

CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov



CITY OF
HAYWARD
HEART OF THE BAY

Agenda

Thursday, March 17, 2016

7:00 PM

Council Chambers

Planning Commission

MEMBERS OF THE AUDIENCE WISHING TO ADDRESS THE PLANNING COMMISSION:

Obtain a speaker's identification card, fill in the requested information, and give the card to the Commission Secretary. The Secretary will give the card to the Commission Chair who will call on you when the item in which you are interested is being considered. When your name is called, walk to the rostrum, state your name and address for the record and proceed with your comments. The Chair may, at the beginning of the hearing, limit testimony to three (3) minutes per individual and five (5) minutes per an individual representing a group of citizens for organization. Speakers are expected to honor the allotted time.

ROLL CALL**SALUTE TO FLAG****PUBLIC COMMENT:**

(The PUBLIC COMMENTS section provides an opportunity to address the Planning Commission on items not listed on the agenda. The Commission welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Commission is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff for further action.)

ACTION ITEMS:

(The Commission will permit comment as each item is called for Public Hearing. Please submit a speaker card to the Secretary if you wish to speak on a public hearing item.)

NON-ACTION ITEMS: (Work Session items are non-action items. Although the Commission may discuss or direct staff to follow up on these items, no formal action will be taken. Any formal action will be placed on the Agenda at a subsequent meeting in the action section of the agenda.)

WORK SESSION:

1. [WS 16-018](#) Preliminary Review of Proposed Project: Maple and Main Mixed-Use Project

Attachments: [Area Map](#)
[Letter from Prospect Hill](#)
[Project Plans](#)

COMMISSION REPORTS:

2. Oral Report on Planning and Zoning Matters
3. Commissioners' Announcements, Referrals

APPROVAL OF MINUTES

4. [MIN 16-022](#) Approval of Minutes of the Planning Commission Meeting on February 11, 2016.

Attachments: [Attachment I Draft Minutes of February 11, 2016.doc](#)

5. [MIN 16-023](#) Approval of Minutes of the Planning Commission Meeting on February 25, 2016

Attachments: [Attachment I Draft Minutes of February 25, 2016.doc](#)

ADJOURNMENT

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing.

PLEASE TAKE FURTHER NOTICE that the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

NOTE: Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Permit Center, first floor at the above address. Copies of staff reports for agenda items are available from the Commission Secretary and on the City's website the Friday before the meeting.



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Staff Report

File #: WS 16-018

DATE: March 17, 2016

TO: Planning Commission

FROM: Planning Manager

SUBJECT

Preliminary Review of Proposed Project: Maple and Main Mixed-Use Project

RECOMMENDATION

That the Planning Commission reviews and provides feedback on the design for a proposed mixed-use development project located at the corner of Maple and Main Streets in Downtown Hayward.

BACKGROUND

The purpose of this work session is to allow the project proponent to provide the Planning Commission and the public with an opportunity to review and comment on the architecture and design of the proposed mixed-use development. This will provide a forum in which the Commission and members of the public can ask questions and provide high-level feedback prior to a future Public Hearing where an action will be taken by the Planning Commission on the application. The work session is not to be considered by either the Commission or the proponents as any formal “approval” or “denial” of the project itself, as this is an informational session and no formal action will be taken on the application/project at this time.

On May 4, 2015, the applicant presented the then conceptual project to the Council Economic Development Committee (CEDC) to obtain initial feedback. This was followed by a Preliminary Concept Review with the [City Council on May 19, 2015 <http://cityofhayward-ca.gov/CITY-GOVERNMENT/CITY-COUNCIL-MEETINGS/2015/MAC/HCCM05-19-15/07_WorkSession_Item15_HCCM05-19-15.mov>](http://cityofhayward-ca.gov/CITY-GOVERNMENT/CITY-COUNCIL-MEETINGS/2015/MAC/HCCM05-19-15/07_WorkSession_Item15_HCCM05-19-15.mov). The applicant also held a community meeting with the Prospect Hill Neighborhood Association on August 15, 2015. Taking into consideration all of the feedback received at the aforementioned meetings, a formal application was submitted by the applicant on September 10, 2015, which is currently under review.

Staff met with the president of the Prospect Hill Neighborhood Association on March 11, 2016 in which concerns related to the project were expressed. Written comments outlining the concerns were submitted at the meeting and are included as Attachment II to this staff report.

DISCUSSION

The site is bounded by Maple Court on the east; Main Street on the west; and McKeever Avenue to the North. It is adjacent to commercial buildings fronting A Street to the south. The site currently is

developed with a variety of buildings and uses including medical office, the former Bryman College campus, and detached single-family homes located along Maple Court and McKeever Avenue. A majority of the site consists of surface parking serving the former school and existing medical offices. An aerial map of the site is included as Attachment I.

The proposed Maple and Main project is a mixed-used development designed to complement downtown Hayward. The project is composed of a five-story residential building, wrapping a six-level parking garage structure. The project includes 235 residential units consisting of 16 studios, 80 one-bedroom units, 114 two-bedroom units and 25 three-bedroom units with an average unit size of 993 square feet. Because the proposed project is a rental project and will not receive any City assistance, the City's Affordable Housing Ordinance does not apply. However, the project proposes 47 units integrated within the development which will be made affordable to very low income households. On site amenities include three open space courtyards, one of which includes a swimming pool; a club house with fitness facilities and a rooftop terrace. The applicant also proposes a new 5,295 to 7,000 square foot retail space on Main Street, and retention of most of the existing multi-story medical office building at the corner of Maple Court and McKeever Avenue.

The existing multi-story office building is currently used as a medical office building. Over the years, several additions have been made to the original structure (former Levine Hospital), including one- and two-story sections along Levine Court. These buildings have been occupied by various office uses and by the former Bryman College. A section of the building, primarily along Levine Court, will be demolished, maintaining approximately 48,000 square feet of the commercial office space in the four- and two-story building on the corner of Maple Court and McKeever Avenue. The building is proposed to be completely renovated, including a complete façade renovation which will update the existing building. The proposed façade renovation will be consistent with the architectural design of the proposed new building and will create a cohesive streetscape along Maple Court and McKeever Avenue. Interior improvements to the existing building will include the creation of a more prominent front lobby at the corner of McKeever Avenue and Maple Court. Once renovated, the building will provide needed Class A office space in Downtown. The proposed parking garage will provide parking for the residential units, new commercial/retail space and for the renovated office building.

The proposed new building has been designed in a contemporary architectural style, utilizing clean lines, varying roof planes, and well-articulated façades. Design elements include a flat parapet roof with sloped painted metal roof elements, stucco exterior finish with stonework and hardi-plank siding, glass and metal balcony railings, metal awnings and glass storefronts along the ground floor along Main Street. The color palate for the building includes a combination of warm tones which will further accentuate the architectural design features of the building (see Project Plans, Attachment II).

Zoning and General Plan Land Use Designations - The proposed project site is designated in the General Plan as City Center - Retail and Office Commercial. The site is located in the [Central City - Commercial Sub-District](#) (CC-C). According to the Zoning Ordinance, the purpose of this sub-district is to establish a mix of business and other activities that will enhance the economic vitality of the downtown area. Permitted activities include, but are not limited to: retail, office, service, lodging, entertainment, education and multi-family residential uses. Residential dwelling units are permitted above first floor commercial uses by-right and on the ground floor with the approval of a Conditional Use Permit, which is being sought as

part of this application.

The five-story residential building is proposed to be 55-feet in height and the six level parking structure in which it is wrapped around is proposed to measure 60-feet to the top of the roof parapet. The maximum height allowed per the CC-C zoning for the project site is 55 feet with a provision that allows up to 65 feet in height when the lot coverage is reduced from the maximum allowed of 90 percent to 80 percent. The proposed lot coverage for the project is 64 percent.

ENVIRONMENTAL REVIEW

An Initial Study is being prepared in accordance with the California Environmental Quality Act (CEQA) to determine if the project will have a significant effect on the environment. The Initial Study will determine whether the preparation of an EIR, Negative Declaration or Mitigated Negative Declaration will be required.

NEXT STEPS

Following the work session, environmental impact analysis will be completed and circulated for public review and comment. Following the required circulation period, the project will be considered at a future noticed Planning Commission public hearing.

Prepared by: Linda Ajello, AICP, Senior Planner

Approved by:



Sara Buizer, AICP, Planning Manager



David Rizk, AICP
Development Services Director

Attachments:

Attachment I Aerial Photo of Project Site
Attachment II Letter from Prospect Hill Neighborhood Assoc.
Attachment III Project Plans

Attachment I



PROSPECT HILL NEIGHBORHOOD ASSOCIATION ON MAPLE/MAIN:

As a community group, we have met numerous times, and have discussed all of our concerns about building apartments in our neighborhood. To be clear, our neighborhood would like to see a sports park, conference center, hotel or business centers rather than any more residences, especially apartments. However, we all see the need for housing, and we don't want to deter your pursuit of profit. So we are willing to compromise and hopefully discuss options beneficial to our neighborhood, the City and Miramonte. The Prospect Hill Neighborhood Association would humbly request the options below be considered.

- The height of the buildings be limited to 3-story's high.
- Traffic issues need to be considered, and more exits/entrances should be pursued.
- We would support a project, with high density, if it was "Green", and showed significant benefit for the earth. ... (Sherman Lewis's plan).
- Owner options would support a healthy community
- Retail/ Commercial/ Office on ground floor helps to keep our neighborhood healthy by creating jobs, and providing services.
- We desperately need parks in our neighborhood. We have designed an organic vegetable and rainwater harvesting garden, as well as a kids play park, and a small sports park. We hope to gain financial support to achieve our goal to have a place for our community to enjoy.

Thank you so much for your consideration, and I look forward to a vibrant new addition to Hayward.

Benjamin Goulart

President, Prospect Hill Neighborhood Association (510) 410-0445

RECEIVED
MAR 11 2016
PLANNING DIVISION

Maple and Main Mixed Use

BAY AREA PROPERTY DEVELOPERS



SHEET INDEX:

- A-0 PROJECT INFO AND CODE ANALYSIS
- A-1 SITE PLAN,GROUND LEVEL PLAN
- A-1a CIRCULATION
- A-2 SECOND LEVEL PLAN, FIRE SEPARATION AND EXITING DIAGRAM
- A-3 THIRD THROUGH FIFTH LEVEL PLAN
- A-4 ROOFTOP PLAN
- A-5 UNIT PLANS
- A-6 UNIT PLANS
- A-7 UNIT PLANS
- A-8 BUILDING ELEVATIONS
- A-9 BUILDING ELEVATIONS
- A-10 BUILDING SECTION
- A-11 MATERIAL AND COLOR BOARD
- A-12 MEDICAL BUILDING RENOVATIONS
- A-13 TRASH ENCLOSURES
- L-1 COLORED SITE PLAN
- L-2 PELIMINARY LANDSCAPE PLAN
- L-3 PRELIMINARY IRRIGATION PLAN
- L-4 LANDSCAPE DETAIL
- L-5 LANDSCAPE ENTRY VIGNETTES
- C-1 EXISTING CONDITIONS / DEMO PLAN
- C-2 CONCEPTUAL GRADING AND UTILITY PLAN
- C-3 SECTIONS
- C-4 CONCEPTUAL STORMWATER CONTROL PLAN

PROPERTY OWNER INFORMATION:

APN: 428-0061-011
Owner: MAPLE COURT HOMES LLC
22477 Maple Ct
Hayward CA 94541-4020

428-0061-013-02
Owner: Tin
22491 Maple Ct
Hayward CA 94541-4020

428-0061-010
Owner: MAPLE COURT HOMES LLC
22471 Maple Ct
Hayward CA 94541

APPLICANT

Bay Area Property Developers
327 Waverly Street
Palo Alto, CA 94301

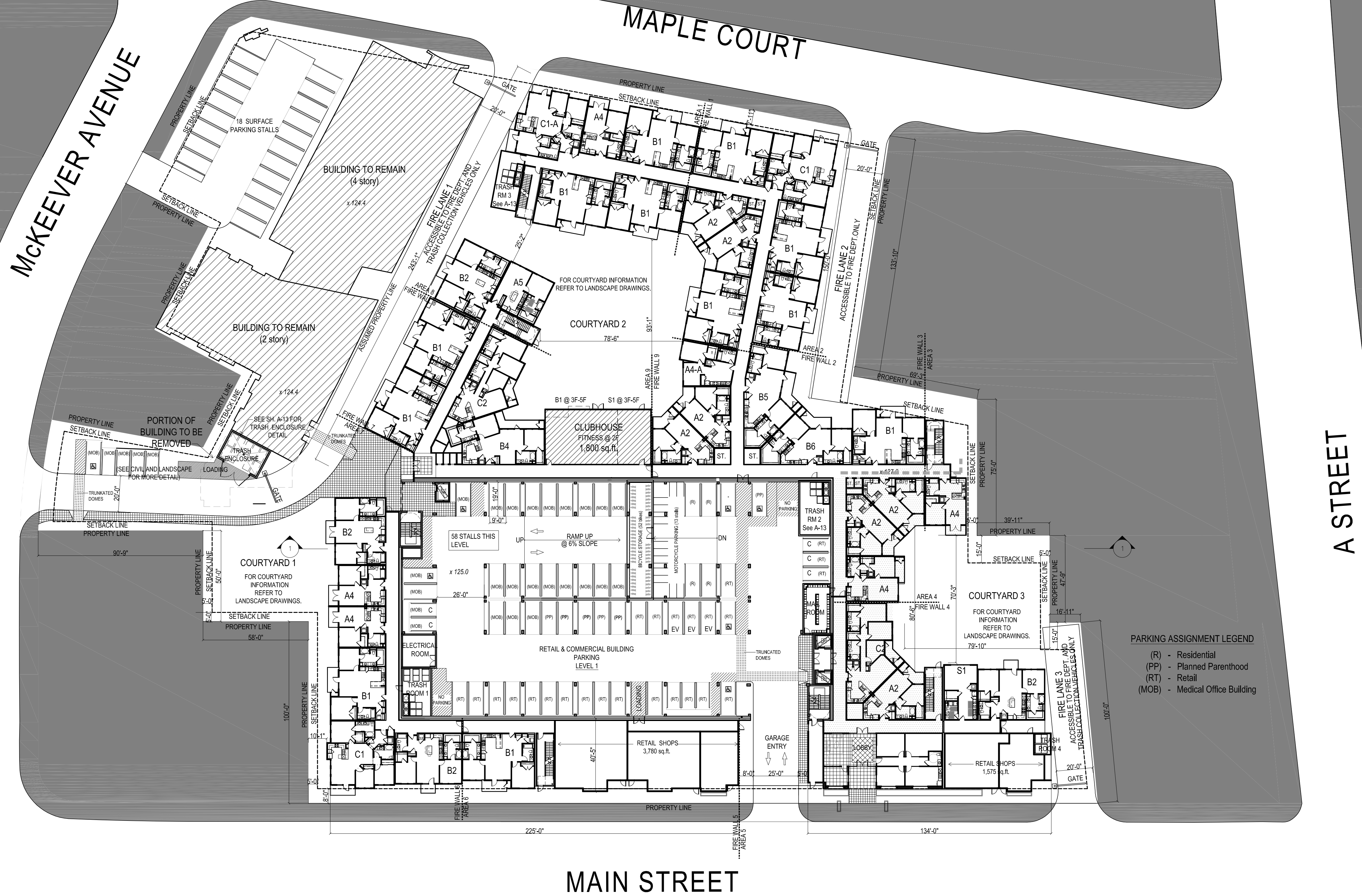
DENSITY: 59.8 DU/AC
FAR: 2.75
FLOOD ZONE X

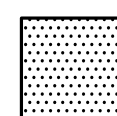

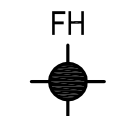
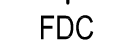
APN: 428-0061-011
Owner: MAPLE COURT HOMES LLC
22477 Maple Ct
Hayward CA 94541-4020

428-0061-061-01
Owner: SERIES 1 OF MTI PROPERTIES LLC
22330 Main St
Hayward CA 94541-4007



