

**SPECIAL HAYWARD CITY
COUNCIL MEETING**

OCTOBER 11, 2022

PRESENTATIONS

PUBLIC HEARING

ITEM #12

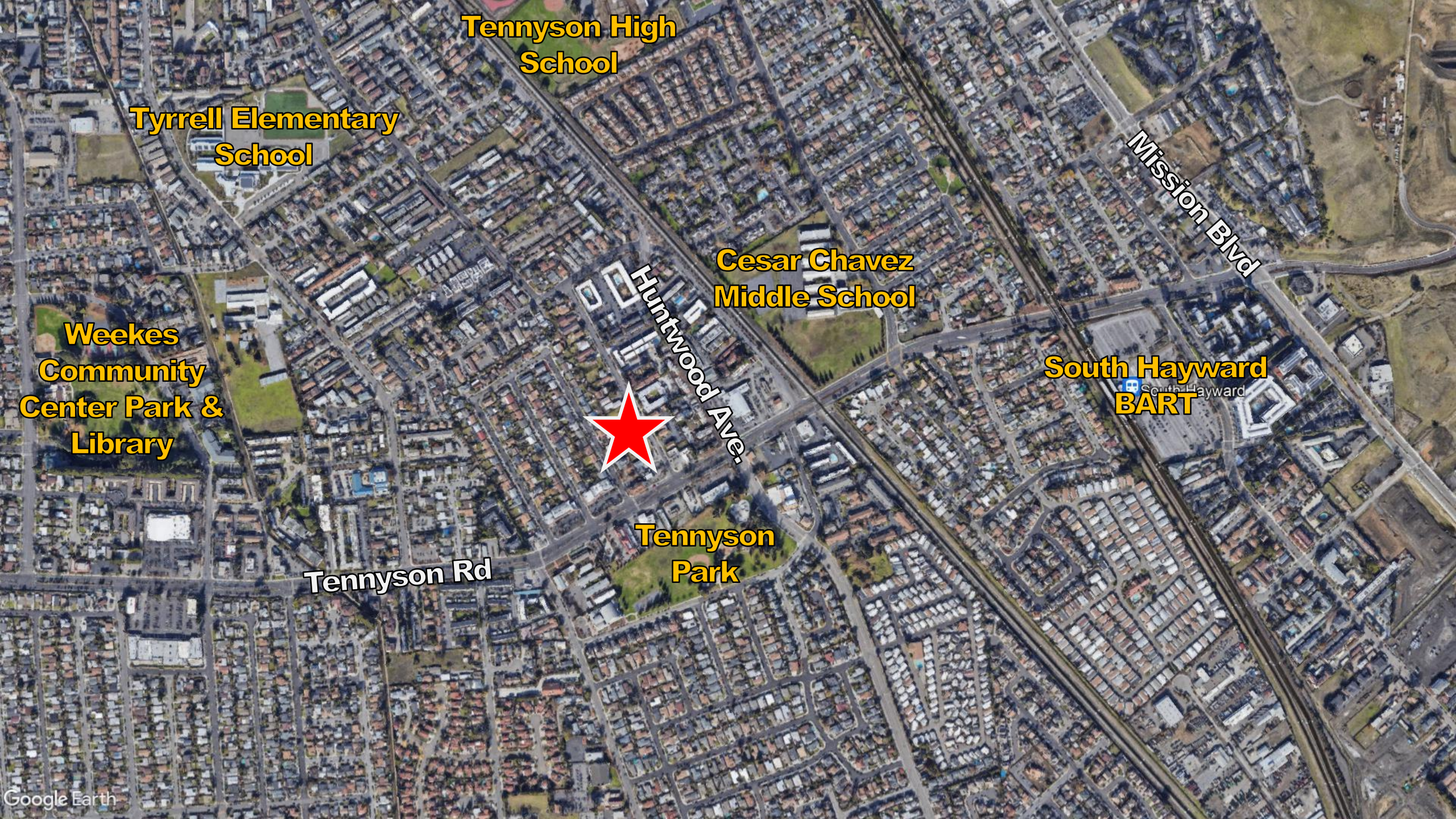
PH 22-052

**MANON AVE. PROJECT
APPLICATION NO. 202101491**

Manon Townhomes

Rezoning, Density Bonus, Site Plan Review

Proposed rezoning of a vacant lot from RS to RM
to accommodate 22 rental townhomes
at 27865 Manon Avenue



Tennyson High School

Tyrrell Elementary School

Cesar Chavez Middle School

Mission Blvd

South Hayward BART

Huntwood Ave.

