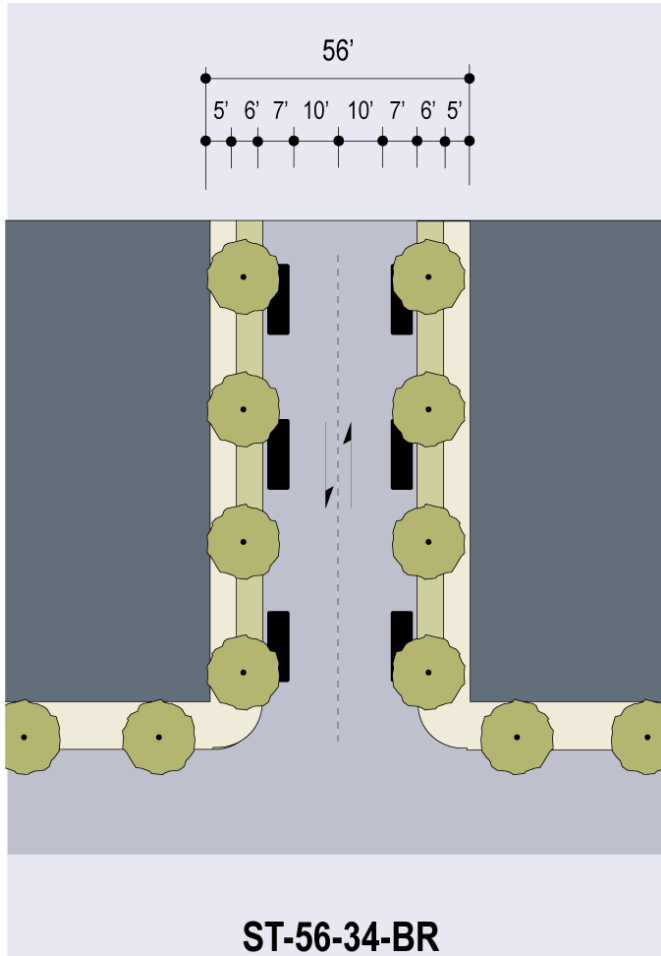
- ✓ Remaining units will remain as affordable and regulated by state funding agencies with 55-year restrictive covenants.

| MAX HCD Rents: | | | | |
|-----------------|-----|---------|---------|---------|
| Alameda County: | | | | |
| \$111,700 | AMI | 1 BR | 2 BR | 3 BR |
| HCD Very Low | 50% | \$1,117 | \$1,257 | \$1,396 |
| HCD Low | 60% | \$1,340 | \$1,508 | \$1,676 |