BUILDING CALCULATIONS PER CBC 2013					PROJECT DESCRIPTION																																																																																																																																																																																																																																																																																										
<div>RESIDENTIAL ALLOWABLE BUILDING HEIGHT</div> <div>CONSTRUCTION TYPE: TYPE IIIA ACCORDING TO TABLE 503: 65'-0" MAXIMUM BUILDING HEIGHT AND 4 STORIES HEIGHT INCREASE (PER SECTION 504.2): +20'-0" OR 1 STORY (NFPA-13) TOTAL HEIGHT ALLOWED: 85'-0" OR 5 STORIES TOTAL HEIGHT PROVIDED: 59'-4" AND 5 STORIES</div>				<div>GARAGE ALLOWABLE BUILDING HEIGHT</div> <div>CONSTRUCTION TYPE: TYPE IA ACCORDING TO TABLE 503: UNLIMITED MAXIMUM BUILDING HEIGHT AND UNLIMITED STORIES TOTAL HEIGHT ALLOWED: 75'-0" TOTAL HEIGHT PROVIDED: 65'-0"</div>				A 235 APARTMENT PROJECT CONSISTING OF 5 LEVELS OF DWELLING UNITS WRAPPED AROUND A 6 LEVEL PARKING STRUCTURE. ADDITIONAL WINGS OF DWELLING UNITS WRAPPED AROUND 2 COURTYARDS. AT MAIN STREET, A RETAIL COMPONENT FRONTS THE BUILDING. THE PARKING GARAGE SERVING THE RESIDENTS ALSO ACCOMMODATES PARKING FOR THE ADJACENT EXISTING MEDICAL BUILDING ON 22455 MAPLE COURT AND THE PROPOSED RETAIL USES ALONG MAIN STREET. EXTERIOR AND INTERIOR RENOVATION OF ADJACENT MEDICAL BUILDING IN ORDER TO CREATE A VISUALLY AND FUNCTIONALLY COHERENT MIXED USE COMPLEX.																																																																																																																																																																																																																																																																																							
ALLOWABLE BUILDING AREAS				AREA CALCULATIONS				PROJECT SUMMARY AND UNIT TABULATIONS																																																																																																																																																																																																																																																																																							
<div>TABLE A</div> <div>FOR FRONTAGE INCREASE LOCATIONS SEE SHEET A-2</div> <div>FLOOR AREA OF BUILDINGS PER CBC TABLE 503, SECT.506.1, 506.2, 506.3, 506.4</div> <table><tr><th>BUILDING</th><th>SQ.FT./FLOOR**</th><th>TOTAL BLDG SQFT</th><th>ALLOWABLE SQFT</th></tr><tr><td>AREA-1</td><td>6788 SF</td><td>33940 SF</td><td>48000 SF</td></tr><tr><td>AREA-2</td><td>8771 SF</td><td>43855 SF</td><td>48000 SF</td></tr><tr><td>AREA-3</td><td>1042 SF</td><td>5210 SF</td><td>48000 SF</td></tr><tr><td>AREA-4</td><td>10175 SF</td><td>50875 SF</td><td>* 48258 SF</td></tr><tr><td>AREA-5</td><td>11219 SF</td><td>56093 SF</td><td>* 42000 SF</td></tr><tr><td>AREA-6</td><td>5776 SF</td><td>28880 SF</td><td>48000 SF</td></tr><tr><td>AREA-7</td><td>7510 SF</td><td>37550 SF</td><td>48000 SF</td></tr><tr><td>AREA-8</td><td rowspan="2">10405 SF</td><td rowspan="2">52025 SF</td><td rowspan="2">* 48453 SF</td></tr><tr><td>AREA-9</td></tr><tr><td colspan="2">GARAGE TOTAL</td><td colspan="2">184950 SF</td></tr></table> <div>* FROTNAGE INCREASE HAS BEEN TAKEN PER SEC 506.1. SEE SHEET A-2 for Sample Fire Wall Areas Calculation. THIS CALCULATION DOES NOT INCLUDE GARAGE FLOOR AREA</div>				BUILDING	SQ.FT./FLOOR**	TOTAL BLDG SQFT	ALLOWABLE SQFT	AREA-1	6788 SF	33940 SF	48000 SF	AREA-2	8771 SF	43855 SF	48000 SF	AREA-3	1042 SF	5210 SF	48000 SF	AREA-4	10175 SF	50875 SF	* 48258 SF	AREA-5	11219 SF	56093 SF	* 42000 SF	AREA-6	5776 SF	28880 SF	48000 SF	AREA-7	7510 SF	37550 SF	48000 SF	AREA-8	10405 SF	52025 SF	* 48453 SF	AREA-9	GARAGE TOTAL		184950 SF		<div>ALLOWABLE BUILDING AREA</div> <div>APARTMENTS: TYPE IIIA, GROUP R2 (CBC TABLE 503) GARAGE: TYPE IA, GROUP S2 (CBC TABLE 503) CLUBHOUSE AND LEASING: TYPE IIIA, GROUP A3 (CBC TABLE 503) RETAIL: TYPE IIIA, GROUP M (CBC TABLE 503) ADJUSTED OVERALL BUILDING AREAS PER SECTIONS 506.1, 506.2, 506.3, 506.4: Aa = 48,000 SF (SEE FORMULA BELOW *) PER SECTIONS 506.2 (FRONTAGE INCREASE) * AREA MODIFICATIONS PER 506.1, 506.2, 506.3, 506.4 Aa = { At + [At X If] + [At X Is] } Aa = ALLOWABLE AREA PER STORY At = TABULAR AREA PER STORY IN ACCORDANCE WITH TABLE 503 If = AREA INCREASE FACTOR DUE TO FRONTAGE AS CALCULATED IN ACCORDANCE WITH SEC. 506.2 Is = AREA INCREASE FACTOR DUE TO SPRINKLER PROTECTION AS CALCULATED IN ACCORDANCE WITH SECTION 506.3 (NOT TAKEN) ADJUSTED ALLOWABLE BUILDING AREA PER STORY PER SECTION 506.3: Aa = { 24,000 + [24,000 X 0] + [24,000 X 0] } = 24,000 SQFT ADJUSTED OVERALL BUILDING AREA PER SECTION 506.4: Aa X 2 = 24,000 X 2 = 48,000 SQFT ** AREA MODIFICATIONS PER 506.2 Aa = { At + [At X If] + [At X Is] } Aa = ALLOWABLE AREA PER STORY At = TABULAR AREA PER STORY IN ACCORDANCE WITH TABLE 503 If = AREA INCREASE FACTOR DUE TO FRONTAGE AS CALCULATED IN ACCORDANCE WITH SECTION 506.2 Is = AREA INCREASE FACTOR DUE TO SPRINKLER PROTECTION AS CALCULATED IN ACCORDANCE WITH SECTION 506.3 FRONTAGE INCREASE IF = [F/P - 0.25] W/30 = [1/1 - 0.25] 3-/30 = 0.75 MAXIMUM MAXIMUM SQFT WITH FROTAGE INCREASE Aa = { 24,000 + [24,000 X 0.75] + [24,000 X 0] } = 42,000 SQFT *** AREA WITHOUT FRONTAGE INCREASE Aa = { 24,000 + [24,000 X 0] + [24,000 X 0] } = 24,000 SQFT</div>				<div>GROSS LAND AREA: 3.93 (+/-ACRES) 171,061 sq.ft. TOTAL UNITS: 235 UNITS GROSS DENSITY: 59.8 DU/AC LOT COVERAGE: 64%</div> <div><div>(1) 5-STORY WRAP</div><table><tr><th>UNIT</th><th>UNIT TYPE</th><th>NET SF</th><th>BALC/PATIO</th><th>GROSS UNIT</th><th>NO.</th><th>TL. NET</th><th>TL. GROSS</th><th>%</th><th>% CAT</th><th colspan="2">REQUIRED PARKING</th></tr><tr><td>S1</td><td>STUDIO</td><td>567</td><td>0</td><td>567</td><td>16</td><td>9,072</td><td>9,072</td><td>6.8%</td><td>6.8%</td><td>1.50</td><td>24</td></tr><tr><td>A1</td><td>1BR/1BA</td><td>698</td><td>60</td><td>758</td><td>17</td><td>11,866</td><td>12,886</td><td>7.2%</td><td rowspan="5">34.0%</td><td>1.50</td><td>26</td></tr><tr><td>A2</td><td>1BR/1BA</td><td>688</td><td>91</td><td>779</td><td>35</td><td>24,080</td><td>27,265</td><td>14.9%</td><td>1.50</td><td>53</td></tr><tr><td>A4</td><td>1BR/1BA</td><td>582</td><td>60</td><td>642</td><td>1</td><td>582</td><td>642</td><td>0.4%</td><td>1.50</td><td>2</td></tr><tr><td>A4 affordable</td><td>1BR/1BA</td><td>582</td><td>60</td><td>642</td><td>19</td><td>11,058</td><td>12,198</td><td>8.1%</td><td>1.00 *</td><td>19</td></tr><tr><td>A4-A</td><td>1BR/1BA</td><td>640</td><td>0</td><td>640</td><td>5</td><td>3,200</td><td>3,200</td><td>2.1%</td><td>1.50</td><td>8</td></tr><tr><td>A5</td><td>1BR/1BA</td><td>703</td><td>0</td><td>703</td><td>3</td><td>2,109</td><td>2,109</td><td>1.3%</td><td rowspan="5">48.5%</td><td>1.50</td><td>5</td></tr><tr><td>B1</td><td>2BR/2BA</td><td>1,108</td><td>92</td><td>1,200</td><td>74</td><td>81,992</td><td>88,800</td><td>31.5%</td><td>1.50</td><td>111</td></tr><tr><td>B2 affordable</td><td>2BR/2BA</td><td>1,037</td><td>40</td><td>1,077</td><td>20</td><td>20,740</td><td>21,540</td><td>8.5%</td><td>1.00 *</td><td>20</td></tr><tr><td>B2-A</td><td>2BR/2BA</td><td>1,037</td><td>95</td><td>1,132</td><td>2</td><td>2,074</td><td>2,264</td><td>0.9%</td><td>1.50</td><td>3</td></tr><tr><td>B2-A affordable</td><td>2BR/2BA</td><td>1,037</td><td>95</td><td>1,132</td><td>3</td><td>3,111</td><td>3,396</td><td>1.3%</td><td>1.00 *</td><td>3</td></tr><tr><td>B4</td><td>2BR/2BA</td><td>1,097</td><td>143</td><td>1,240</td><td>5</td><td>5,485</td><td>6,200</td><td>2.1%</td><td rowspan="5">10.6%</td><td>1.50</td><td>8</td></tr><tr><td>B5</td><td>2BR/2BA</td><td>1,150</td><td>140</td><td>1,290</td><td>5</td><td>5,750</td><td>6,450</td><td>2.1%</td><td>1.50</td><td>8</td></tr><tr><td>B6</td><td>2BR/2BA</td><td>1,020</td><td>122</td><td>1,142</td><td>5</td><td>5,100</td><td>5,710</td><td>2.1%</td><td>1.50</td><td>8</td></tr><tr><td>C1</td><td>3BR/2BA</td><td>1,230</td><td>90</td><td>1,320</td><td>10</td><td>12,300</td><td>13,200</td><td>4.3%</td><td>1.50</td><td>15</td></tr><tr><td>C1-A</td><td>3BR/2BA</td><td>1,190</td><td>108</td><td>1,298</td><td>5</td><td>5,950</td><td>6,490</td><td>2.1%</td><td>1.50</td><td>8</td></tr><tr><td>C2</td><td>3BR/2BA</td><td>1,125</td><td>70</td><td>1,195</td><td>5</td><td>5,625</td><td>5,975</td><td>2.1%</td><td rowspan="2">100.0%</td><td>1.50</td><td>8</td></tr><tr><td>C2 affordable</td><td>3BR/2BA</td><td>1,125</td><td>70</td><td>1,195</td><td>5</td><td>5,625</td><td>5,975</td><td>2.1%</td><td>1.00 *</td><td>5</td></tr><tr><td colspan="2">TOTAL</td><td></td><td></td><td></td><td>235</td><td>215,719</td><td>233,372</td><td>100%</td><td>100.0%</td><td>RES.</td><td>329</td></tr></table><div><div>AVERAGE NET UNIT SIZE : 918 S.F.</div><div>AVERAGE GROSS UNIT SIZE : 993 S.F.</div><div><div>CLUBHOUSE/FITNESS: 3,600 S.F.</div><div>LEASING OFFICE: 1,580 S.F.</div><div>RETAIL: 5,295 S.F.</div><div>COMMERCIAL (EXISTING) 47,741 S.F.</div></div><div><div>COMMON OPEN SPACE ANALYSIS:</div><div><div>COURTYARD 1 3,720 S.F.</div><div>COURTYARD 2 9,510 S.F.</div><div>COURTYARD 3 6,200 S.F.</div><div>PERIMETER OPEN SPACE 12,480 S.F.</div><div>TOTAL: 31,910 S.F.</div></div><div><div>PRIVATE OPEN SPACE</div><div>6,382 S.F. / UNIT</div><div>70 S.F. / UNIT (AVERAGE)</div></div><div><div>ADDITIONAL COMMON OPEN SPACE AT ROOF TOP (NOT IN TOTAL)</div><div>ROOFTOP TERRACE (COURTYARD 3) 6,260 S.F.</div></div></div><div><div>TOTAL RESIDENTIAL REQUIRED 329</div><div>(includes 10% guest; 30% Compact Allowed)</div><div>TOTAL RETAIL REQUIRED 17</div><div>TOTAL COMMERCIAL REQUIRED 158</div><div>152 + Additional 6 stalls required for Planned Parenthood</div><div>TOTAL REQUIRED FOR THIS PROJECT 504</div></div><div><div>Residential Stalls Provided (Garage) 316</div><div>Resid. Motorcycle Parking Provided (14 Stalls, Garage) 6</div><div>Residential Bicycle Parking Provided (60 bikes, Garage) 13</div><div>TOTAL RESIDENTIAL PROVIDED 335</div><div>(includes 10% guest; 30% Compact ; 18 EV stalls)</div><div>TOTAL RETAIL PROVIDED 24</div><div>(all on the ground level of the Garage)</div><div>TOTAL COMMERCIAL PROVIDED 158</div><div>(23 Surface + 135 in Garage - see SHEET A-1 for stall breakdown)</div><div>TOTAL PROVIDED FOR THIS PROJECT 517</div></div><div><div>BREAKDOWN OF GARAGE PARKING: 335 residential + 135 commercial + 24 retail = 494</div><div>(See Sheets A-1 through A-4 and Sheet A-10 for breakdown per level)</div><div>(including parking credits)</div></div></div></div>												UNIT	UNIT TYPE	NET SF	BALC/PATIO	GROSS UNIT	NO.	TL. NET	TL. GROSS	%	% CAT	REQUIRED PARKING		S1	STUDIO	567	0	567	16	9,072	9,072	6.8%	6.8%	1.50	24	A1	1BR/1BA	698	60	758	17	11,866	12,886	7.2%	34.0%	1.50	26	A2	1BR/1BA	688	91	779	35	24,080	27,265	14.9%	1.50	53	A4	1BR/1BA	582	60	642	1	582	642	0.4%	1.50	2	A4 affordable	1BR/1BA	582	60	642	19	11,058	12,198	8.1%	1.00 *	19	A4-A	1BR/1BA	640	0	640	5	3,200	3,200	2.1%	1.50	8	A5	1BR/1BA	703	0	703	3	2,109	2,109	1.3%	48.5%	1.50	5	B1	2BR/2BA	1,108	92	1,200	74	81,992	88,800	31.5%	1.50	111	B2 affordable	2BR/2BA	1,037	40	1,077	20	20,740	21,540	8.5%	1.00 *	20	B2-A	2BR/2BA	1,037	95	1,132	2	2,074	2,264	0.9%	1.50	3	B2-A affordable	2BR/2BA	1,037	95	1,132	3	3,111	3,396	1.3%	1.00 *	3	B4	2BR/2BA	1,097	143	1,240	5	5,485	6,200	2.1%	10.6%	1.50	8	B5	2BR/2BA	1,150	140	1,290	5	5,750	6,450	2.1%	1.50	8	B6	2BR/2BA	1,020	122	1,142	5	5,100	5,710	2.1%	1.50	8	C1	3BR/2BA	1,230	90	1,320	10	12,300	13,200	4.3%	1.50	15	C1-A	3BR/2BA	1,190	108	1,298	5	5,950	6,490	2.1%	1.50	8	C2	3BR/2BA	1,125	70	1,195	5	5,625	5,975	2.1%	100.0%	1.50	8	C2 affordable	3BR/2BA	1,125	70	1,195	5	5,625	5,975	2.1%	1.00 *	5	TOTAL					235	215,719	233,372	100%	100.0%	RES.	329
BUILDING	SQ.FT./FLOOR**	TOTAL BLDG SQFT	ALLOWABLE SQFT																																																																																																																																																																																																																																																																																												
AREA-1	6788 SF	33940 SF	48000 SF																																																																																																																																																																																																																																																																																												
AREA-2	8771 SF	43855 SF	48000 SF																																																																																																																																																																																																																																																																																												
AREA-3	1042 SF	5210 SF	48000 SF																																																																																																																																																																																																																																																																																												
AREA-4	10175 SF	50875 SF	* 48258 SF																																																																																																																																																																																																																																																																																												
AREA-5	11219 SF	56093 SF	* 42000 SF																																																																																																																																																																																																																																																																																												
AREA-6	5776 SF	28880 SF	48000 SF																																																																																																																																																																																																																																																																																												
AREA-7	7510 SF	37550 SF	48000 SF																																																																																																																																																																																																																																																																																												
AREA-8	10405 SF	52025 SF	* 48453 SF																																																																																																																																																																																																																																																																																												
AREA-9																																																																																																																																																																																																																																																																																															
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WASTE COLLECTION CALCULATION (See Sheet A-13 and A-1a)				PARKING REQUIREMENTS																																																																																																																																																																																																																																																																																											
REQUIRED: GARBAGE = 235 DWELLING UNITS x 1.2 (MOVE IN/OUT FACTOR) x 32 (GALLONS PER UNIT) / 200 = 46 CY/WEEK RECYCLABLE = GARBAGE = 46 CY/WEEK ORGANIC = 235 DWELLING UNITS x 5 (GALLONS PER UNIT) / 200 = 6 CY/WEEK.				INTERIOR SPACES 9'-0" x 19'-0" STANDARD SPACES 14'-0" x 19'-0" HANDICAP ACCESSIBLE SPACES →(INCLUDING ACCESS ISLE WIDTH)				PARKING RATIO ACCORDING TO SEC. 10-2.412 CENTRAL PARKING DISTRICT RESIDENTIAL PARKING REQUIREMENTS: 1.0 COVERED AND 0.5 OPEN SPACE PER DWELLING UNIT * AFFORDABLE UNITS: 0.8 PER UNIT AVG PROVIDED, TAKING INTO ACCOUNT EXCESS RESID. STALLS																																																																																																																																																																																																																																																																																							
				ACCESSIBLE STALLS PER ASSIGNED USE																																																																																																																																																																																																																																																																																											
PROVIDED: GARBAGE = 3 TRASH COMPACTORS - MARATHON MINI-MAC APARTMENT COMPACTOR (150 UNCOMPACTED CY/WEEK), ONE IN EACH TRASH ROOM, COMPACTION RATIO - 3:1 RECYCLABLE = 3 TRASH COMPACTORS - MARATHON MINI-MAC APARTMENT COMPACTOR (150 UNCOMPACTED CY/WEEK), ONE IN EACH TRASH ROOM. ORGANIC = 3 2-CY BINS, ONE IN EACH TRASH ROOM.				RESIDENTIAL: 2% of 332 = 7 STALLS REQUIRED. 7 stalls provided (located on levels 2,3,4,5)				RETAIL: 5% of 24 = 2 STALLS REQUIRED. 2 stalls provided (located on level 1)																																																																																																																																																																																																																																																																																							
				COMMERCIAL: 5% of 168 = 8 STALLS REQUIRED. 8 stalls provided (located on levels 1,2 and 3)				PLANNED PARENTHOOD: 5% of 6 = 1 STALL REQUIRED. 1 stalls provided (located on level 1)																																																																																																																																																																																																																																																																																							



-  ROOFTOP TERRACE
-  PROPOSED FIRE DEPARTMENT CONNECTION
-  PROPOSED FIRE HYDRANT
-  FDC

SITE PLAN AND GROUND LEVEL PLAN
SCALE: 1" = 30'-0" (ON 24"x36" SHEET)

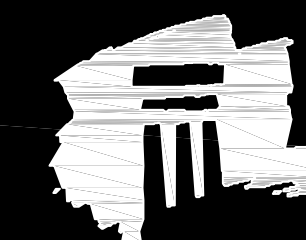
A-1

MAPLE & MAIN MIXED USE BAY AREA PROPERTY DEVELOPERS

March 3, 2016

HAYWARD CA

HPA#14746



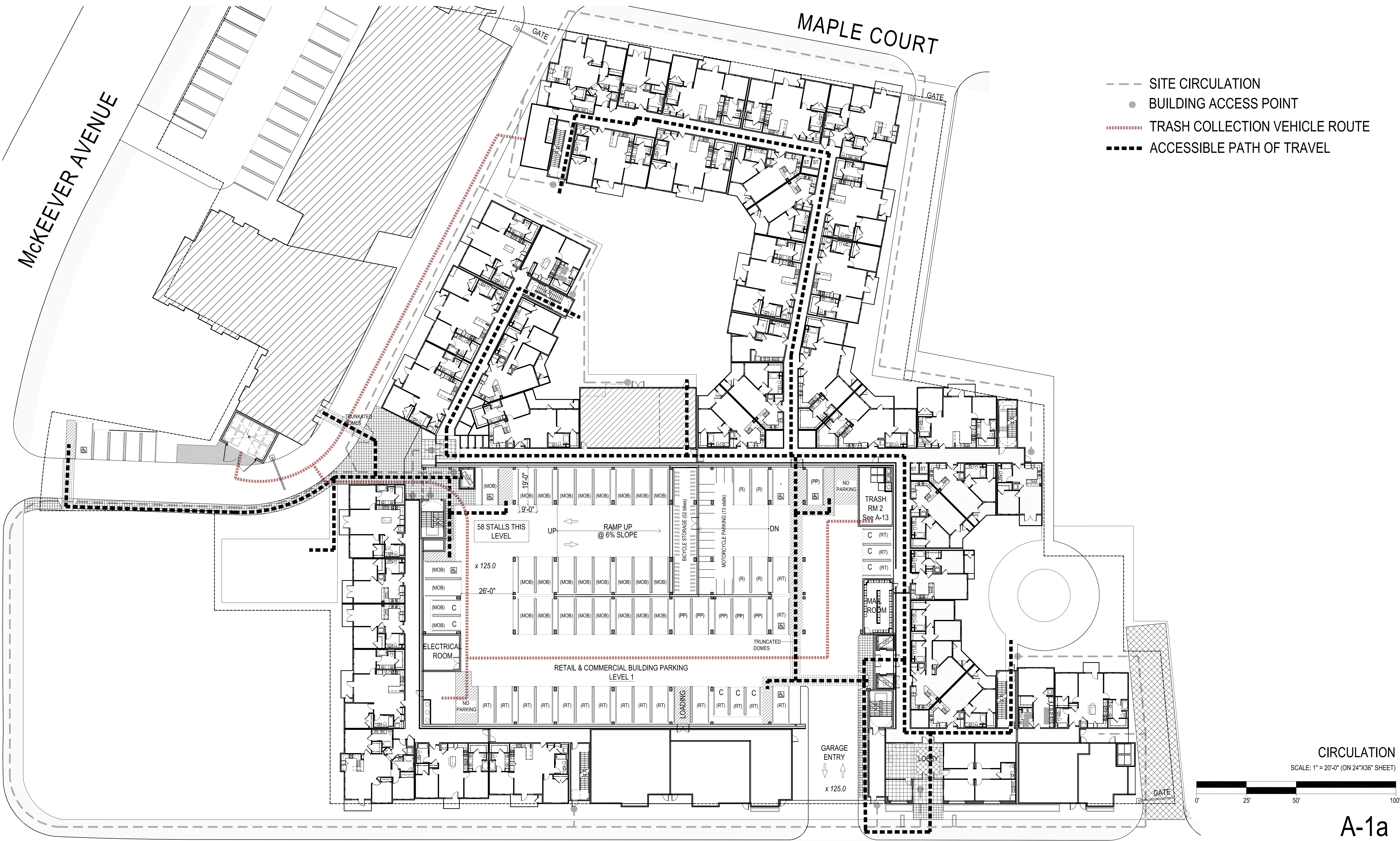
HUMPHREYS & PARTNERS ARCHITECTS L.P.