Weekes Community Center Park & Library

Tennyson Rd

Tennyson Park



Project Site

Project Location

- ✓ 27865 Manon Avenue
- ✓ 0.98 acres
- ✓ Vacant

Zoning District

- ✓ Currently Single Family Residential (RS)
- ✓ Proposed rezoning to Medium Density Residential (RM)

General Plan Land Use Designation

- ✓ Medium Density Residential (MDR)



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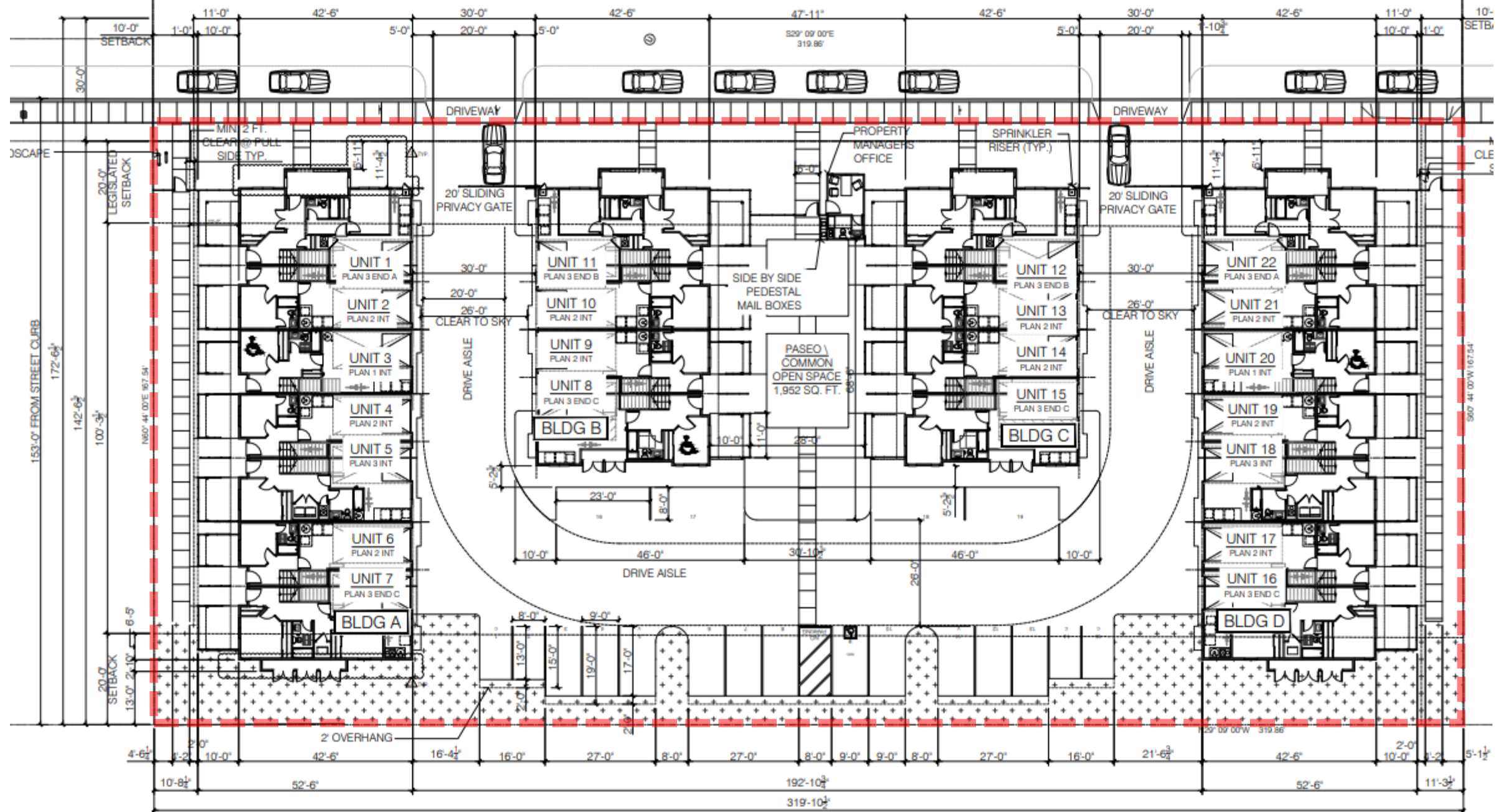