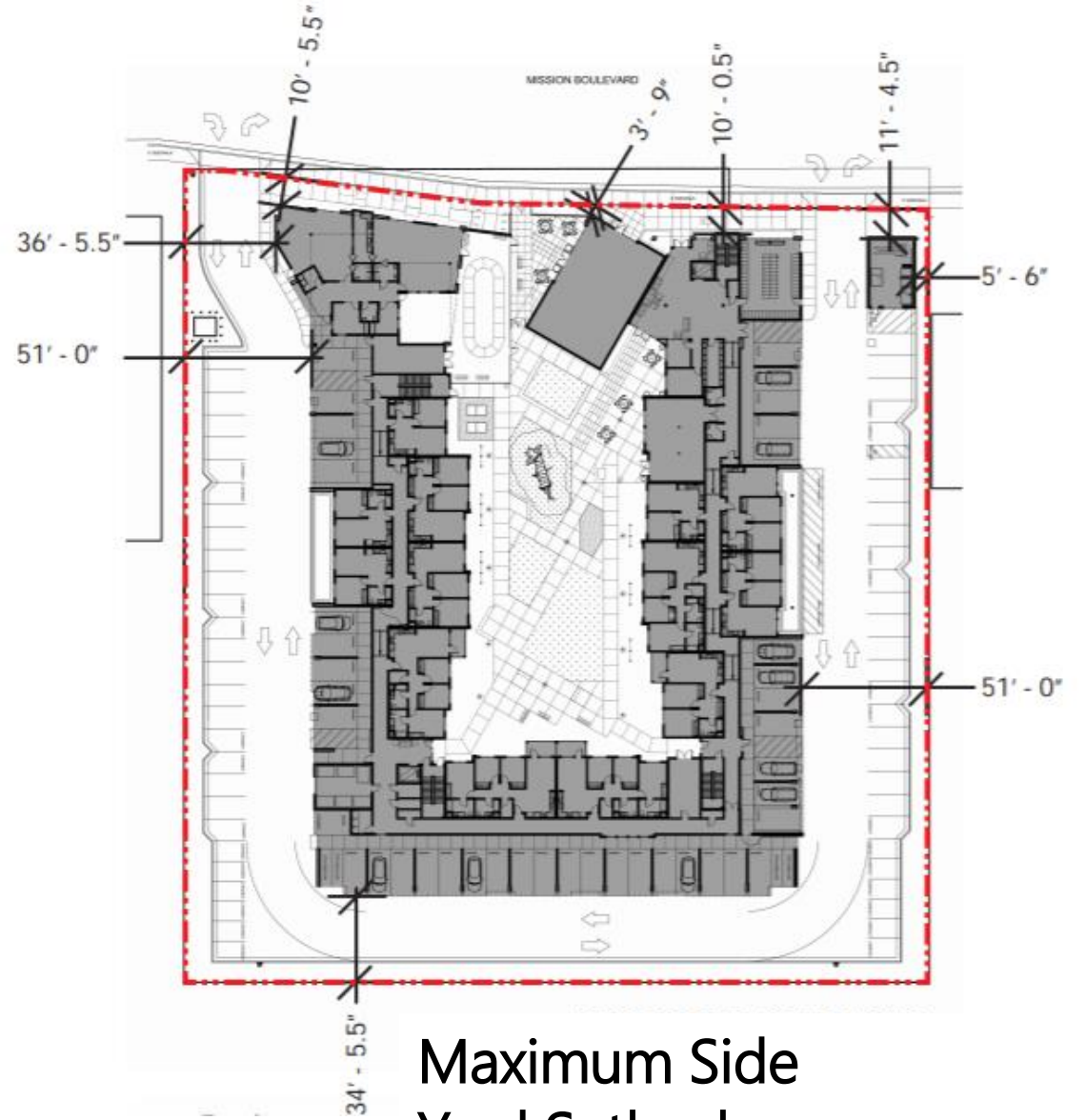


DENSITY BONUS COMPLIANCE

- ✓ 20% of the units will be restricted to low-income households or lower;
- ✓ Units overlap with Affordable Housing Ordinance
- ✓ Increases the allowed density from 121 units to 140 dwelling units (15% increase proposed)
- ✓ Allows for two concessions/incentives per State Density Bonus Law



New Thoroughfare



Maximum Side Yard Setback



CONSISTENCY WITH HAYWARD 2040 GENERAL PLAN


The application is consistent with the following goals and policies:

- ✓ Land Use Policy LU-1.5 – Transit Oriented Development
- ✓ Land Use Policy LU-2.8 – South Hayward BART Urban Neighborhood and Mixed-Use Corridor
- ✓ Land Use Policy LU-2.9 – South Hayward BART Form-Based Code
- ✓ Land Use Policy LU-3.1 – Complete Neighborhoods.
- ✓ Economic Development Policy ED-5.5– Quality Development
- ✓ Housing Policy H-2.2 – Provide Incentives for Affordable Housing
- ✓ Housing Policy H-3.1 – Diversity of Housing Types
- ✓ Housing Policy H-3.4 – Residential Uses Close to Services
- ✓ Housing Policy H-4.1 – Flexible Development Standards

- ✓ Tiers off *Hayward 2040 General Plan* EIR
- ✓ Hayward Mission Family Apartments project would not have any significant effects on the environment that:
 - Have not already been analyzed in a prior EIR;
 - Are more significant than previously analyzed; or
 - That uniformly applicable development policies would not substantially mitigate.

CEQA Infill Checklist

Attachment V




Hayward Mission Family Apartments Project

Environmental Consistency Checklist Pursuant to CEQA
Guidelines Section 15183

prepared by
City of Hayward
Planning Division
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Hayward, California 94541
Contact: Marcus Martinez, Associate Planner

prepared with the assistance of
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Oakland, California 94612

October 2019



RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
rinconconsultants.com



STAFF ANALYSIS

- ✓ Represents sustainable planning principles;
- ✓ Reduce reliance on personal automobiles;
- ✓ Alleviates the housing crisis in the Hayward and the Bay Area;
 - Fulfills 23% of City's goal for low-income; and
 - 3% for very-low income for the RHNA
- ✓ Staff understands perceived impacts of parking; however, believes that the development is appropriate for that location given its proximity to multi-modal options and services

Developer has proactively proposed a parking Condition of Approval to ameliorate potential parking issues.

STAFF RECOMMENDATION

That the Planning Commission:

- ✓ APPROVE the Site Plan Review and Density Bonus application based on the required Findings and subject to the Conditions of Approval; and
- ✓ ADOPT the Environmental Consistency Checklist prepared per CEQA Guidelines



Questions?