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DALLAS CHARLOTTE NEWPORT BEACH LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

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A-1a

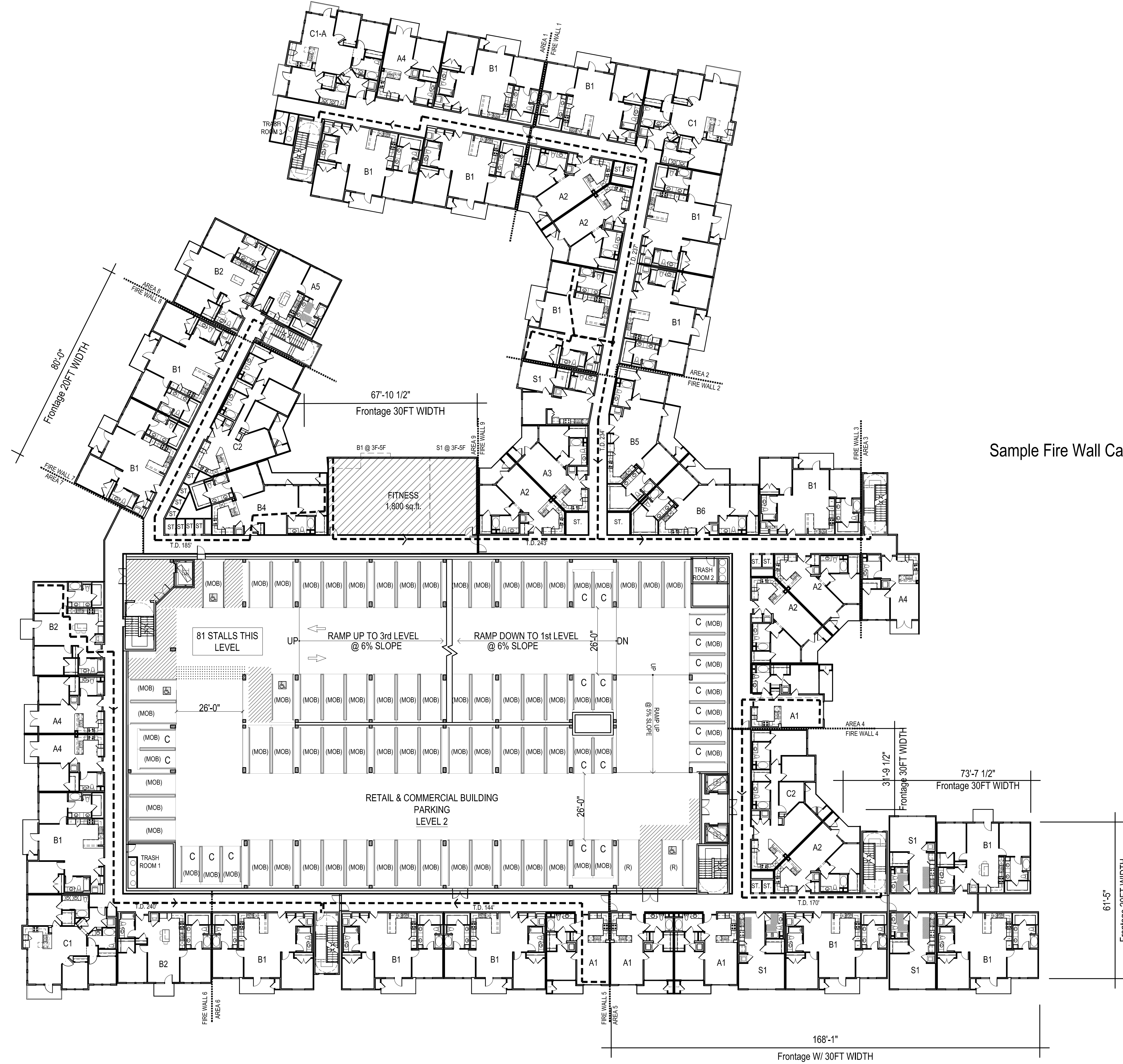
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MAPLE & MAIN MIXED USE
BAY AREA PROPERTY DEVELOPERS
MARCH 3, 2016
HAYWARD CA
HPA#14746



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Sample Fire Wall Calculation AREA 5 (multiple occupancy types)

$$55,000 \text{ sf} - 947 \text{ sf} - 124 \times 4 + 2540 = 56,093 \text{ sf}$$

$$W = (30 \times 168) + (30 \times 73.5) + (30 \times 57) + (20 \times 61.5) / (168 + 61.5 + 73.5 + 57) = 10305 / 360 = 28.6 \text{ ft}$$

$$If = [f/p - 0.25] W/30 \quad \text{Primeter} = 637 \text{ ft}$$

$$= \left[\frac{360}{637} - 0.25 \right] 28.6/30 = 0.30$$

$$At (R-2) = 24000 + 24000 \times 0.30 + 24000 \times 0 = 31,200 \text{ sf}$$

$$At (B) = 28500 + 28500 \times 0.30 + 28500 \times 0 = 37,050 \text{ sf}$$

$$At (M) = 18500 + 18500 \times 0.30 + 18500 \times 0 = 24,050 \text{ sf}$$

SUM of Ratios per story

$$\text{Level 1} - \left(\frac{1580}{37050} \right) + \left(\frac{2325}{24050} \right) + \left(\frac{6095}{31200} \right) = 0.335 < 1$$

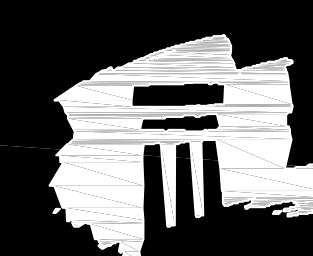
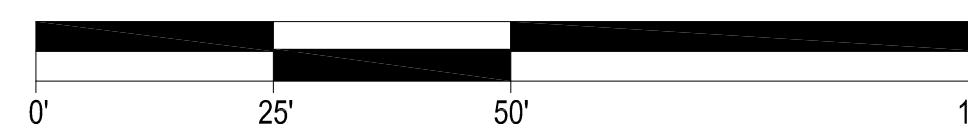
$$\text{Level 2-5} - \left(\frac{11218}{31200} \right) = 0.36$$

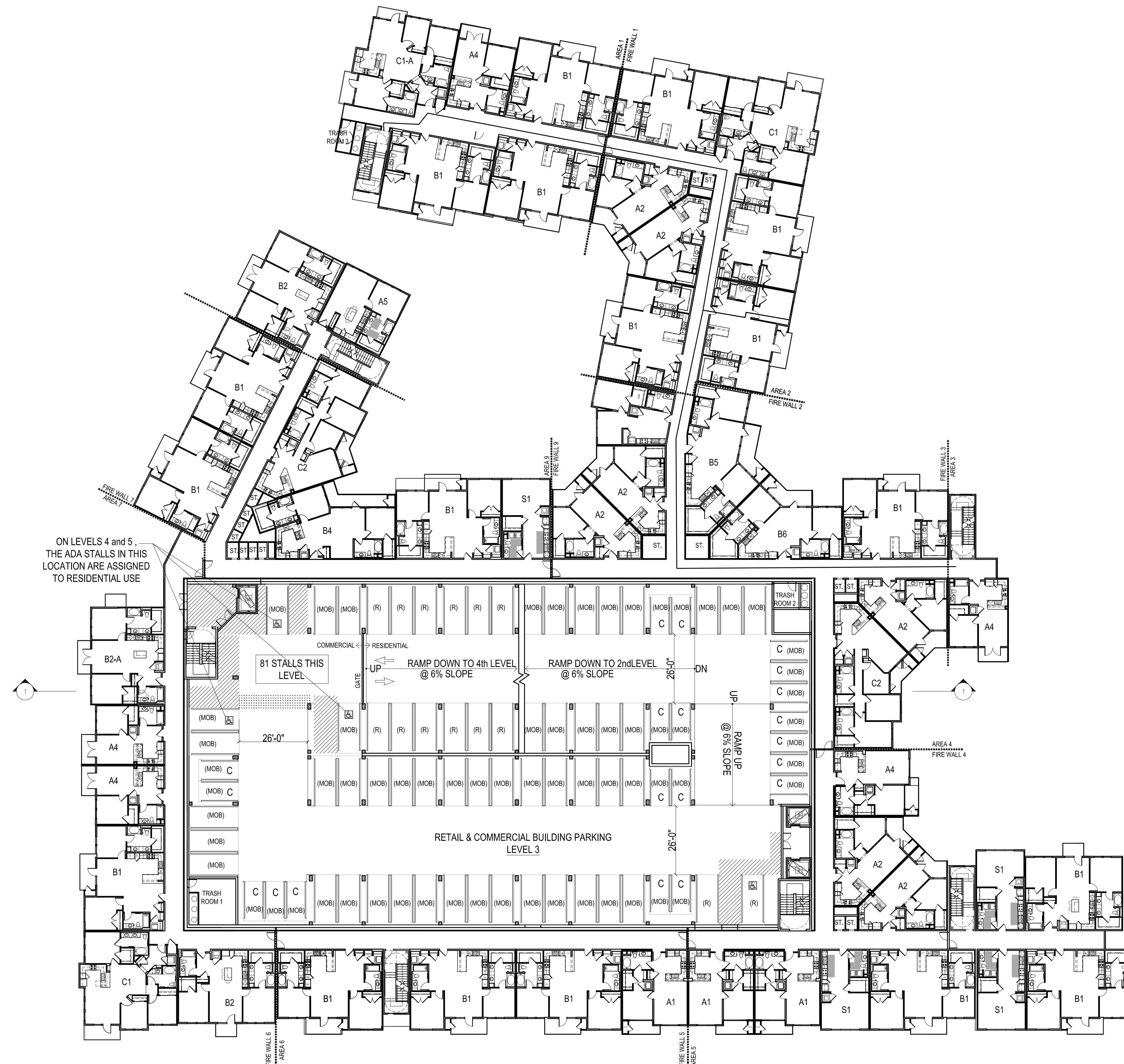
$$\text{SUM of Ratios of bldg} \quad 0.335 + 0.36 \times 4 = 1.775 < 2$$

PARKING ASSIGNMENT LEGEND

- (R) - Residential
- (PP) - Planned Parenthood
- (RT) - Retail
- (MOB) - Medical Office Building

SECOND FLOOR PLAN, FIRE SEPARATION, AND EXITING DIAGRAM
SCALE: 1" = 20'-0" (ON 24"X36" SHEET)





PARKING LEVELS 4 THROUGH 6
(NOT SHOWN IN THIS SET) HAVE
IDENTICAL TO THIS LAYOUT AND
ALL RESIDENTIAL STALLS

- PARKING ASSIGNMENT LEGEND**
- (R) - Residential
 - (PP) - Planned Parenthood
 - (RT) - Retail
 - (MOB) - Medical Office Building

**3RD-5TH LEVEL PLAN - APARTMENTS
AND 3RD LEVEL PLAN - PARKING**

SCALE: 1" = 20'-0" (ON 24"X36" SHEET)

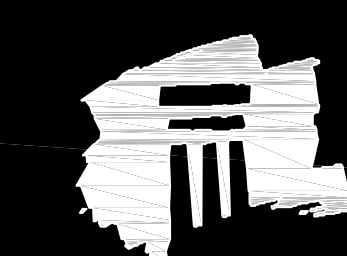
A-3

MAPLE & MAIN MIXED USE BAY AREA PROPERTY DEVELOPERS

March 3, 2016

HAYWARD CA

HPA#14746



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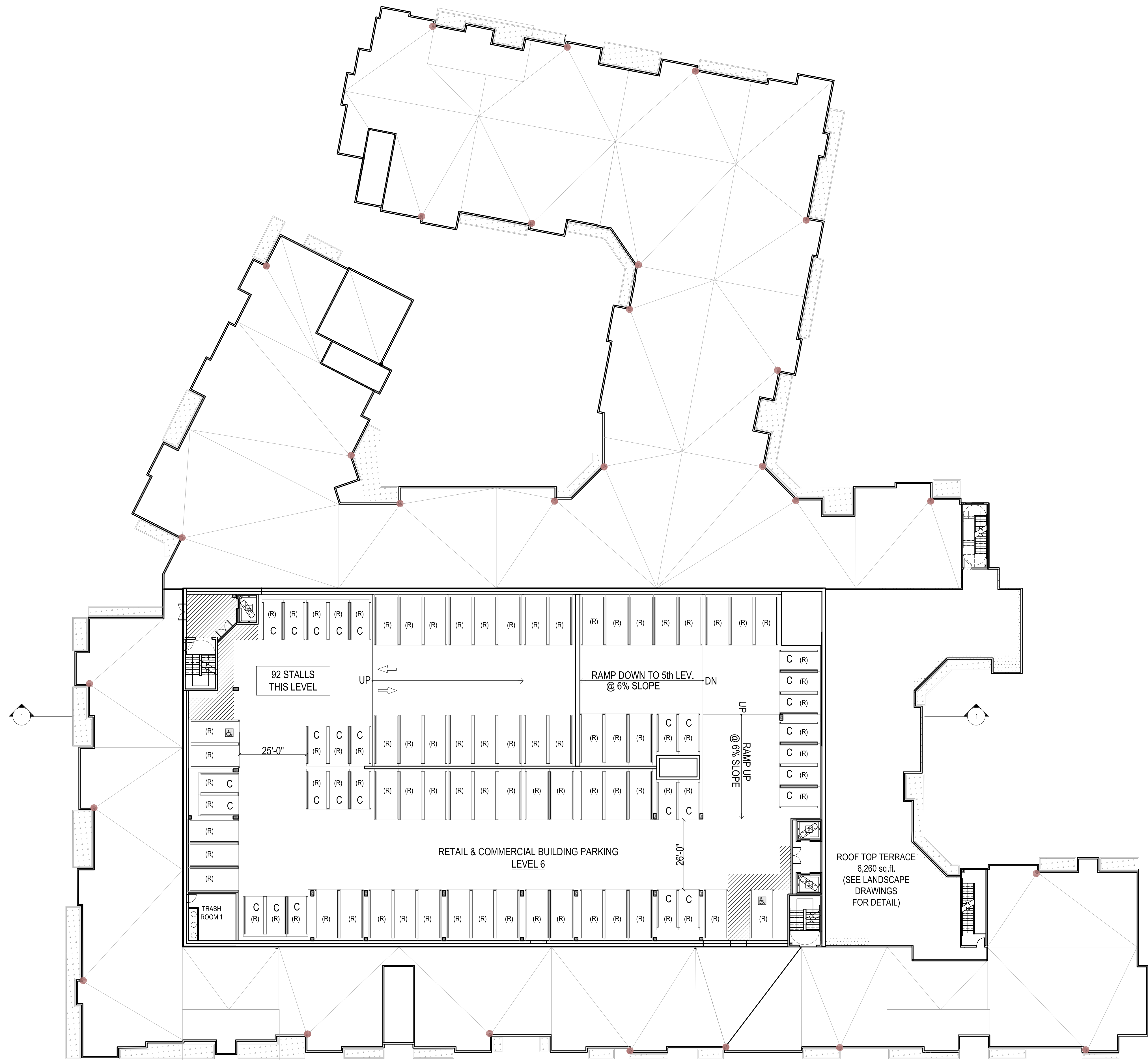
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DALLAS CHARLOTTE NEWPORT BEACH LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

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regulatory authorities and building code analysis. Dimensions
shown are of a strategic intent only. Refer to surveys and civil
drawings for technical information and measurements.



● ROOF DRAIN LOCATION

▨ PLANTER LOCATIONS AT GROUND LEVEL

↖

ROOFTOP PARKING AND CONCEPTUAL ROOF DRAINING PLAN

SCALE: 1" = 20'-0" (ON 24"X36" SHEET)

0' 25' 50' 100'