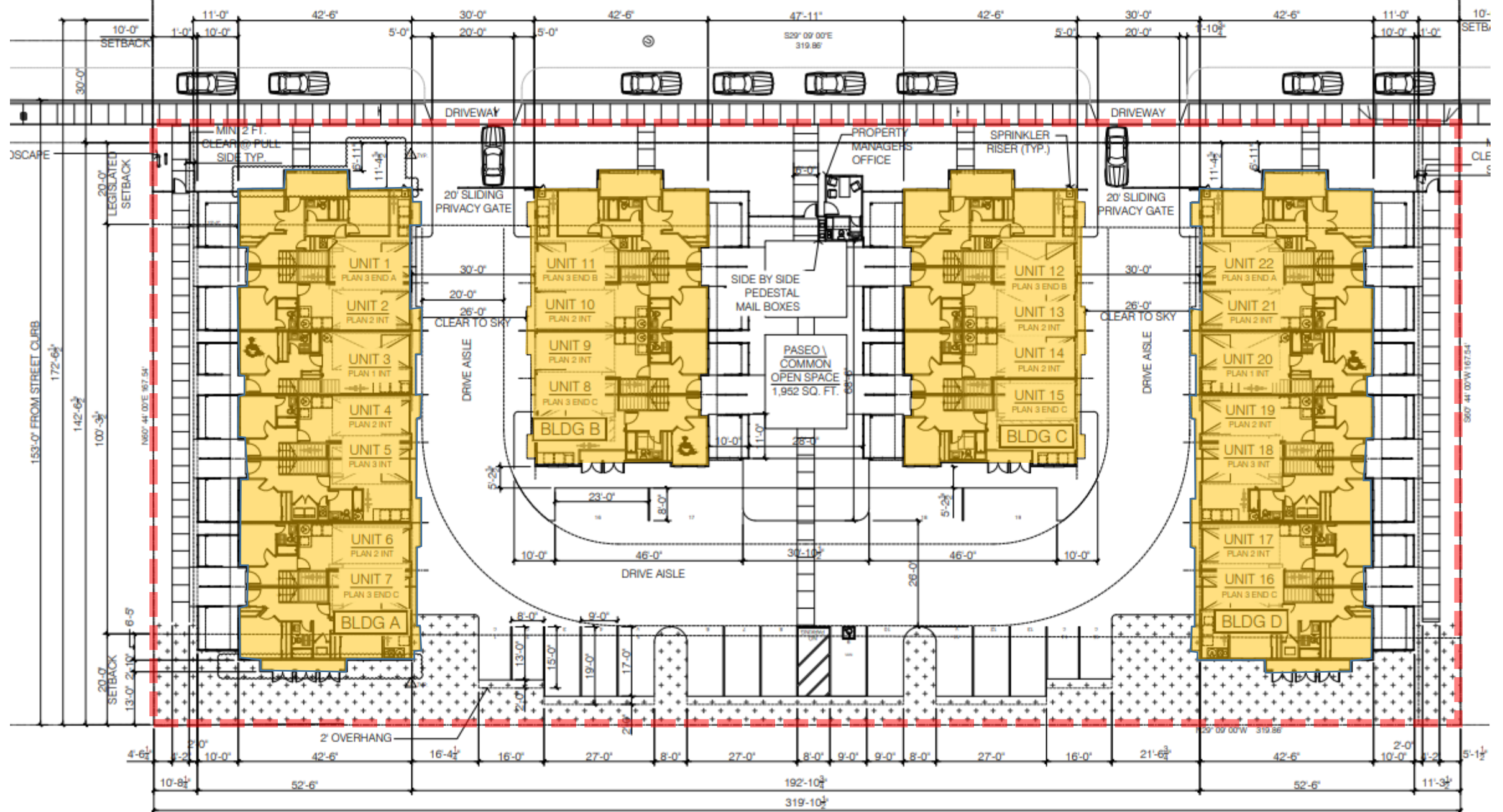
Existing Conditions

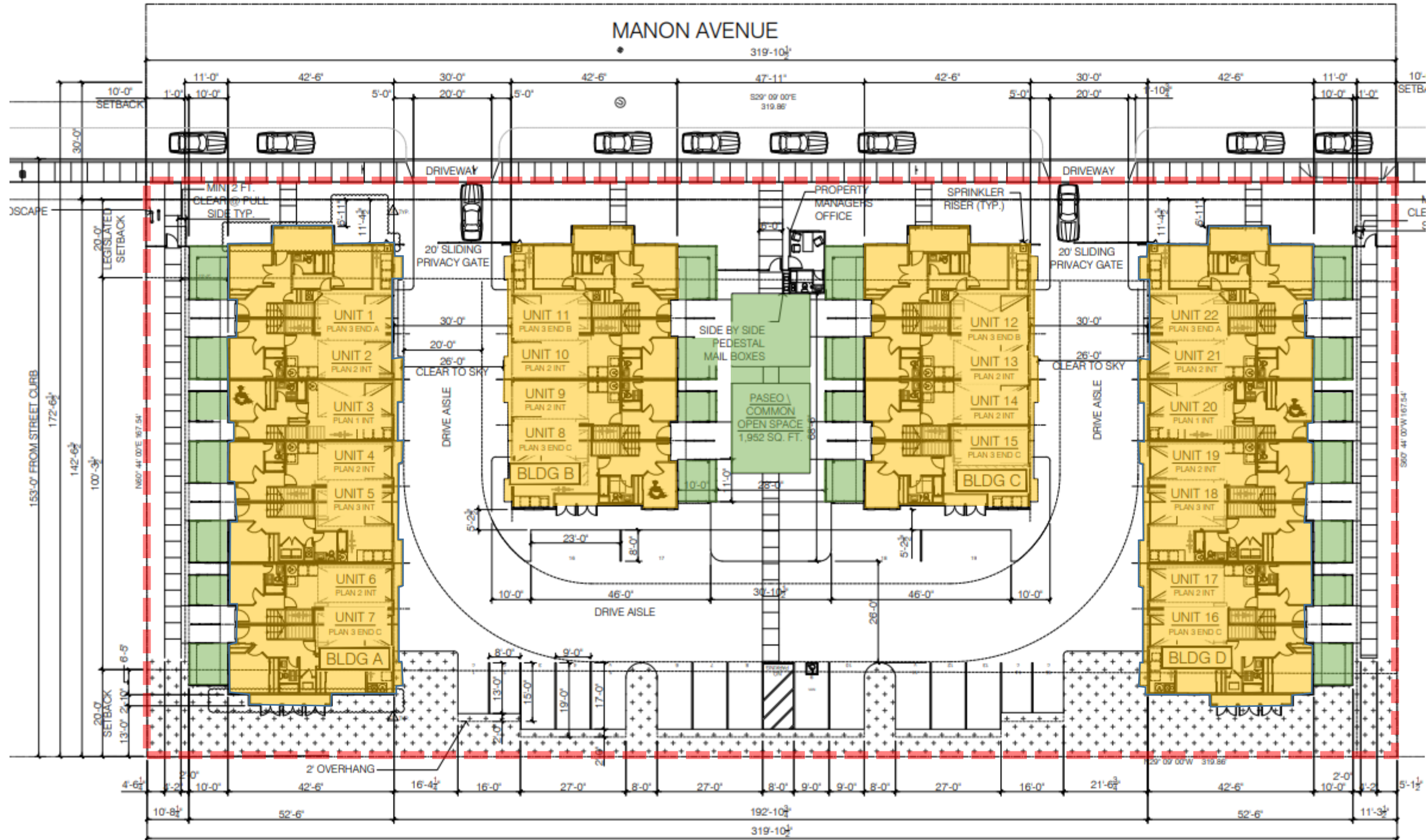


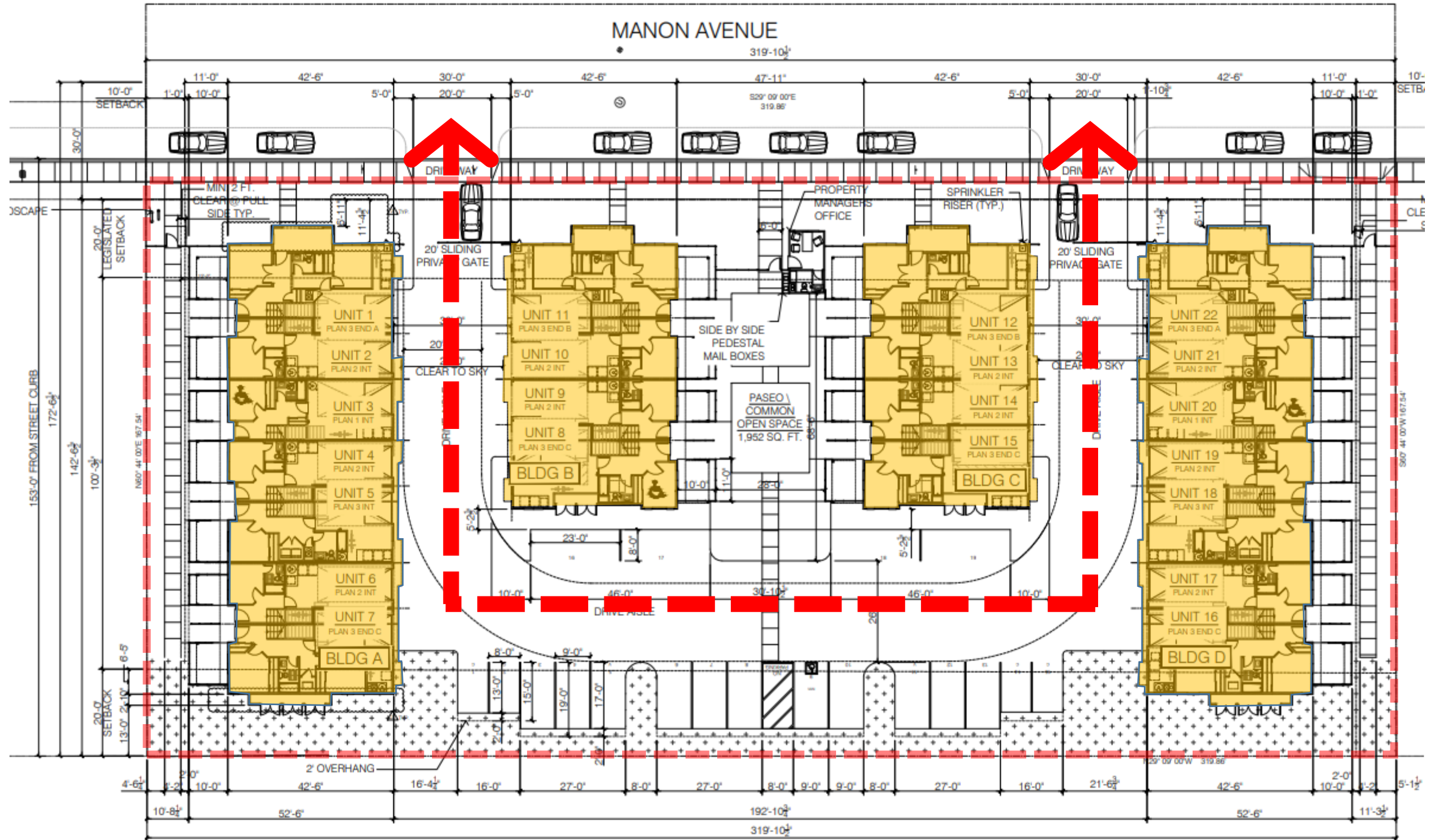


Elevations from Manon Avenue

319-10 $\frac{1}{2}$ 

319-10¹/₂

319-10 $\frac{1}{2}$ 

319-10¹/₂

ROOF
 ITEM / MAT: TPO - COOL ROOF
 CO: FIRESTONE OR E.Q.
 COLOR: WHITE

COPING & FASCIA
 ITEM / MAT: 24 GA. STEEL
 CO: PETERSEN ALUMINUM
 COLOR: BURNISHED SLATE

PLATE LINE CONTROL JOINT (SHOWN)