Reference Slides



CONTEXT
SITE PLAN



COLOR AND MATERIALS



1. BODY - COLOR 1
EXTERIOR WALL MATERIAL - STUCCO
Searching Blue SW 6536 by Sherwin Williams



2. BODY - COLOR 2
EXTERIOR WALL MATERIAL - STUCCO
Panda White SW 6147 by Sherwin Williams



3. BODY - COLOR 3
EXTERIOR WALL MATERIAL - STUCCO
Studio Blue Green SW 0047 by Sherwin Williams



4. BODY - COLOR 4
EXTERIOR WALL MATERIAL - FIBER CEMENT SIDING
Dovetail SW 7018 by Sherwin Williams



5. ACCENT & TRIM - COLOR 5
EXTERIOR WALL MATERIAL - STUCCO
TRIM, FASCIA & EAVE DETAILS
BEAMS, POSTS, RAILINGS
Caviar SW 6990 by Sherwin Williams



6. ACCENT - COLOR 6
EXTERIOR WALL MATERIAL - STUCCO
Dovetail SW 7018 by Sherwin Williams



7. ACCENT - COLOR 7
EXTERIOR WALL MATERIAL - STUCCO
Loyal Blue SW 6510 by Sherwin Williams



8. ACCENT - COLOR 8
EXTERIOR WALL MATERIAL - STUCCO
Obstinate Orange SW 6884 by Sherwin Williams



9. ROOFING - COLOR 9
STANDING SEAM METAL ROOF
Zinc Grey or similar by AEP Span



10. METAL GUARD RAIL & FENCING
FINAL DESIGN TO BE DETERMINED



11. METAL FENCING
FINAL DESIGN TO BE DETERMINED

NOTE: Color Samples may vary from their true color with different printers and computer monitors.

COLORS AND MATERIALS

LANDSCAPE PLAN

- 9 existing protected trees will be required to be removed to accommodate project

Appraised value: **\$15,595**

- Project will include planting of 65 trees for mitigation and comply with City standards
- Total tree planting costs including mitigation: **\$27,800**
- Enhancement to streetscape, project perimeter and interior courtyard area

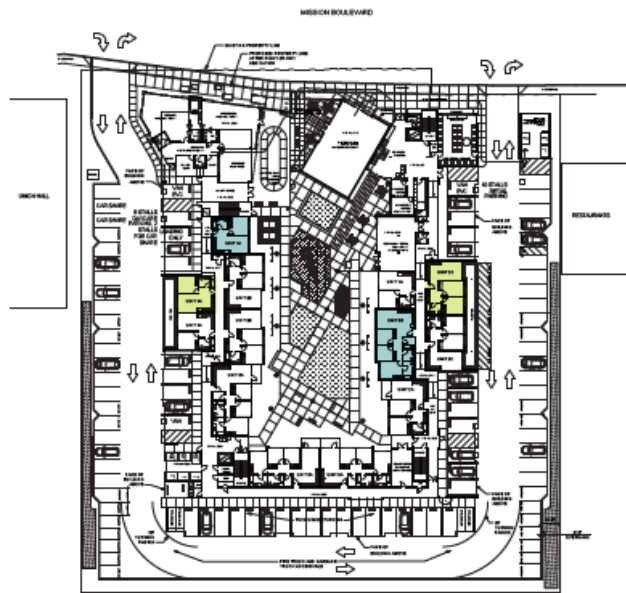


Section 6932. 2019 Income Limits

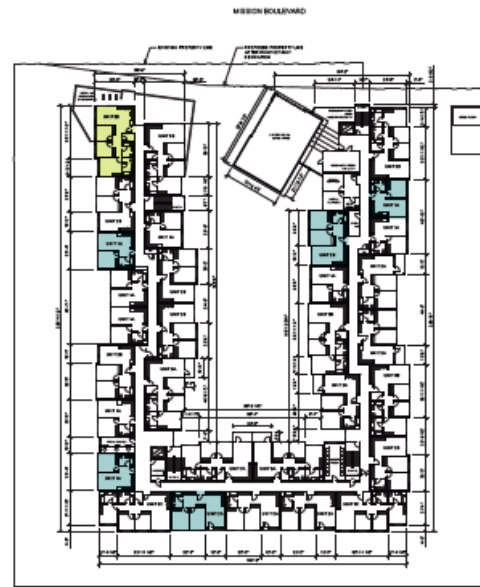
| County | Income Category | Number of Persons in Household | | | | | | | |
|--|-----------------|--------------------------------|---|---|---|---|---|---|---|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Last page instructs how to use income limits to determine applicant eligibility and calculate affordable housing cost and rent | | | | | | | | | |