A-4

MAPLE & MAIN MIXED USE BAY AREA PROPERTY DEVELOPERS

March 3, 2016

HAYWARD CA

HPA#14746



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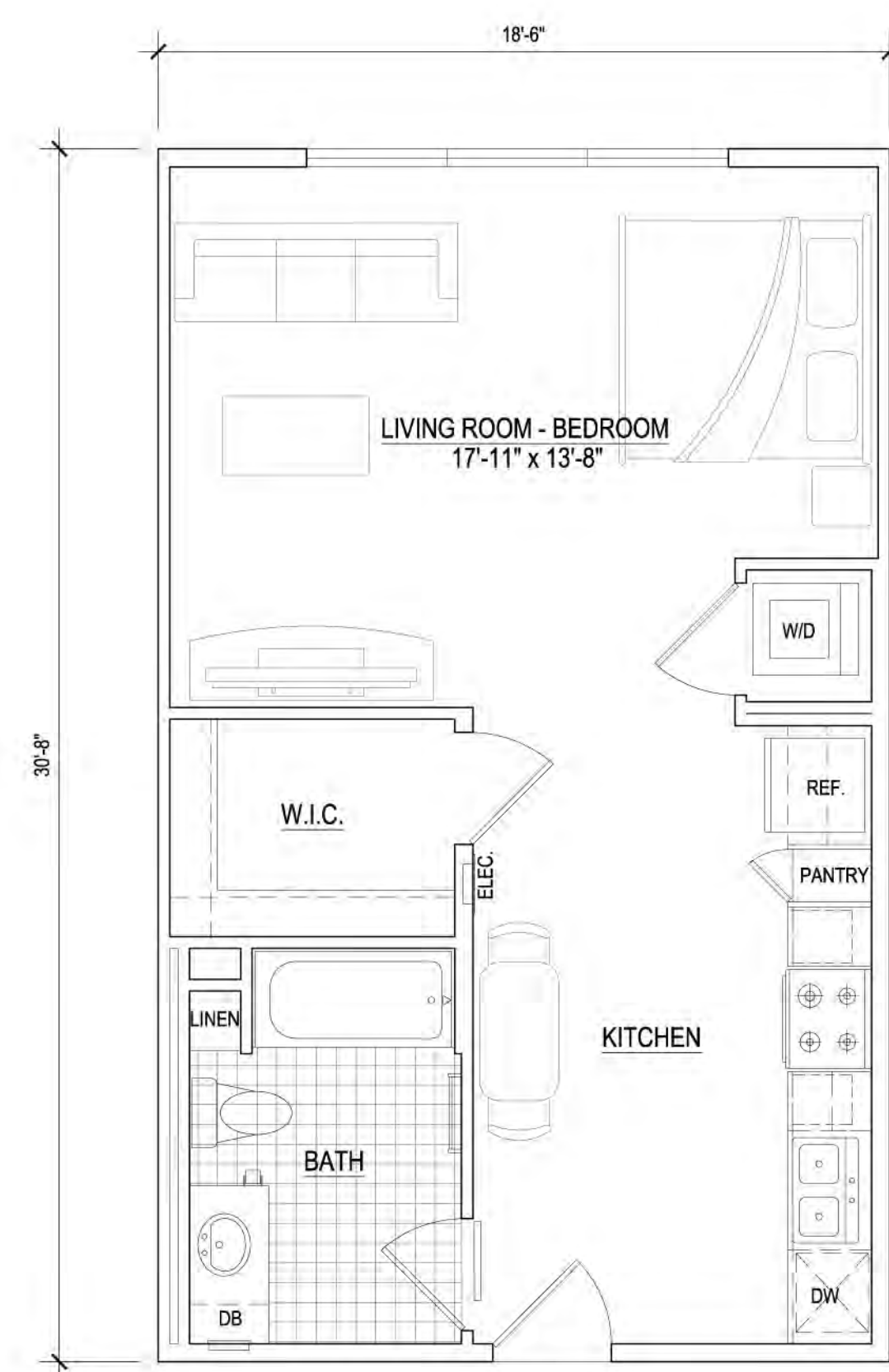
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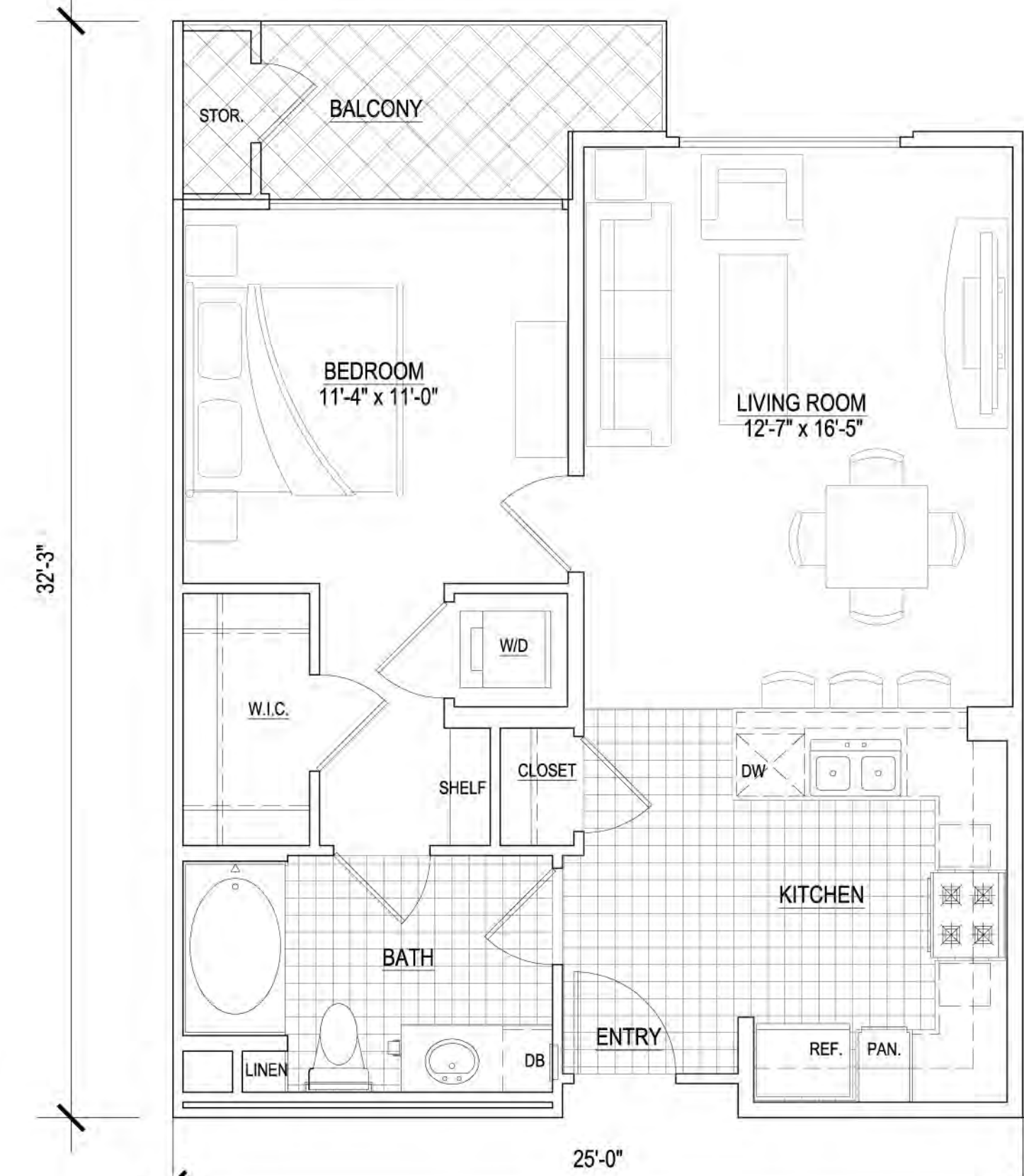
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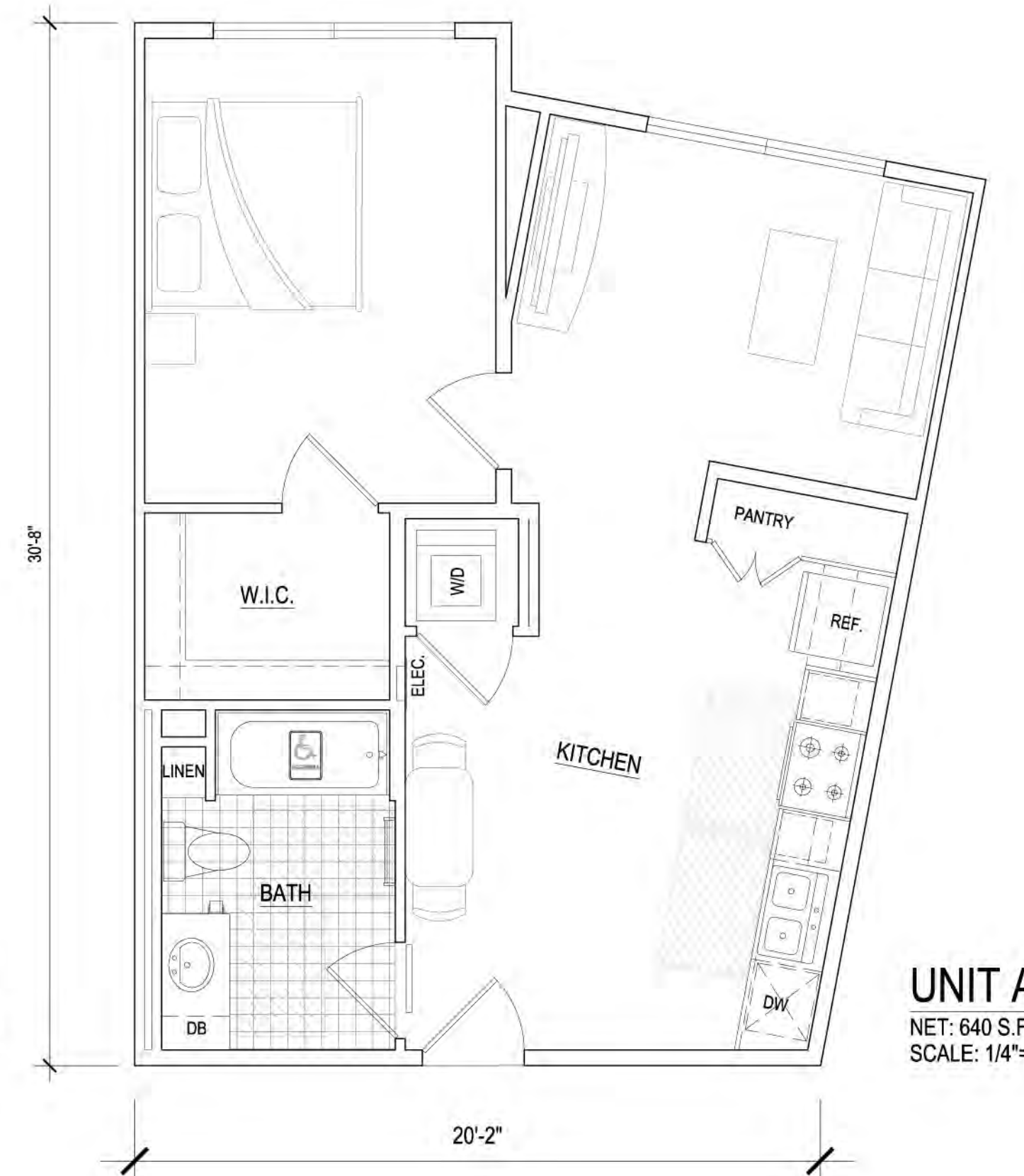
UNIT S1
NET: 567 S.F.
SCALE: 1/4"=1'-0"



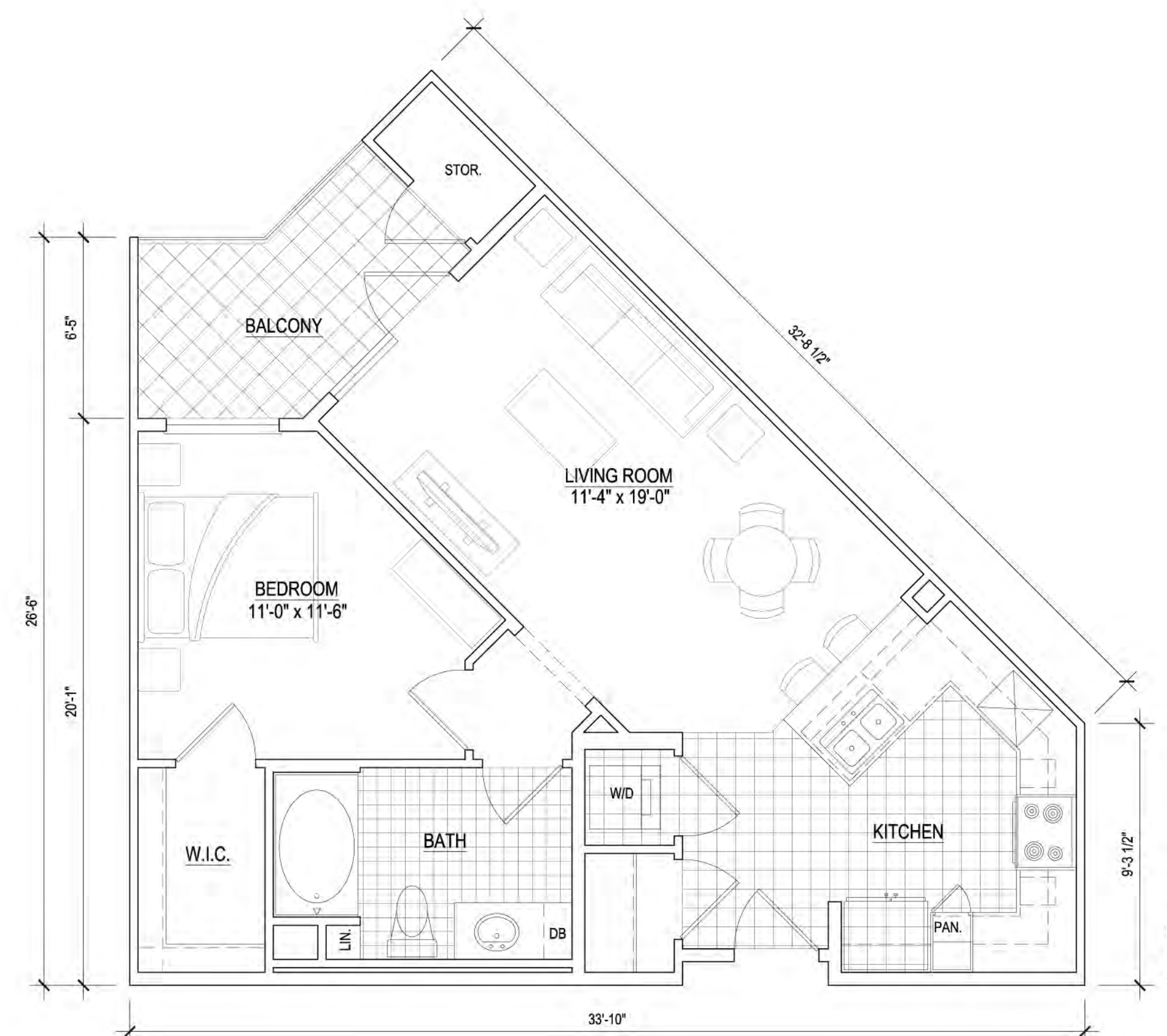
UNIT A1
NET: 698 S.F.
BALCONY: 60 S.F.
SCALE: 1/4"=1'-0"



UNIT A4
NET: 582 S.F.
BALCONY: 60 S.F.
SCALE: 1/4"=1'-0"



UNIT A4-A
NET: 640 S.F.
SCALE: 1/4"=1'-0"



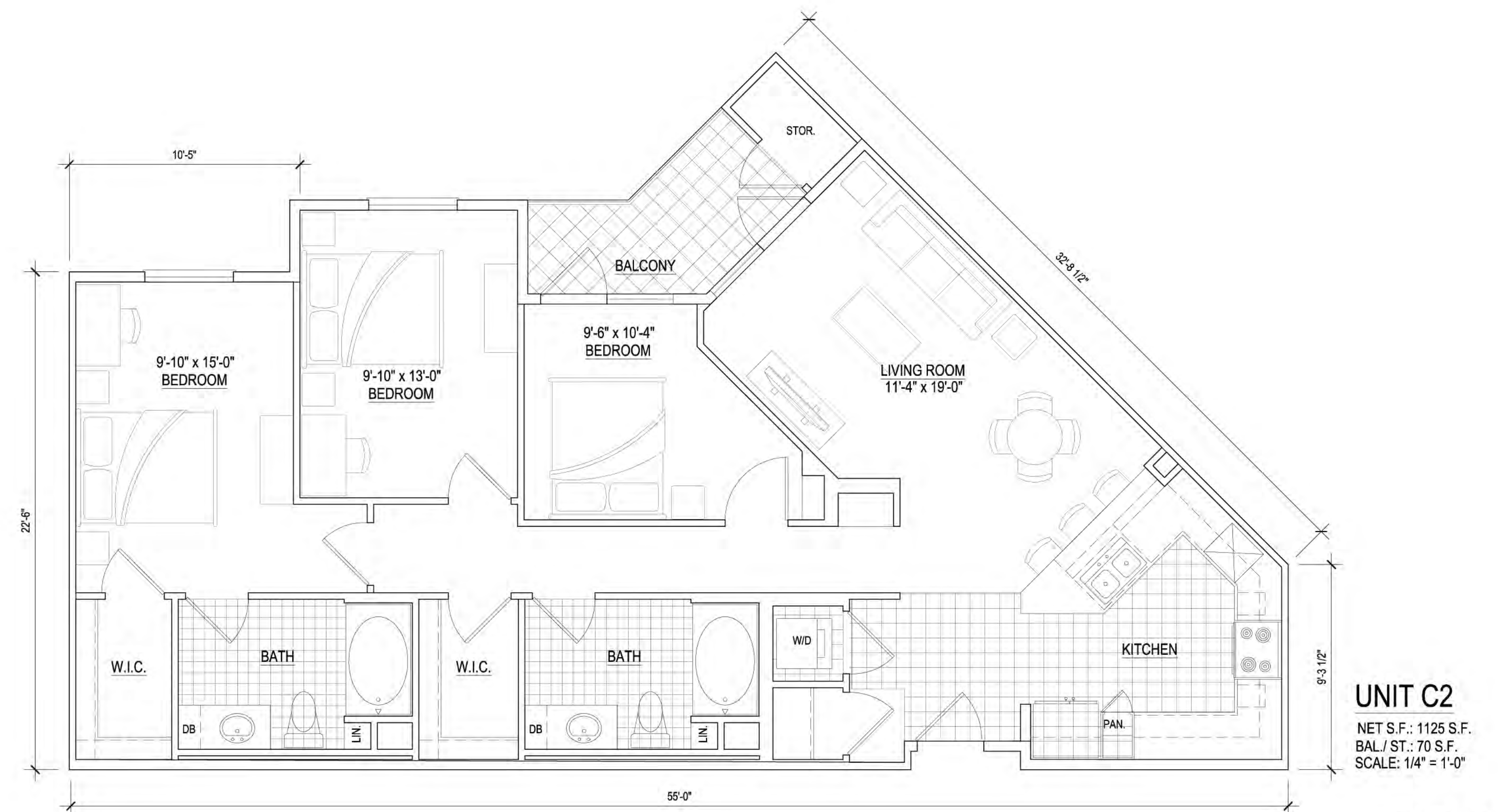
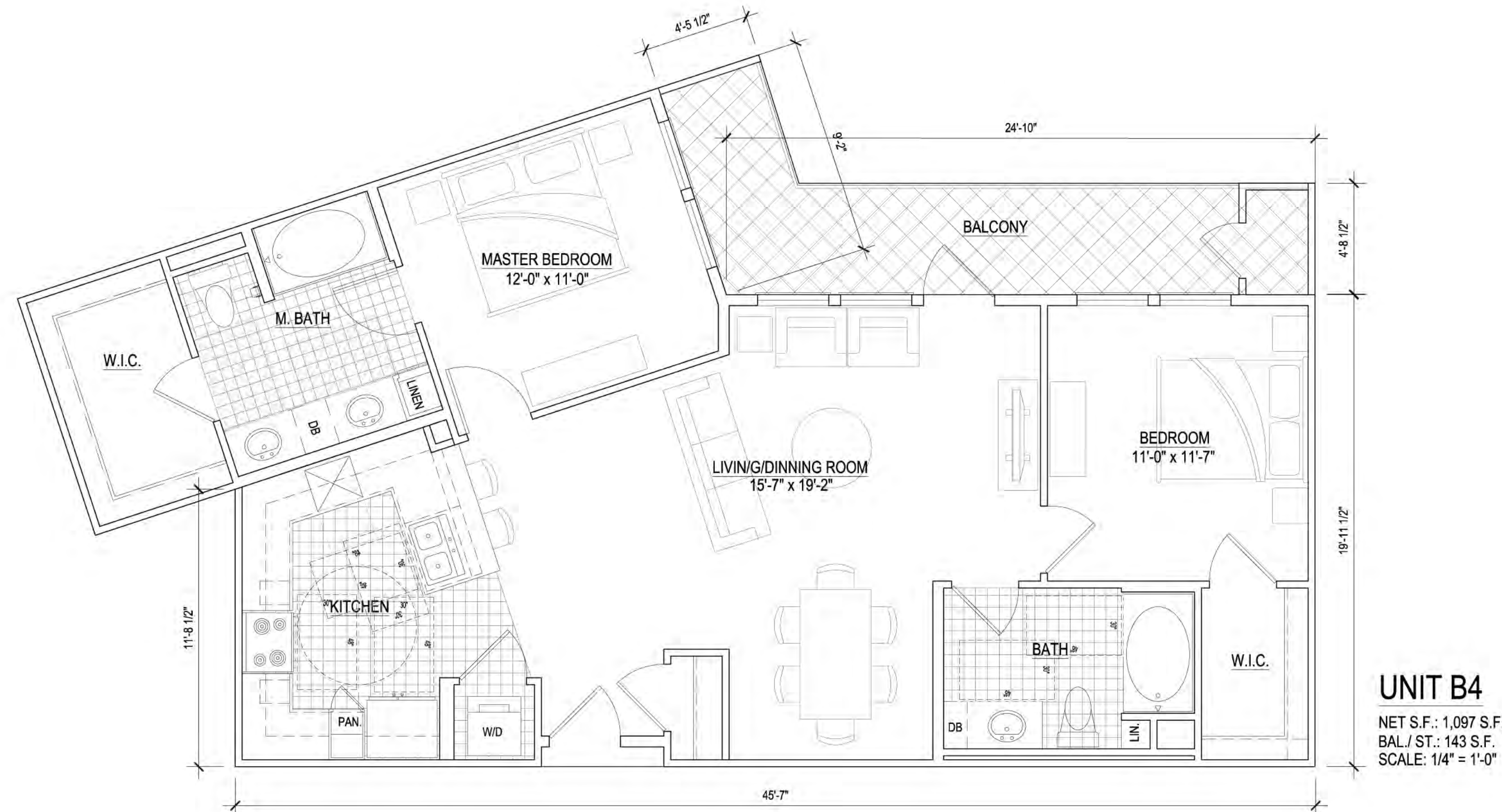
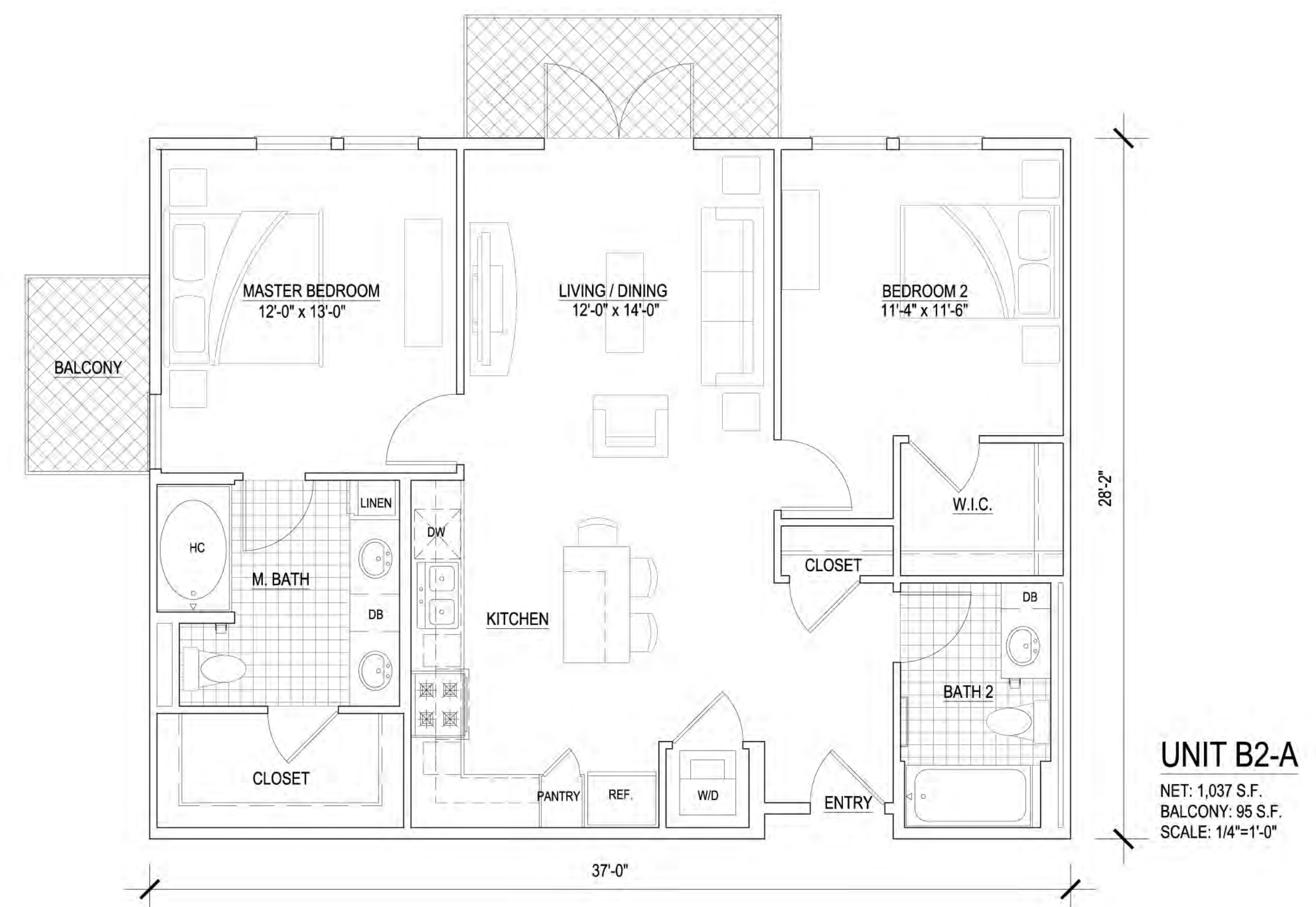
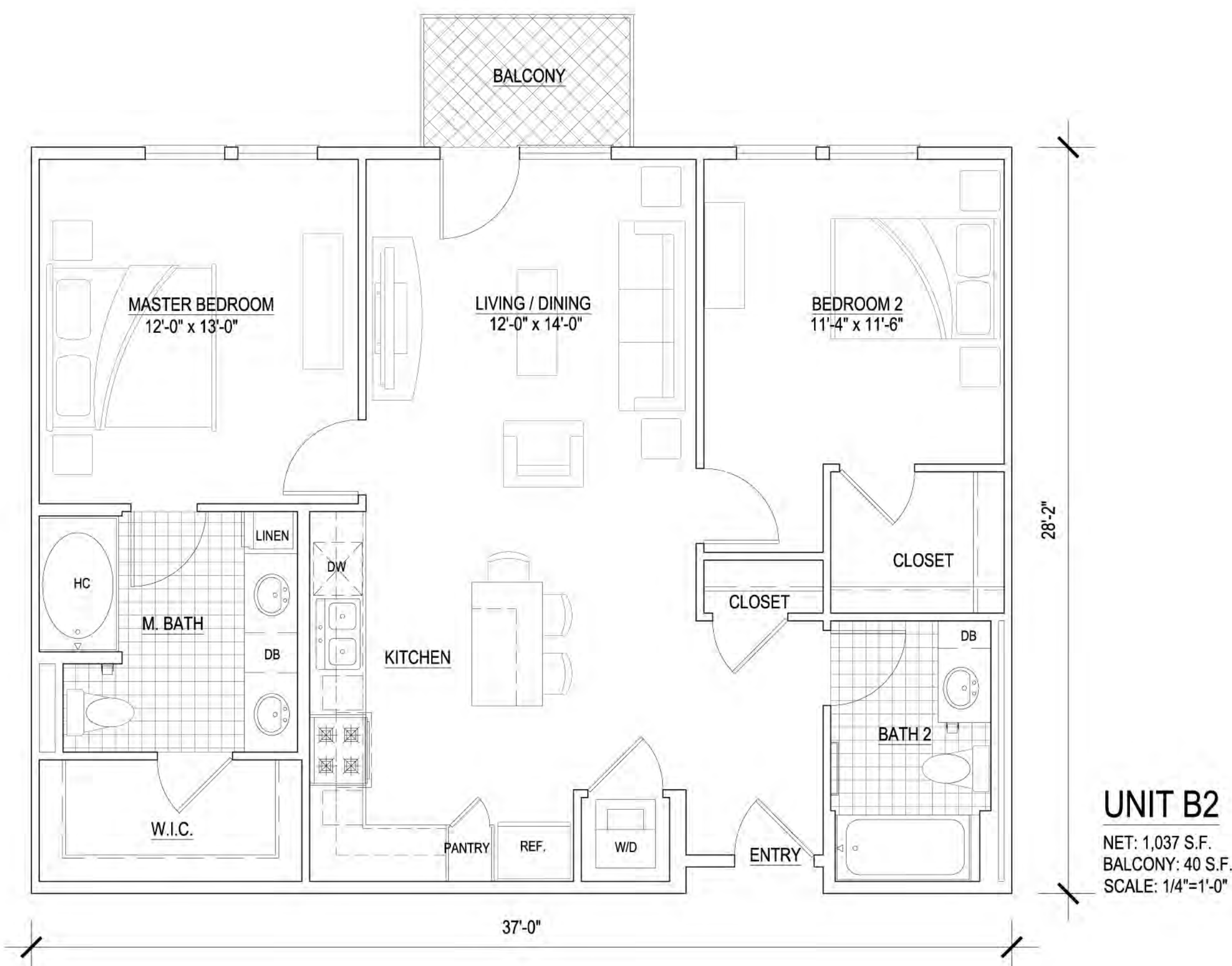
UNIT A2
NET S.F.: 688 S.F.
BAL / ST.: 91 S.F.
SCALE: 1/4" = 1'-0"