ITEM: #15 SOLID LEG CONTROL JOINT
 CO: CEMCO
 COLOR: STEEL

CONTROL JOINT FOR VERTICAL CONT. WALLS

ITEM: #XJ-15 DOUBLE J CONTROL JOINT
 CO: CEMCO
 COLOR: STEEL

HORIZONTAL WINDOW LINE & WINDOW HEATHER

ITEM: #15 DOUBLE "V" CONTROL JOINT
 CO: CEMCO
 COLOR: PAINT TO MATCH WALL

HORIZONTAL SIDING

ITEM / MAT: 7.25" SELECT CEDARMILL PLANK
 CO: JAMES HARDIE
 SHERWIN WILLIAMS
 WORLDLY GRAY SW 7043

VERTICAL SIDING

ITEM / MAT: 7.25" SELECT CEDARMILL PLANK
 CO: JAMES HARDIE
 SHERWIN WILLIAMS
 INTELLECTUAL GRAY - SW 7045

BODY 2

ITEM / MAT: 3 COAT STUCCO SYSTEM
 LIGHT DASH
 CO: SHERWIN WILLIAMS
 COLOR: INCREDIBLE WHITE - SW 7028

BODY 1

ITEM / MAT: 3 COAT STUCCO SYSTEM
 LIGHT DASH
 CO: SHERWIN WILLIAMS
 COLOR: REALISTIC BEIGE - SW 6078

RAILING & TRIM

ITEM / MAT: METAL (PAINTED)
 CO: T.B.D.
 SHERWIN WILLIAMS
 ANONYMOUS SW 7046

ENTRY DOOR

ITEM / MAT: 8' RESIDENTIAL ENTRY DOOR
 CLASSIC CRAFTSMEN W/ 3 LITE
 CO: THERMA TRU
 SHERWIN WILLIAMS
 MAREA BAJA SW 9185

RESIDENTIAL WINDOWS & DECK DOORS

ITEM / MAT: VINYL
 CO: MILGARD
 COLOR: TWEED

BODY 1

ITEM / MAT: 3 COAT STUCCO SYSTEM
 LIGHT DASH
 CO: SHERWIN WILLIAMS
 COLOR: REALISTIC BEIGE - SW 6078

Materials

27865 MANON AVE.
 BLDG. A SHOWN





Affordable Units

- ✓ 2 Very Low-Income Units

Density Increase

- ✓ 30% increase (5 units)

Parking Reduction

- ✓ A maximum of 1.5 spaces per 3-bedroom unit can be required per State law

Waivers

- ✓ Reduced front yard setback
- ✓ Reduced rear yard setback

Affordable Housing & Density Bonus Plan

Standard	HMC Requirement	Proposed	Consistent?
Density <i>With Density Bonus</i>	17.4 du/ac (17 units) 24 du/ac	22.4 du/ac (22 units)	Yes (<i>with Density Bonus</i>)
Lot Coverage	40% maximum	40%	Yes
Setbacks - Front Side Rear	20' minimum 10' minimum 20' minimum	6' 11" minimum 10' minimum 13' minimum	Yes (<i>with DB</i>)*
Building Height	40' maximum	39' maximum	Yes
Parking <i>With Density Bonus</i>	47 spaces 41 spaces	41 spaces	Yes (<i>with DB</i>)
Open Space	350 s.f./unit (7,700 s.f.)	8,662 s.f.	Yes

* Requested Density Bonus Waiver

Compliance with Standards



27865 Manon Avenue Townhome Project

Environmental Consistency Checklist Pursuant to
CEQA Guidelines Section 15183

prepared by

City of Hayward
Development Services Department, Planning Division
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Hayward, California 94541
Contact: Elizabeth Blanton, AICP, Senior Planner

prepared with the assistance of

Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, California 94612

June 2022



Infill Consistency Checklist

- ✓ Tiers off of General Plan EIR
- ✓ Project is within the scope of what was analyzed in the GP EIR
- ✓ Project will have no significant effects beyond what was previously analyzed in the GP EIR
- ✓ No further environmental review is required

Environmental Review



Staff Analysis

- ✓ **Complies with development standards** of the RM zoning district (with Density Bonus allowances)
- ✓ Provides on-site **affordable units**
- ✓ Within a quarter mile of many South Hayward **amenities**, including Tennyson Park, Mia's Dream Playground, Matt Jimenez Community Center, and the future Stack Center
- ✓ Within a half mile of South Hayward **BART**
- ✓ **Rezoning is appropriate** given the multifamily housing across the street and adjacent commercial uses
- ✓ **Site design minimizes bulk** to abutting single family residences and surrounding development



- ✓ Reviewed application September 8, 2022 at a public hearing
- ✓ Discussion
 - ✓ *Appreciated the addition of new residential units in South Hayward, the inclusion of on-site affordable housing, and the overall design of the project.*
 - ✓ *Concerned about amount of parking*
- ✓ **Voted 5-0 recommending that the City Council approve the project**

Planning Commission Recommendation

STAFF RECOMMENDATION

That the City Council:

- ✓ Introduce an Ordinance approving the proposed Zone Change from RS to RM
- ✓ Adopt a Resolution approving the proposed Zone Change, Density Bonus, and Site Plan Review Project