| | | | | | | | | | |
|--|-----------------|-------|--------|--------|--------|--------|--------|--------|--------|
| Alameda County Area Median Income: \$111,700 | Extremely Low | 26050 | 29750 | 33450 | 37150 | 40150 | 43100 | 46100 | 49050 |
| | Very Low Income | 43400 | 49600 | 55800 | 61950 | 66950 | 71900 | 76850 | 81800 |
| | Low Income | 69000 | 78850 | 88700 | 98550 | 106450 | 114350 | 122250 | 130100 |
| | Median Income | 78200 | 89350 | 100550 | 111700 | 120650 | 129550 | 138500 | 147450 |
| | Moderate Income | 93850 | 107250 | 120650 | 134050 | 144750 | 155500 | 166200 | 176950 |

| MAX HCD Rents: | | | | |
|--|-----|---------|---------|---------|
| Alameda County: \$111,700 | AMI | 1 BR | 2 BR | 3 BR |
| | | | | |
| HCD Very Low | 50% | \$1,117 | \$1,257 | \$1,396 |
| HCD Low | 60% | \$1,340 | \$1,508 | \$1,676 |



FIRST FLOOR PLAN
SCALE: 1/32" = 1' - 0"



SECOND FLOOR PLAN
SCALE: 1/32" = 1' - 0"

RESTRICTED UNITS:


25 OF 140 UNITS TO BE PROVIDED AS RESTRICTED


ONE BEDROOM UNITS - 14 UNITS

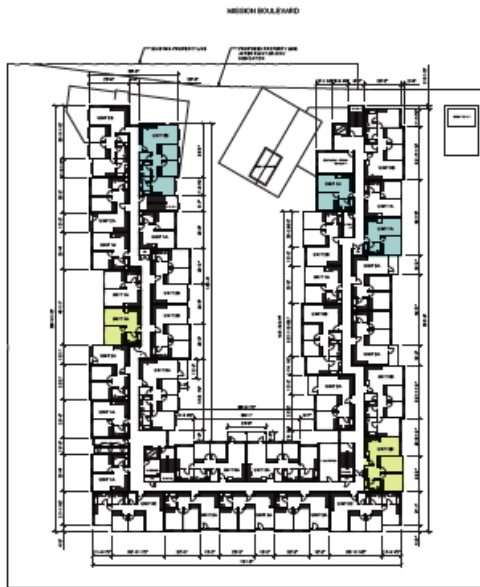
TWO BEDROOM UNITS - 7 UNITS

THREE BEDROOM UNITS - 4 UNITS

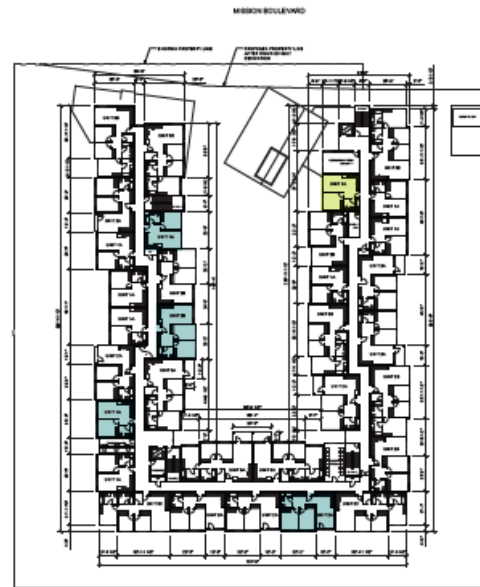
TOTAL: 25 UNITS

 COLOR SIGNIFIES ANTICIPATED LOCATION OF UNITS (17) RESTRICTED UNDER ONLY DENSITY BONUS ORDINANCE (DBO)

 COLOR SIGNIFIES ANTICIPATED LOCATION OF UNITS (8) RESTRICTED UNDER BOTH DENSITY BONUS ORDINANCE (DBO) & AFFORDABLE HOUSING ORDINANCE (AHO)



THIRD FLOOR PLAN
SCALE: 1/32" = 1' - 0"



FOURTH FLOOR PLAN
SCALE: 1/32" = 1' - 0"



FIFTH FLOOR PLAN
SCALE: 1/32" = 1' - 0"

RESTRICTED UNITS PLAN

Subject to applicable State and Federal fair housing laws, the applicant and/or their property manager/property management company shall maintain two applicant waiting lists during the period prior to the issuance of a temporary certificate of occupancy (TCO) for the development (the “pre-lease period”). Applications received during the pre-lease period will be sorted into two groups: (i) applicants that have cars and (ii) applicants that do not have cars. Applicants that do not have cars will be given priority during the pre-lease period. Six months prior to the expected TCO date, the project will deliver a marketing and lease up plan to the City of Hayward Housing Division for review. If the development is not 100% leased by the date of issuance of TCO, property management may remove the car preference and manage a single applicant waitlist.