UNIT B1
NET: 1,108 S.F.
BALCONY/STOR.: 92 S.F.
SCALE: 1/4"=1'-0"

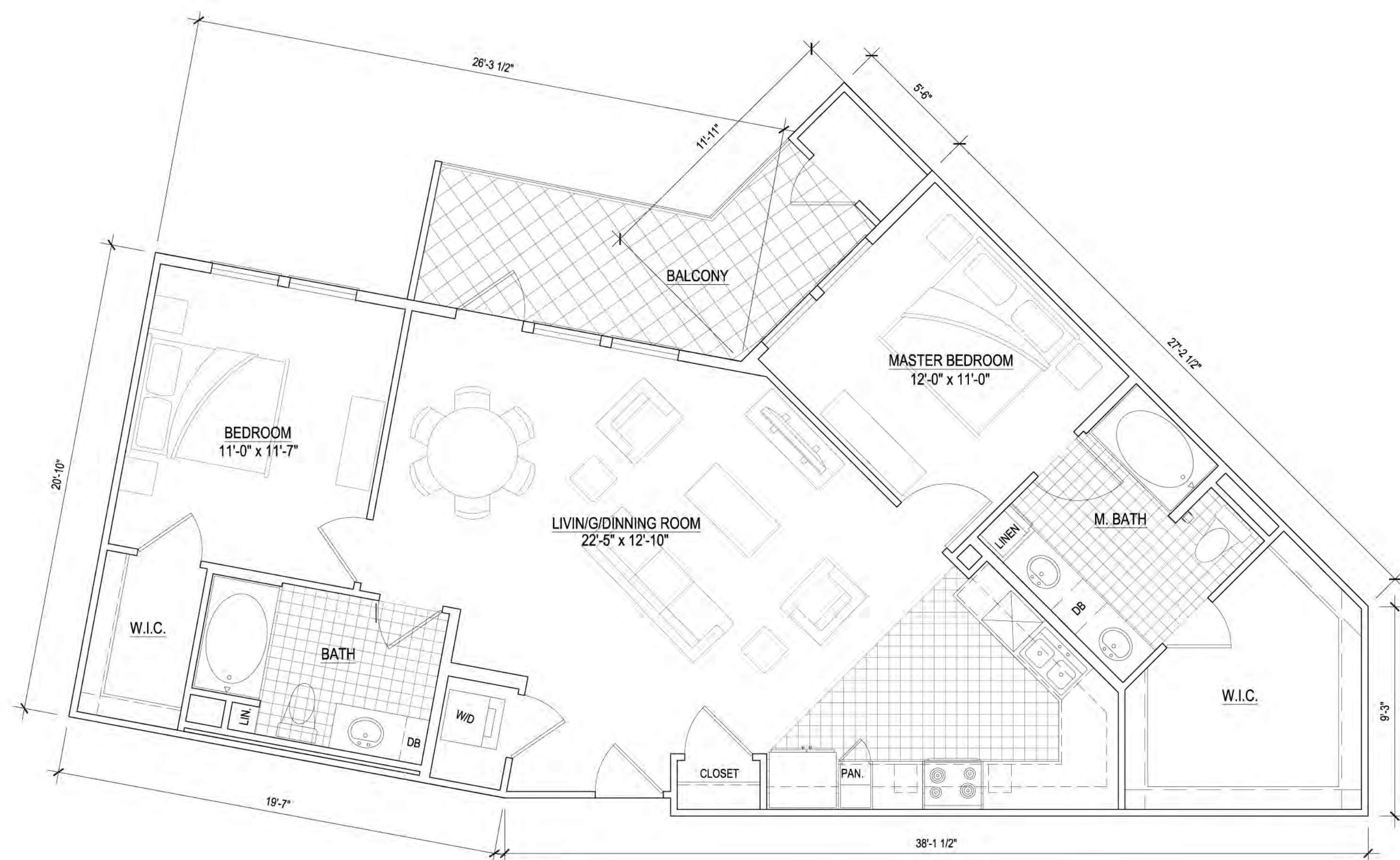
UNIT PLANS
A-5



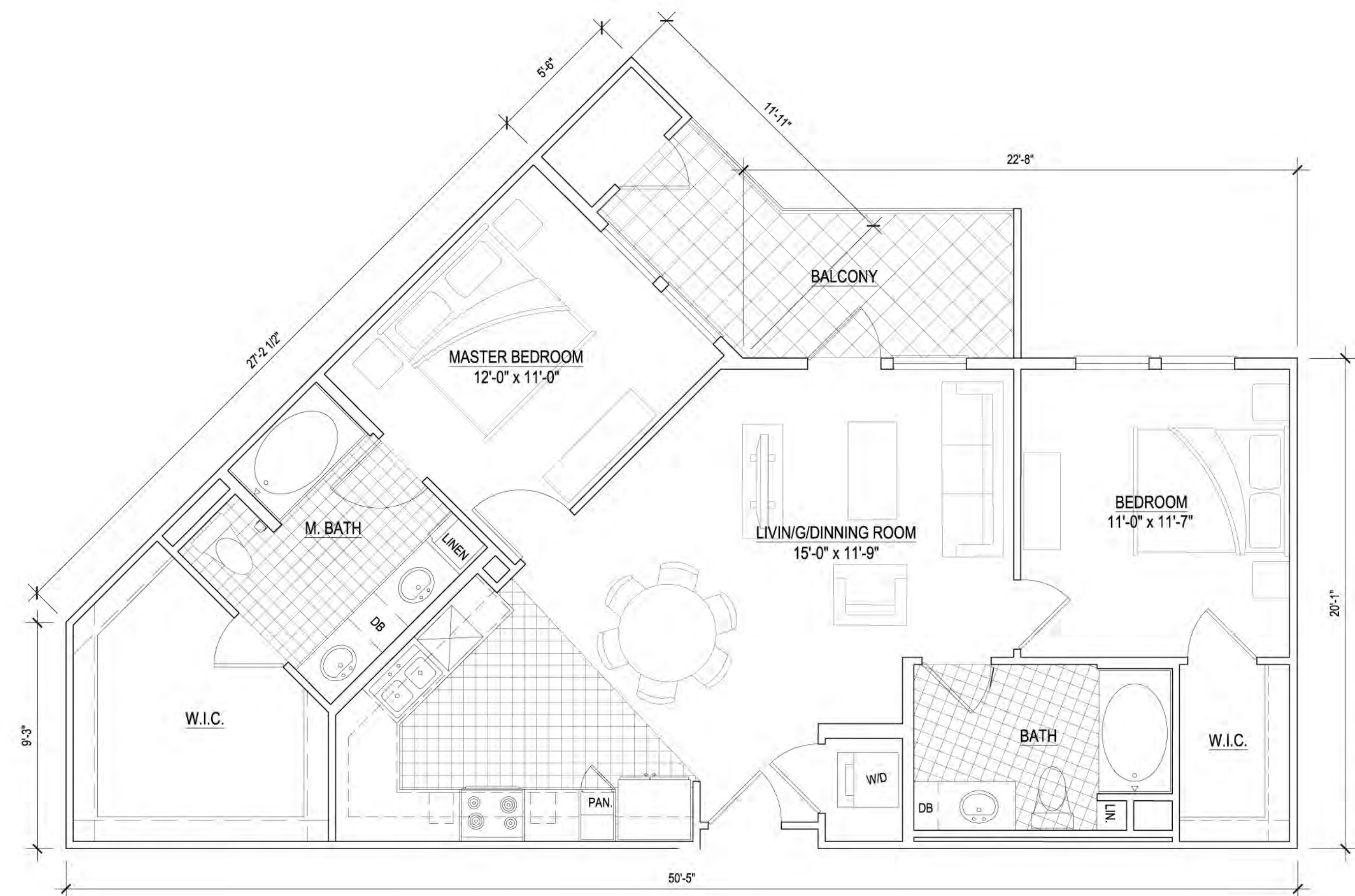


UNIT PLANS
A-6





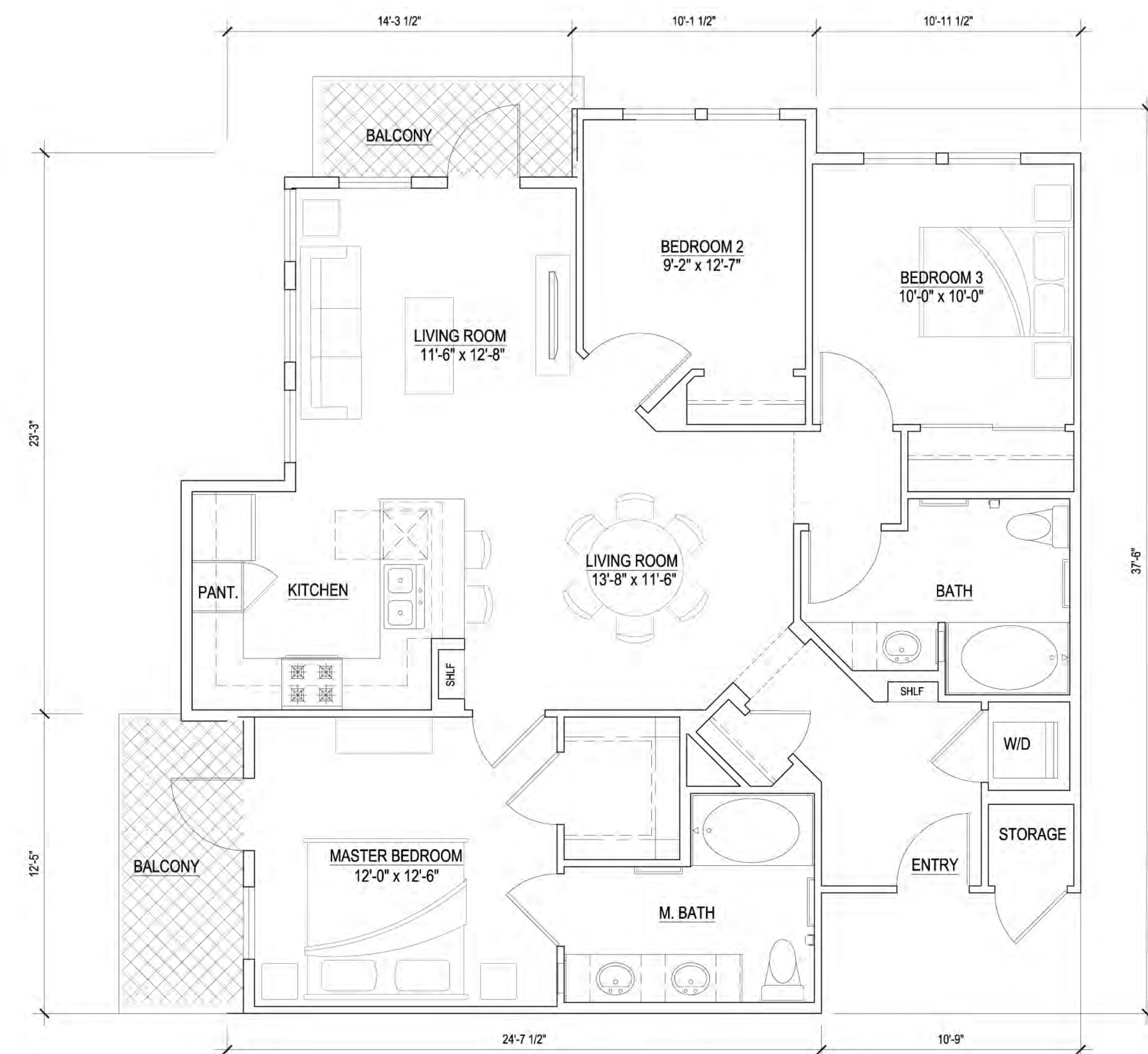
UNIT B5
 NET S.F.: 1,150 S.F.
 BAL / ST.: 140 S.F.
 SCALE: 1/4" = 1'-0"



UNIT B6
 NET S.F.: 1,020 S.F.
 BAL / ST.: 122 S.F.
 SCALE: 1/4" = 1'-0"



UNIT C1
 NET: 1,230 S.F.
 BALCONY/ST.: 90 S.F.
 SCALE: 1/4"=1'-0"



UNIT C1-A
 NET: 1,190 S.F.
 BALCONY/ST.: 108 S.F.
 SCALE: 1/4"=1'-0"

UNIT PLANS
A-7

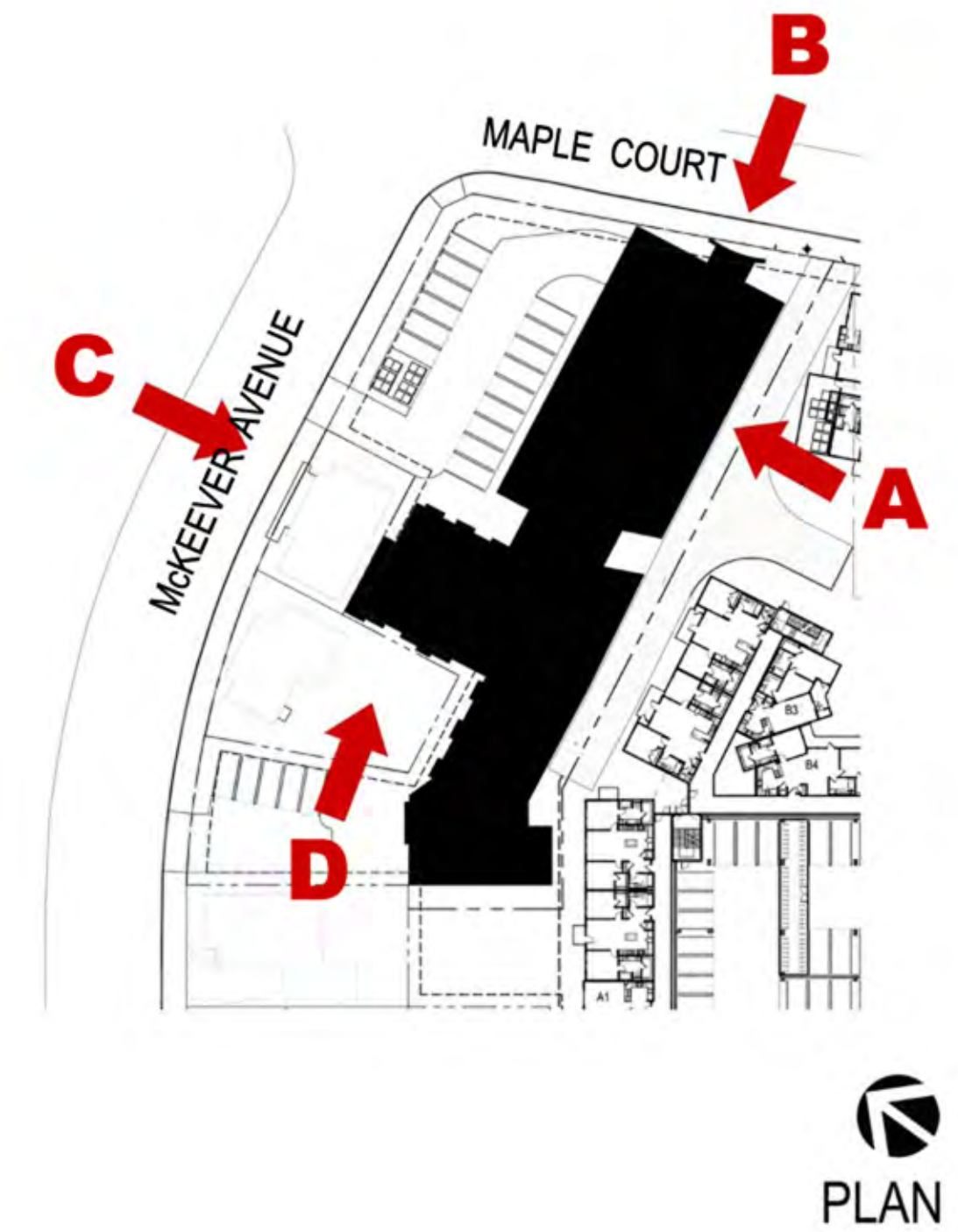




A. SOUTH ELEVATION
SCALE: 1/16" = 1'-0" (ON 24"X36" SHEET)



B. EAST ELEVATION ALONG MAPLE COURT
SCALE: 1/16" = 1'-0" (ON 24"X36" SHEET)



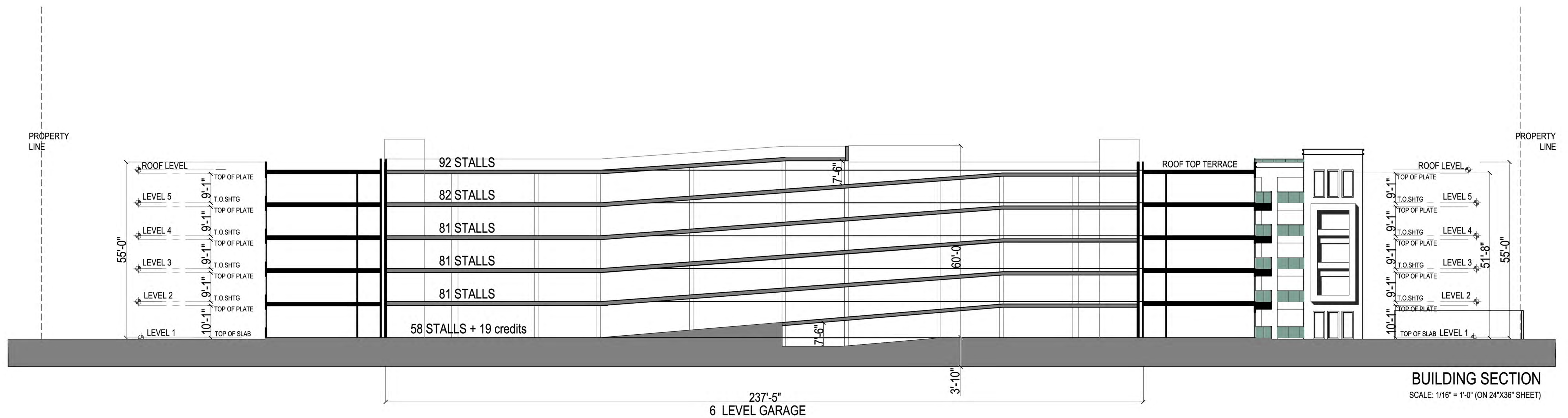
C. NORTH ELEVATION ALONG McKEEVER AVENUE, MEDICAL BUILDING AND NEW BUILDING BEYOND
SCALE: 1/16" = 1'-0" (ON 24"X36" SHEET)



D. WEST ELEVATION / SECTION
SCALE: 1/16" = 1'-0" (ON 24"X36" SHEET)

MEDICAL BUILDING ELEVATIONS

A-9





P1



P2



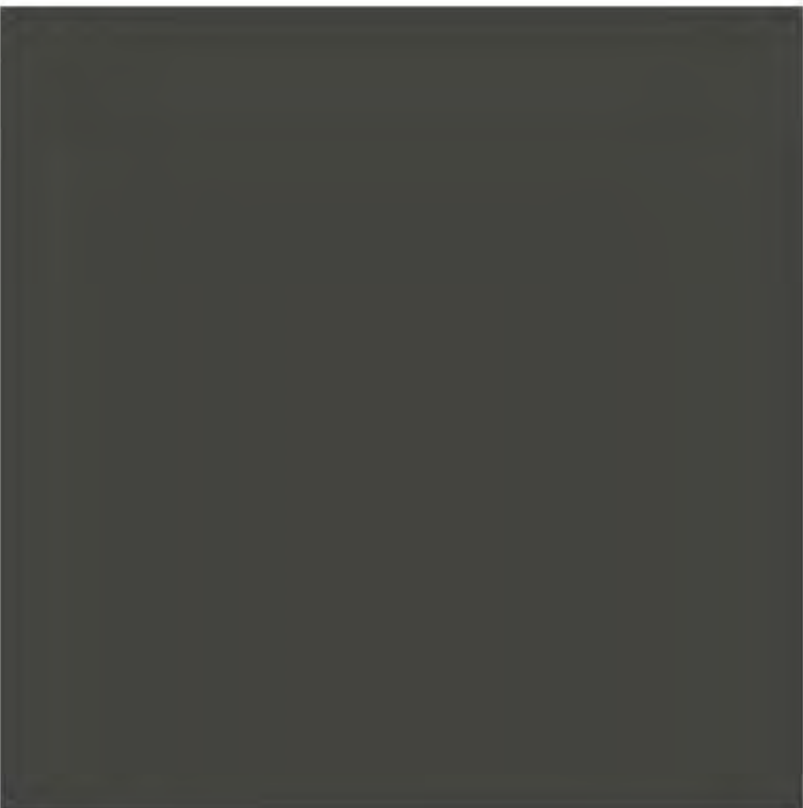
P3



P4



P5



P6



A



B



C



D

- P1. SHERWIN WILLIAMS - BRAMBLE BUSH (SW2923)
- P2. SHERWIN WILLIAMS - ROYCROFT SUEDE (SW2842)
- P3. SHERWIN WILLIAMS - EVERYDAY WHITE (SW6077)
- P4. SHERWIN WILLIAMS - CHANTICLEER (SW2912)
- P5. SHERWIN WILLIAMS - CITYSCAPE (SW7067)
- P6. SHERWIN WILLIAMS - IRON ORE (SW7069)
- P7. BACK LIT ACRYLIC PANELS
- A. GLASS RAILING
- B. METAL RAILING
- C. ENVIROMENTAL STONEWORKS Pro Stack-Cedar Mesa
- D. HARDIE PLANK SIDING
- E. METAL ROOF
- F. ,METAL AWNING
- G. VINYL WINDOW



MATERIAL & COLOR BOARD
A-11

MAPLE & MAIN MIXED USE
BAY AREA PROPERTY DEVELOPERS

February 1, 2016

HAYWARD CA

HPA#14746

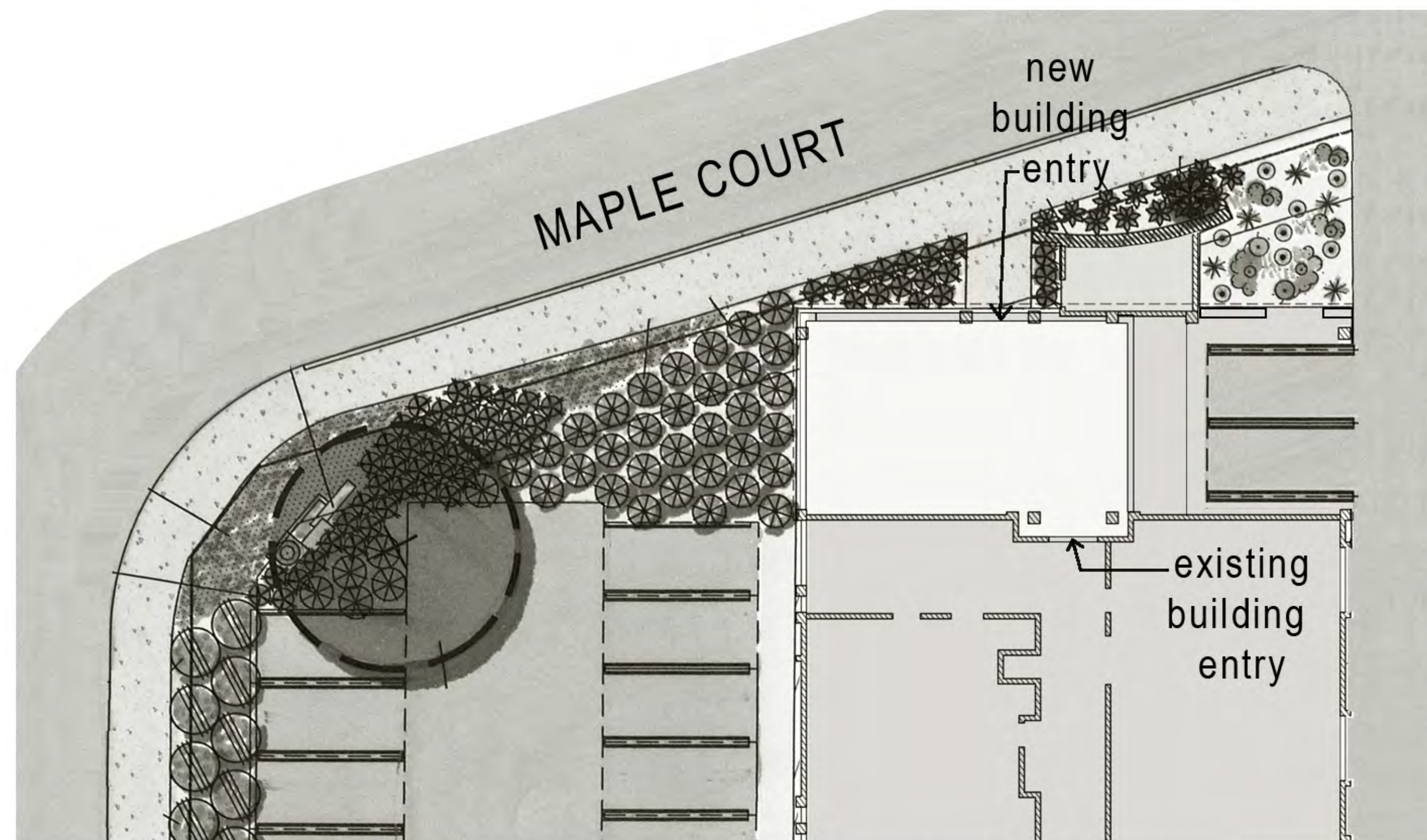


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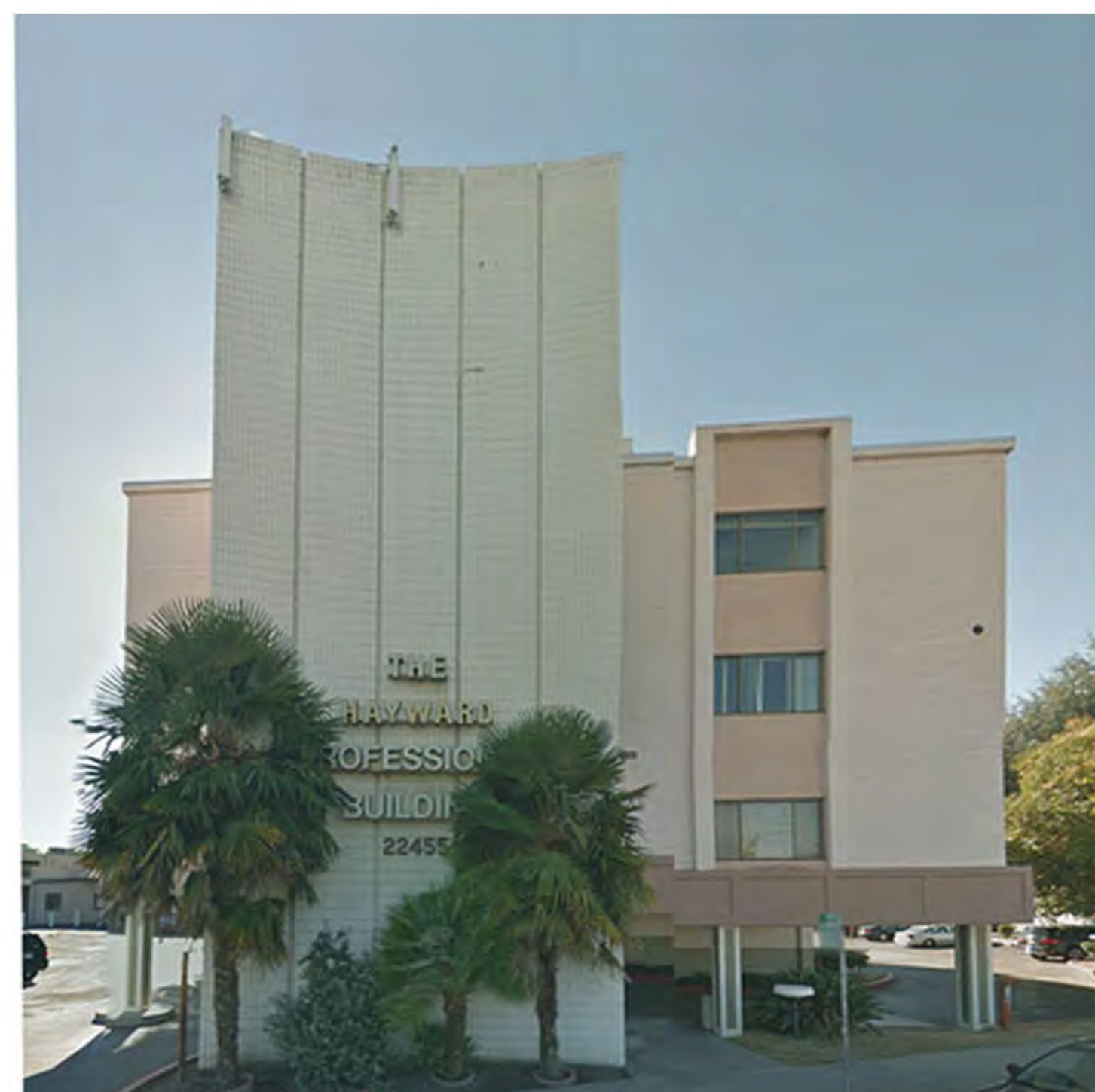
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Conceptual Entry Lobby Renovation



Conceptual colors and material palette for interior redesign



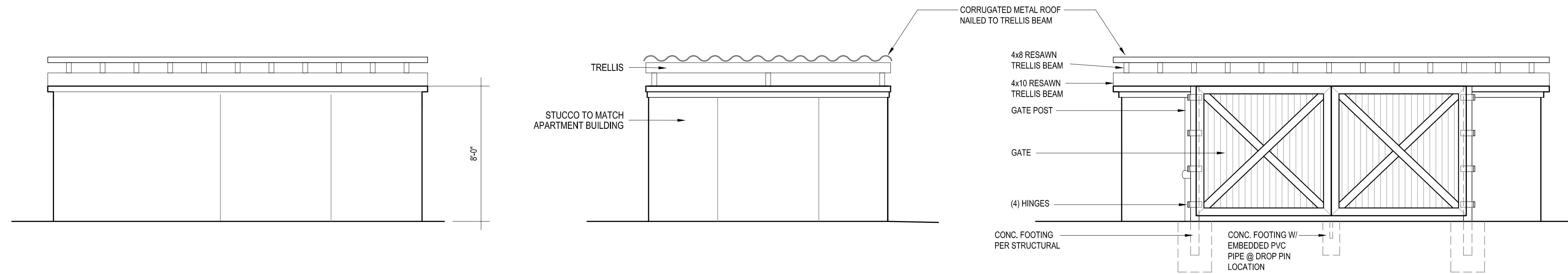
Medical Building from Maple Court: BEFORE



Medical Building from Maple Court: AFTER



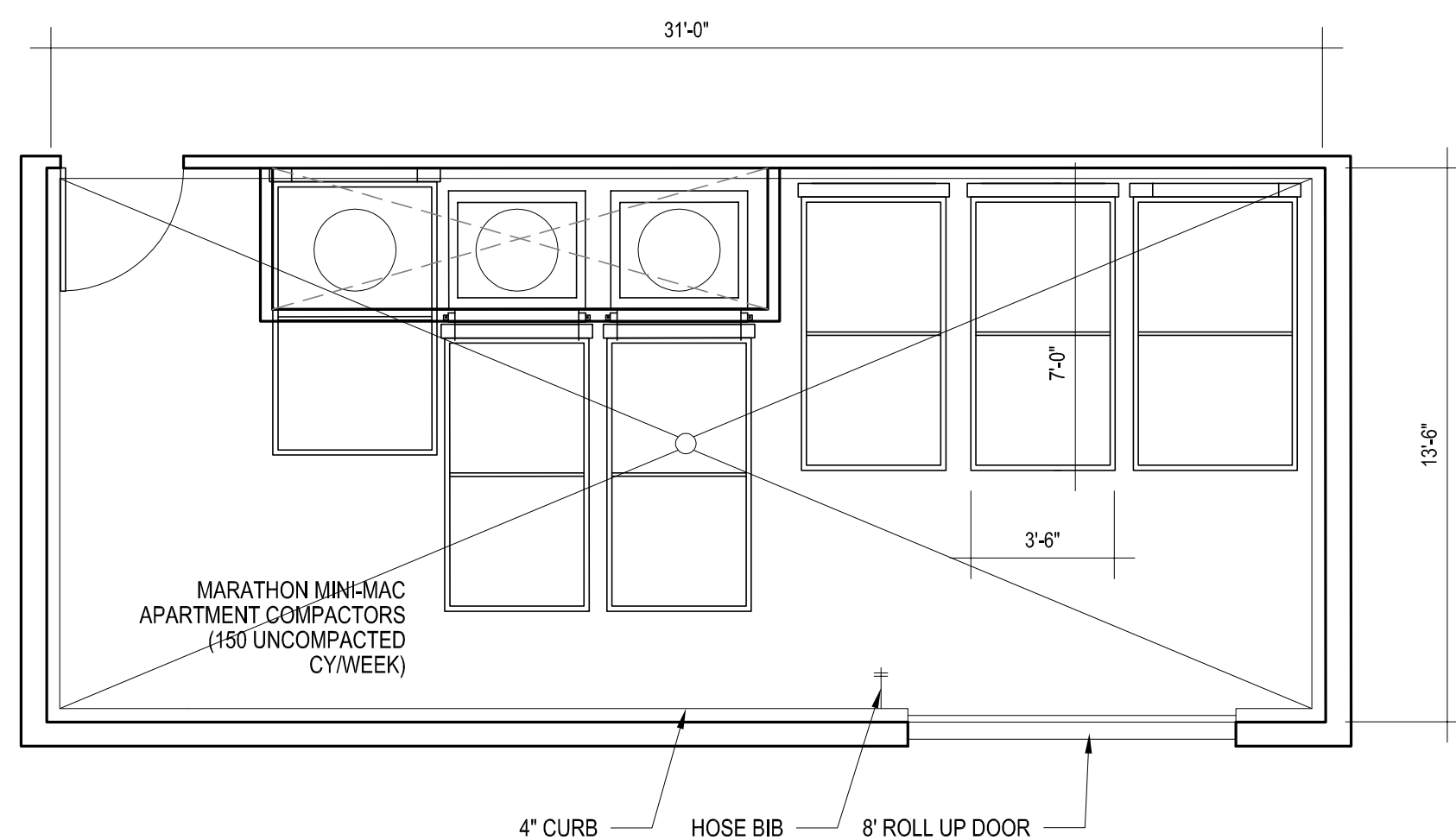
Conceptual colors and material palette for interior redesign



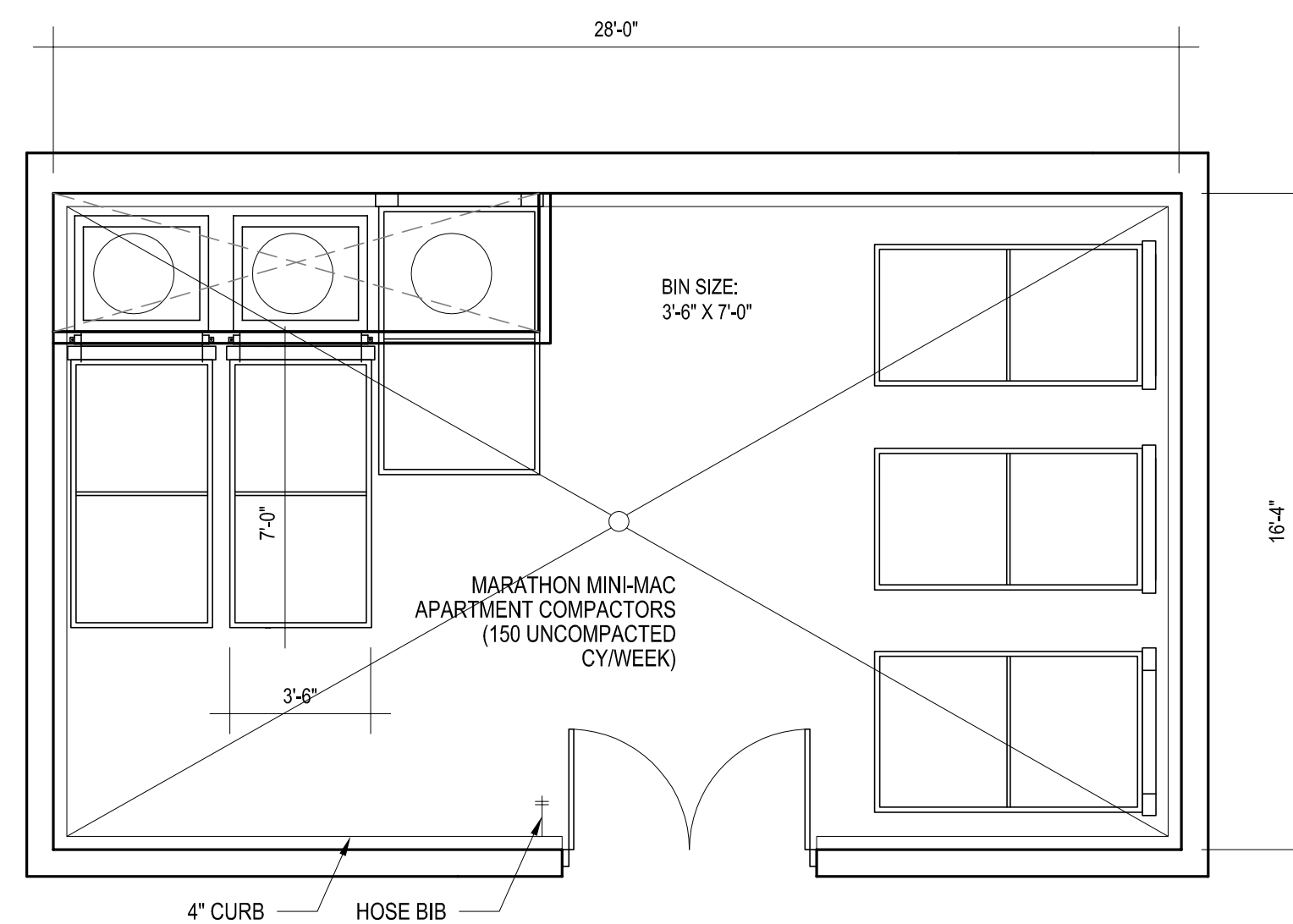
5 REAR ELEVATION
SCALE: 1/4" = 1'-0"

4 SIDE ELEVATIONS
SCALE: 1/4" = 1'-0"

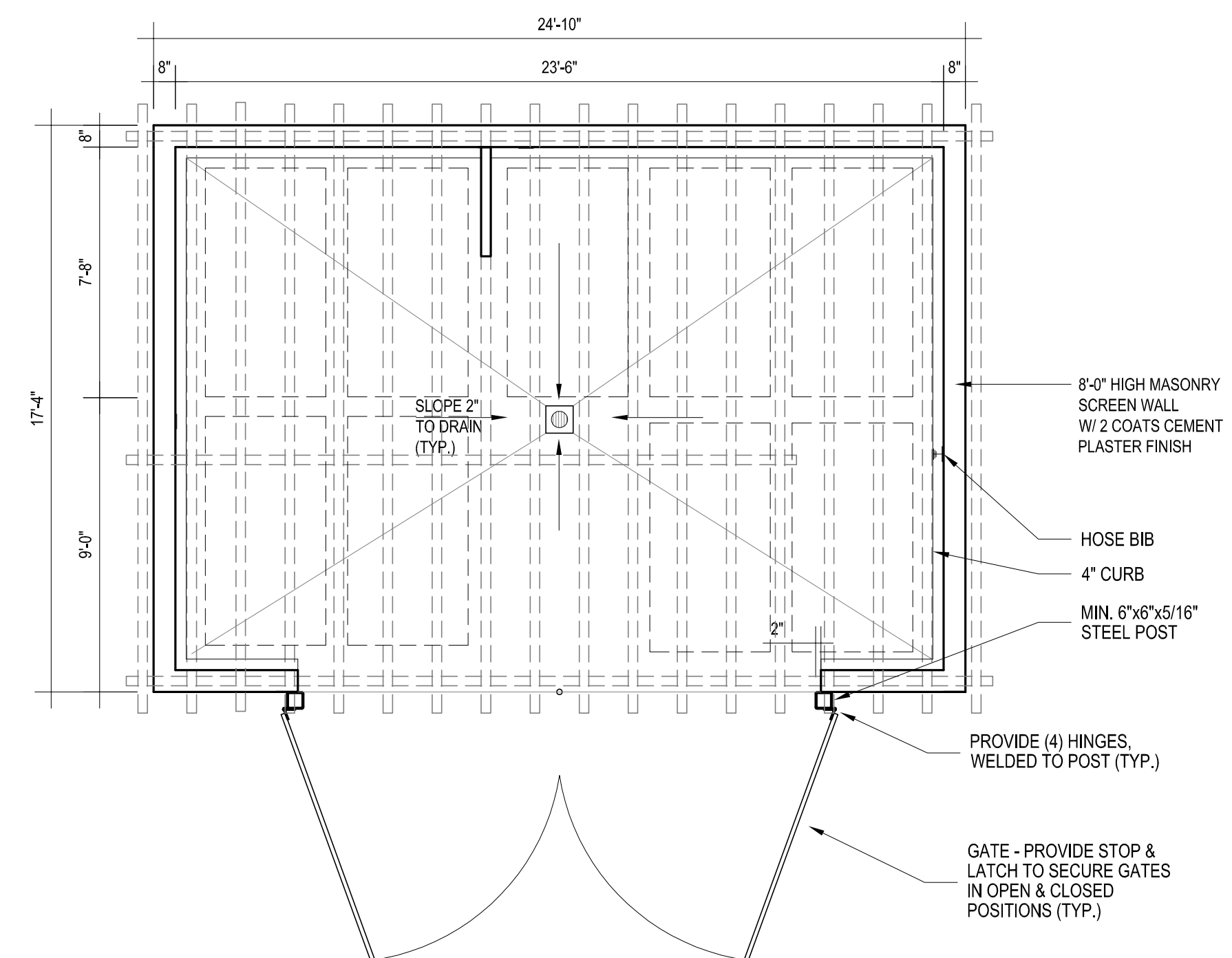
3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 TRASHROOM 3 AT FIRELANE OFF MAPLE COURT
SCALE: 1/4" = 1'-0"



2 TRASHROOMS 1 and 2 at PARKING GARAGE
SCALE: 1/4" = 1'-0"



1 TRASH ENCLOSURE (LOCATED IN PARKING LOT AT FIRE LANE 1)
SCALE: 1/4" = 1'-0"

WASTE COLLECTION NOTE:

Please see trash enclosure locations on sheet A-1. Eight trash and recycling bins have been identified within the parking structure. The calculation has been provided on sheet A-0. There are two trash storage locations within the garage structure at grade level and an additional storage location along Maple Avenue. This is done to minimize travel distance within the building for the residents and at the same time separate the storage of trash from the residents as much as possible. Each trash storage area is served by three trash chutes to accommodate the separation of waste, recyclables, and organic waste. A "stinger cart" will be used by Maple and Main Mixed Use Property Management, to move the trash bins to the staging area on the day of pick-up. The staging area is located on the fire-lane that connects Maple Ave to McKeever and is convenient to both the Existing office building as well as all three trash storage.

TRASH ENCLOSURES, WASTE COLLECTION A-13

MAPLE & MAIN MIXED USE BAY AREA PROPERTY DEVELOPERS

February 1, 2016

HAYWARD CA

HPA#14746



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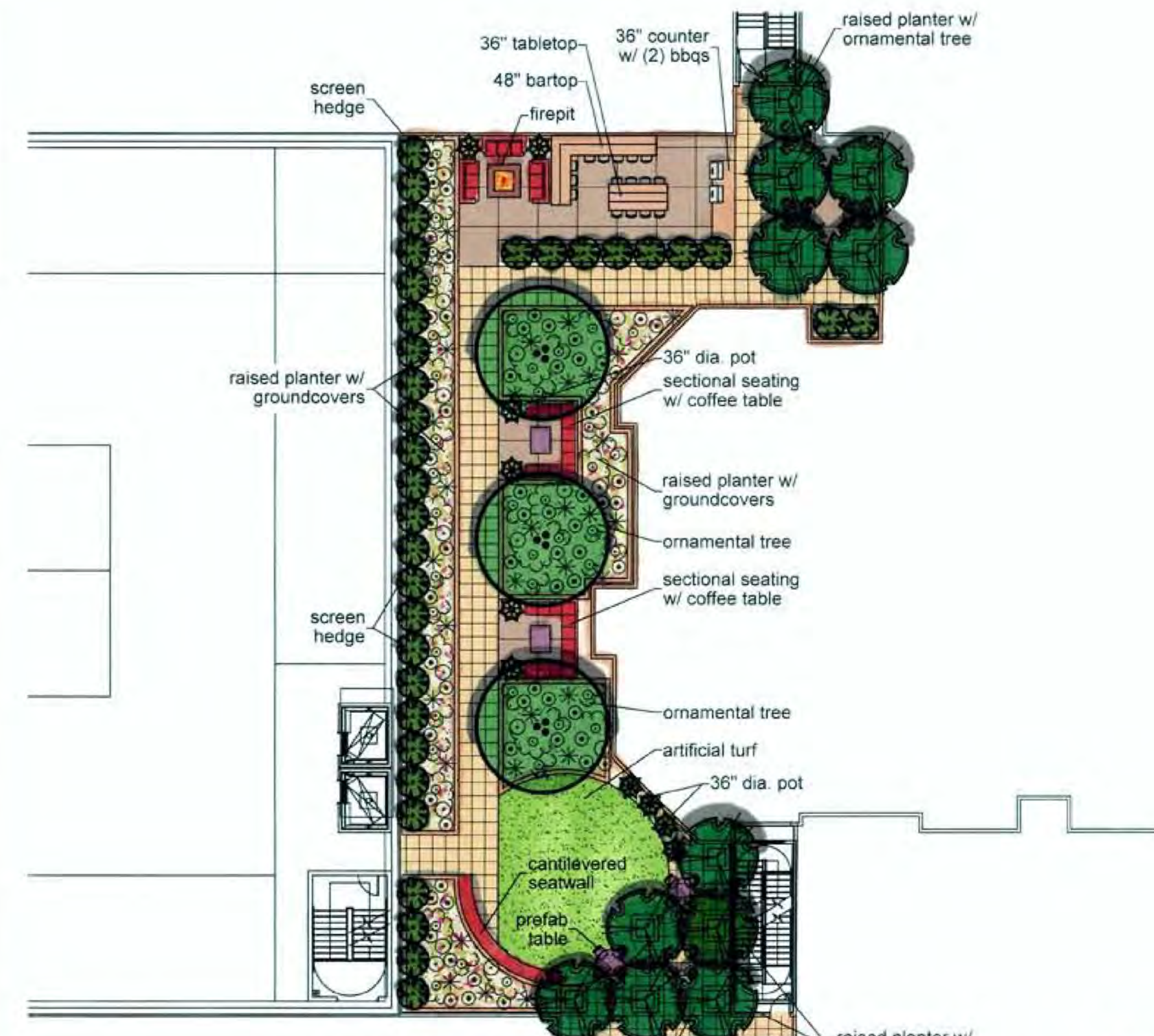
McKEEVER AVENUE

MAPLE COURT



LANDSCAPE PLAN - GROUND LEVEL NTS

MAIN STREET



LANDSCAPE PLAN - LEVEL SIX

NTS

MAPLE & MAIN MIXED USE BAY AREA PROPERTY DEVELOPERS

March 9th, 2016

HAYWARD CA

HPA#14746



humphreys and partners
landscape architecture, llc
5339 alpha road suite 300
dallas, tx 75240
p 214.426.5100 f 214.201.7639
www.hplad.com

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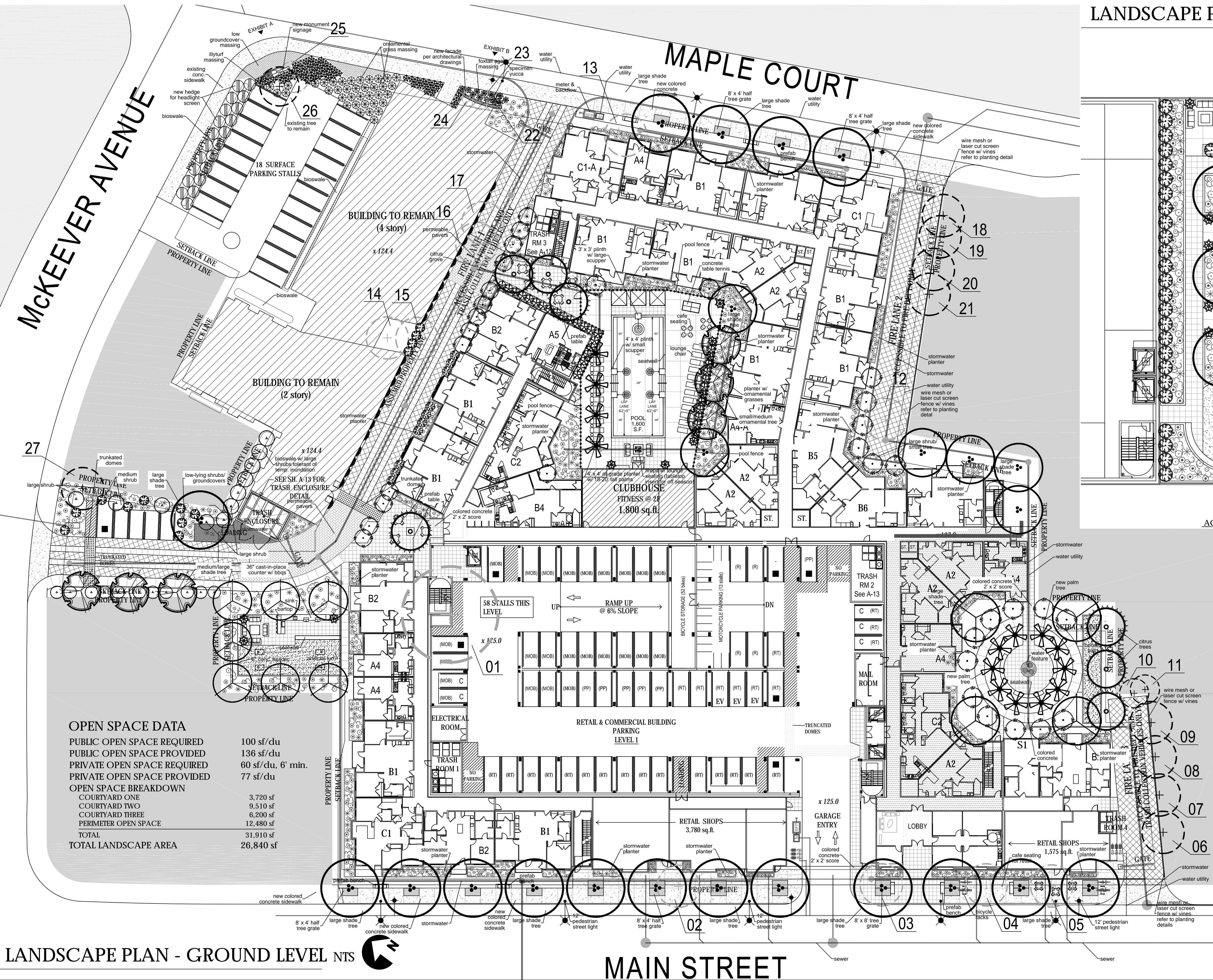


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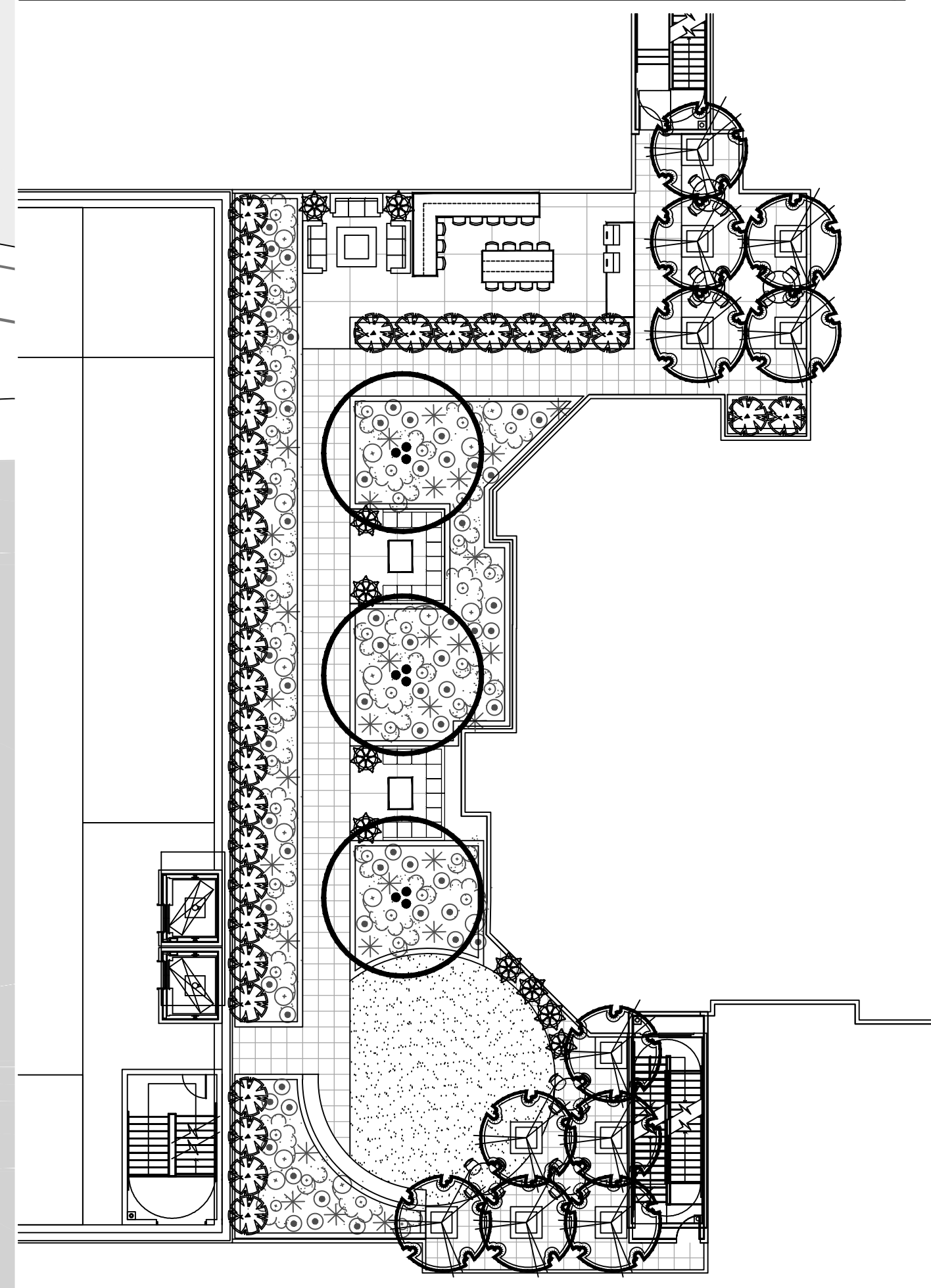
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OPEN SPACE DATA

PUBLIC OPEN SPACE REQUIRED	100 sf/du
PUBLIC OPEN SPACE PROVIDED	136 sf/du
PRIVATE OPEN SPACE REQUIRED	60 sf/du, 6' min.
PRIVATE OPEN SPACE PROVIDED	77 sf/du
OPEN SPACE BREAKDOWN	
COURTYARD ONE	3,720 sf
COURTYARD TWO	9,510 sf
COURTYARD THREE	6,200 sf
PERIMETER OPEN SPACE	12,480 sf
TOTAL	31,910 sf
TOTAL LANDSCAPE AREA	26,840 sf

LANDSCAPE PLAN - LEVEL SIX NTS



PLANT PALETTE - MAPLE & MAIN

TREES

NAME	SIZE/QUANTITY/VALUE
Acer buergerianum	36" Box/4" Cal
TRIDENT MAPLE (TM)	Qty: 12 x (\$975 ea.) = \$11,700
Pistacia chinensis	36" Box/4" Cal
CHINESE PISTACHE (CP)	Qty: 13 x (\$975 ea.) = \$12,675
Magnolia grandiflora 'Russet'	36" Box/3" 4" Cal
MAGNOLIA (MG) (Cultivar)	Qty: 10 x (\$975 ea.) = \$9,750
Sapium sebiferum	24" Box/3" Cal
CHINESE TALLOW (CT)	Qty: 13 x (\$850 ea.) = \$11,050
Pyrus calleryana	24" Box/3" Cal
CHANTICLEER PEAR (PC)	Qty: 10 x (\$850 ea.) = \$8,500
Koeberlinia bipinnata	24" Box/2" 3" Cal
FLAME TREE (FT)	Qty: 12 x (\$600 ea.) = \$7,200
Lagerstroemia indica	24" Box/2" 3" Cal
CRAPE MYRTLE (CM)	Qty: 06 x (\$600 ea.) = \$3,600
Cercis canadensis	24" Box/2" 3" Cal
EASTERN REDBUD (ER)	Qty: 10 x (\$600 ea.) = \$6,000
Malus floribunda 'PrarieFire'	24" Box/2" 3" Cal
FLOWERING CRABAPPLE (CA)	12 x (\$600 ea.) = \$7,200

PALMS

NAME	SIZE/QUANTITY
Phoenix dactylifera	18'-20' Ht.
MEDJOL DATE PALM (MDP)	04 x (\$3,750 ea.) = \$15,000
Phoenix reclinata	10'-12' Ht.
SENECAL DATE PALM (SDP)	Qty: 10 x (\$450 ea.) = \$4,500

SHRUBS

NAME	SIZE/QUANTITY
Fremontodendron californicum	5 Gal. Qty: 00
CALIFORNIA FLANNELBUSH	
Nandina domestica	5 Gal. Qty: 00
HEAVENLY BAMBOO	
Salvia spp.	5 Gal. Qty: 00
SALVIA (SPECIES)	
Teucrium chamaedrys	5 Gal. Qty: 00
GERMANDER	
Westringia fruticosa	5 Gal. Qty: 00
COAST ROSEMARY	
Ceanothus spp.	5 Gal. Qty: 00
CALIFORNIA LILAC	
Alyogyne huegelii	5 Gal. Qty: 00
BLUE HIBISCUS	
Cornus 'Dusky Belle'	5 Gal. Qty: 00
AUSTRALIAN FUCHSIA	
Heteromeles arbutifolia	5 Gal. Qty: 00
TOYON	
Lobelia latiflora	5 Gal. Qty: 00
MEXICAN BUSH LOBELIA	
Lupinus chamaecyparissus	5 Gal. Qty: 00
SILVER DUNE LUPINE	
Rhaphiolepis 'Baleina'	5 Gal. Qty: 00
INDIAN HAWTHORN	
Ribes aureum	5 Gal. Qty: 00
GOLDEN CURRANT	
Cupressus goveniana ssp. goveniana	5 Gal. Qty: 00
GOWEN CYPRESS	

GROUNDCOVERS

NAME	SIZE/QUANTITY
Artemisia 'Pows Castle'	1 Gal. Qty: 00
SILVER SAGE	
Aster chilensis	1 Gal. Qty: 00
CALIFORNIA ASTER	
Ceanothus glaucus	1 Gal. Qty: 00
POINT REYES CEANOTHUS	
Delosperma cooperi	1 Gal. Qty: 00
HARDY ICEPLANT	
Lotus bertholletii	1 Gal. Qty: 00
PARROT BEAK	
Rosmarinus officinalis 'Prostratus'	1 Gal. Qty: 00
CREeping ROSEMARY	
Thymus lanuginosus	1 Gal. Qty: 00
KANCA CARO PAW	
Cordylone 'Electric Pink'	1 Gal. Qty: 00
PINK CORDYLONE	
Thymus x 'Archer's Gold Lemon'	1 Gal. Qty: 00
ARCHER'S GOLD LEMON THYME	
Dymondia margaritae	1 Gal. Qty: 00
SILVER CARPET	

VINES

NAME	SIZE/QUANTITY
Vitis californica 'Rogers's Red'	1 Gal. Qty: 00
CALIFORNIA WILD GRAPE	
Clematis lasiantha	1 Gal. Qty: 00
PIPERSTEMS	

TREE MITIGATION SUMMARY

ON-SITE TREES TO BE REMOVED

PLANT #	SPECIES	TRUNK DIA. (in)	SPREAD (ft)	APPRAISED VALUE (USD)	PROPOSED TREE VALUES
01	Sequoia sempervirens - COAST REDWOOD	63"/75'		\$14,900.00	NOTE: REFER TO PLANT PALETTE FOR SPECIES ABBREVIATIONS
02	Triadica sebifera - CHINESE TALLOW TREE	10"/20'		\$2,300.00	
03	Triadica sebifera - CHINESE TALLOW TREE	12"/22'		\$2,350.00	
04	Triadica sebifera - CHINESE TALLOW TREE	18"/22'		\$7,250.00	
05	Triadica sebifera - CHINESE TALLOW TREE	8"/18'		\$1,050.00	(TM) \$11,700
12	Persea americana - AVOCADO	14"/9", 8", 5", 5", 21'		\$700.00	(CP) \$12,675
13	Schinus molle - CALIFORNIA PEPPER TREE	20", 17", 8"		\$700.00	(MG) \$9,750
14	Sequoia sempervirens - COAST REDWOOD	22", 20", 68"		\$3,450.00	(CT) \$11,050
15	Sequoia sempervirens - COAST REDWOOD	18", 9", 48"		\$1,600.00	(PC) \$8,500
16	Sequoia sempervirens - COAST REDWOOD	27"/60"		\$2,050.00	(FT) \$7,200
17	Sequoia sempervirens - COAST REDWOOD	18", 14", 57"		\$2,050.00	(CM) \$3,600
22	Trachycarpus fortunei - WINDMILL PALM	11"/19"		\$400.00	(ER) \$6,000
23	Trachycarpus fortunei - WINDMILL PALM	7"/20"		\$250.00	(CA) \$7,200
24	Trachycarpus fortunei - WINDMILL PALM	11"/18"		\$400.00	(MDP) \$15,000
25	Ligustrum lucidum - GLOSSY PRIVET	12", 10", 9", 6", 25"		\$900.00	(SDP) \$4,500
TOTAL:				\$41,250.00	\$97,175.00

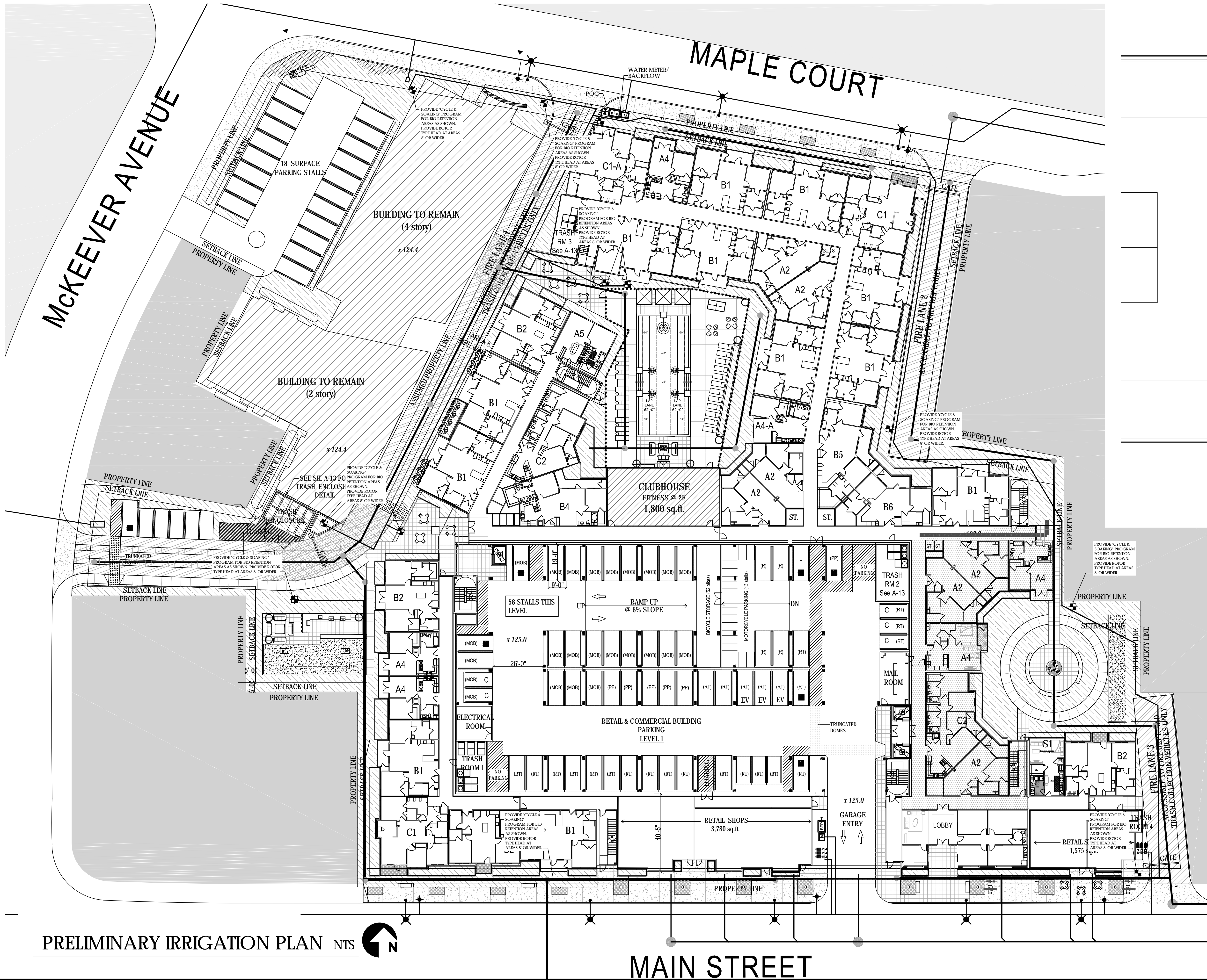
TREES TO REMAIN

PLANT #	SPECIES	TRUNK DIA. (in)	SPREAD (ft)	APPRAISED VALUE (USD)	LOCATION
06	Metrosideros excelsa - NEW ZEALAND XMAS TREE	8"		\$1,150.00	OFF-SITE
07	Metrosideros excelsa - NEW ZEALAND XMAS TREE	8"		\$1,600.00	OFF-SITE
08	Metrosideros excelsa - NEW ZEALAND XMAS TREE	7"		\$1,250.00	OFF-SITE
09	Metrosideros excelsa - NEW ZEALAND XMAS TREE	9"		\$2,000.00	OFF-SITE
10	Melaleuca linariifolia - FLAXLEAF PAPERBARK	10"/9"		\$3,400.00	OFF-SITE
11	Melaleuca linariifolia - FLAXLEAF PAPERBARK	7"		\$950.00	OFF-SITE
18	Lagerstroemia indica - CRAPE MYRTLE	4"		\$450.00	OFF-SITE
19	Lagerstroemia indica - CRAPE MYRTLE	6"		\$900.00	OFF-SITE
20	Lagerstroemia indica - CRAPE MYRTLE	5"		\$650.00	OFF-SITE
21	Lagerstroemia indica - CRAPE MYRTLE	5"		\$650.00	OFF-SITE
26	Cedrus atlantica - BLUE ATLAS CEDAR	30"		\$10,900.00	ON-SITE
27	Pittosporum undulatum - VICTORIAN BOX	5"/8"		\$450.00	ON-SITE

LANDSCAPE PLAN - GROUND LEVEL NTS

MAPLE & MAIN MIXED USE
BAY AREA PROPERTY DEVELOPERS
March 9th, 2016
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PRELIMINARY IRRIGATION PLAN NTS

MAIN STREET

MAPLE & MAIN MIXED USE BAY AREA PROPERTY DEVELOPERS

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IRRIGATION PLAN - LEVEL SIX

NTS

IRRIGATION LEGEND

EMITTER SCHEDULE

PLANT TYPE	PLANT SIZE	GPH PER OUTLET	# OF OUTLET PER PLANT	TOTAL GPM PER PLANT
TREES	15 GAL	2 GPH	3	6 GPH
TREES	24" BOX	2 GPH	4	8 GPH
TREES	36" BOX	2 GPH	5	10 GPH
TREES	48" BOX	2 GPH	6	12 GPH
SHRUBS	5 GAL	1 GPH	2	2 GPH
SHRUBS	1 GAL	1 GPH	1	1 GPH
AND G.C.				

PIPE LEGEND

1/2"	4.22	GPM	CLASS 200 PVC
3/4"	8	GPM	5' MIN. LATERALS
1"	12	GPM	SCHED. 40 PVC
1-1/2"	30	GPM	1" MIN. MAINLINE
2"	50	GPM	SCHED. 40 PVC
			2" MIN. SLEEVE
			D=DRIP/T=TRF VALVE SIZE

DRIP EQUIPMENT

TORO 700-1 1" ELECTRIC VALVE
PRESSURE REGULATOR
HYDRO RAIN WYE STRAINER
VALVE BOX BY CARSON OR APPROVE EQUAL
TORO T-CECH-H 1/2" FLUSH VALVE
OR APPROVED EQUAL
PVC DRIP SYSTEM - SEE DETAIL THIS SHEET
EMITTER LINE W/ BUG CAPS
EMITTERS PER TREE-EQUALLY SPACED
CAP OR TIE INTO EXISTING WATERLINE

HYDROZONE

A	HIGH
B	LOW

EQUIPMENT

(1) 2" WATER METER - INSTALL PER CIVIL PLAN AND ALL LOCAL CODES
(1) FIBCO 825X-BV 2" REDUCED PRESSURE BACKFLOW PREVENTER
(1) IRRITROL TC-48EX-B CONTROLLER OR APPROVED EQUAL
WATEROUS SERIES 500 2" BRASS GATE VALVE OR APPROVED EQUAL
TORO 470 SERIES QUICK COUPLER MODEL NUMBER 075-SLSC
CARSON OR APPROVE EQUAL VALVE BOXES

NOTE:
1. ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF PLANT MATERIAL ONE EMISSION POINTS TO BE LOCATED AT THE PLANT RAIL WITH THE ADDITIONAL POINTS WITHIN PLANT PIT PERIMETER.
2. SCREEN ENCLOSURE TO BE GUARDSHACK AS MANUFACTURED BY BACKFLOW PREVENTION DEVICE ENCLOSURES INC. 602-788-5411 OR APPROVED EQUAL FINISH: POWDER COAT COLOR: DESERT TAN. PROVIDE 4" THICK CONC. SLAB FOR ENCLOSURE FOUNDATION.

Maximum Applied Water Allowance (MAWA)

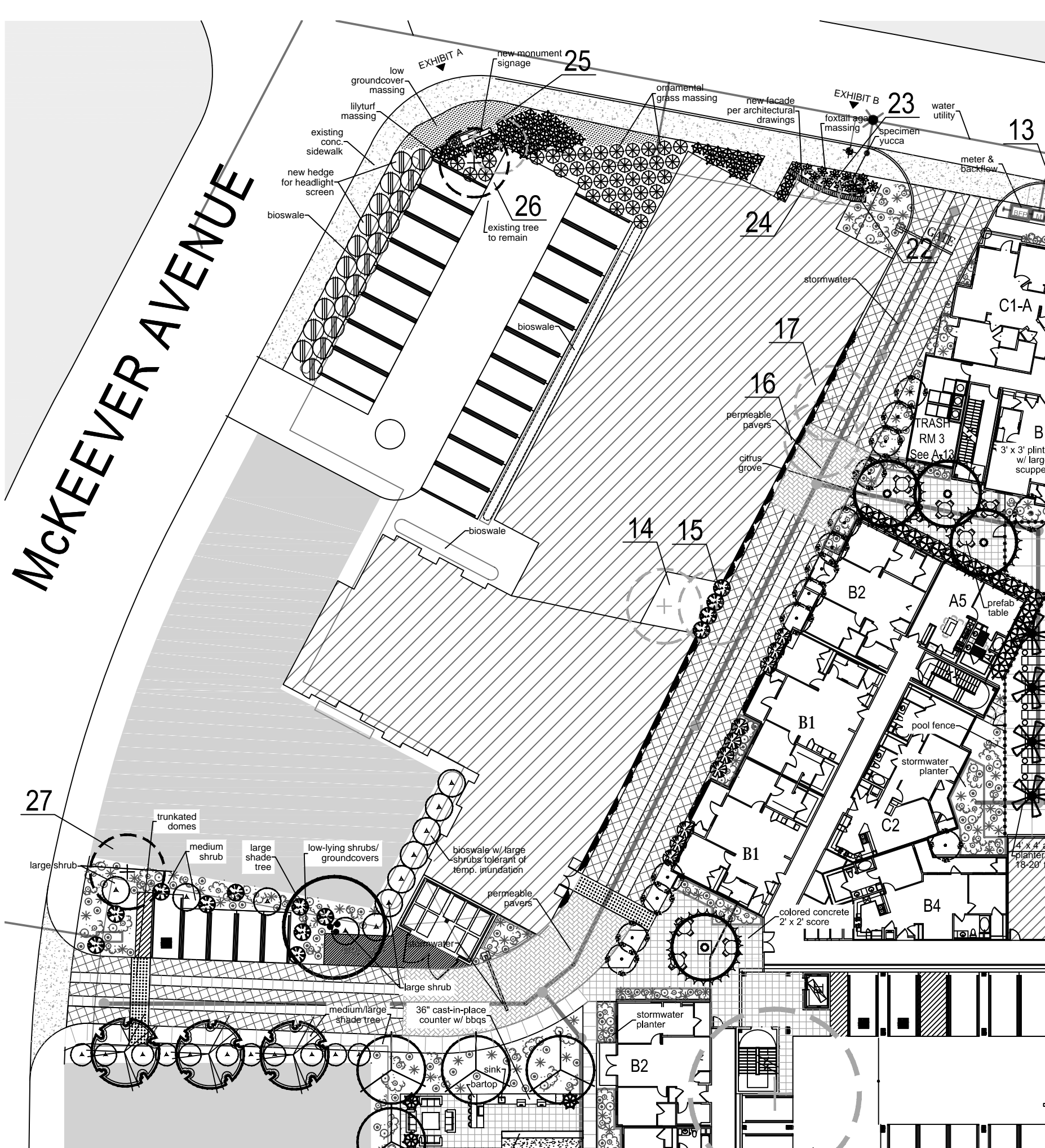
(ETo)(0.62) (0.45 x LA + 0.3 x SLA)
(44.2)(0.62) (0.45 x 39,183 + 0.3 x 0)
(27.404) (17,632.35 + 0)
(27.404) (17,632.35)

MAWA = 483,197 gallons/year

Estimated Total Water Use (ETWU)

-ZONE A (High Water Use)
(ETo)(0.62) [((PF x HA)/(IE) + SLA)
(44.2)(0.62) [((0.8 x 11,093)/0.75) + 0]
(27.404) [11,832.53 + 0]
(27.404) (11,832.53)
ETWU = 324,259 gallons/year
-ZONE B (Low Water Use)
(ETo)(0.62) [((PF x HA)/(IE) + SLA)
(44.2)(0.62) [((0.1 x 28,090)/0.81) + 0]
(27.404) [3,467.9 + 0]
(27.404) (3,467.9)
ETWU = 95,034 gallons/year

TOTAL ETWU = 419,293 gallons/year



FIRE LANE EXHIBIT NTS

INSPIRATION IMAGES



Proposed fire lane is an urban take on fire tracks bisecting a wildflower field. Note: This image is inspirational and not reflective of the hard/softscape.



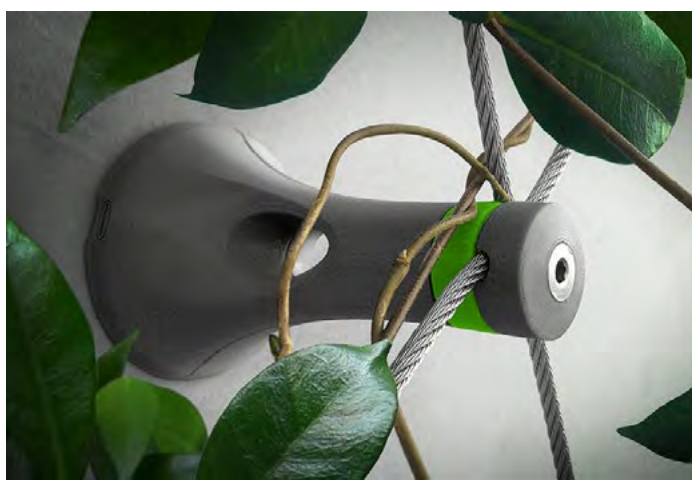
Vertical wire trellis system installed on facade of existing medical building to utilize small planting strip for vine growth.



Bamboo massing at window locations on the existing facade to buffer the adjacent proposed apartments.



Proposed fire lane is an urban take on fire tracks bisecting a wildflower field. Note: This image is inspirational and not reflective of the hard/softscape.



Wall anchors for vertical wire trellis are non-invasive and easy to install on existing facades.



Rough example of Woolly Thyme and other groundcovers thriving in a small growing space.

PLANT MATERIAL - FIRE LANE CELLS



Thymus lanuginosus
WOOLLY THYME



Thymus x 'Archer's Gold Lemon'
ARCHER'S GOLD THYME

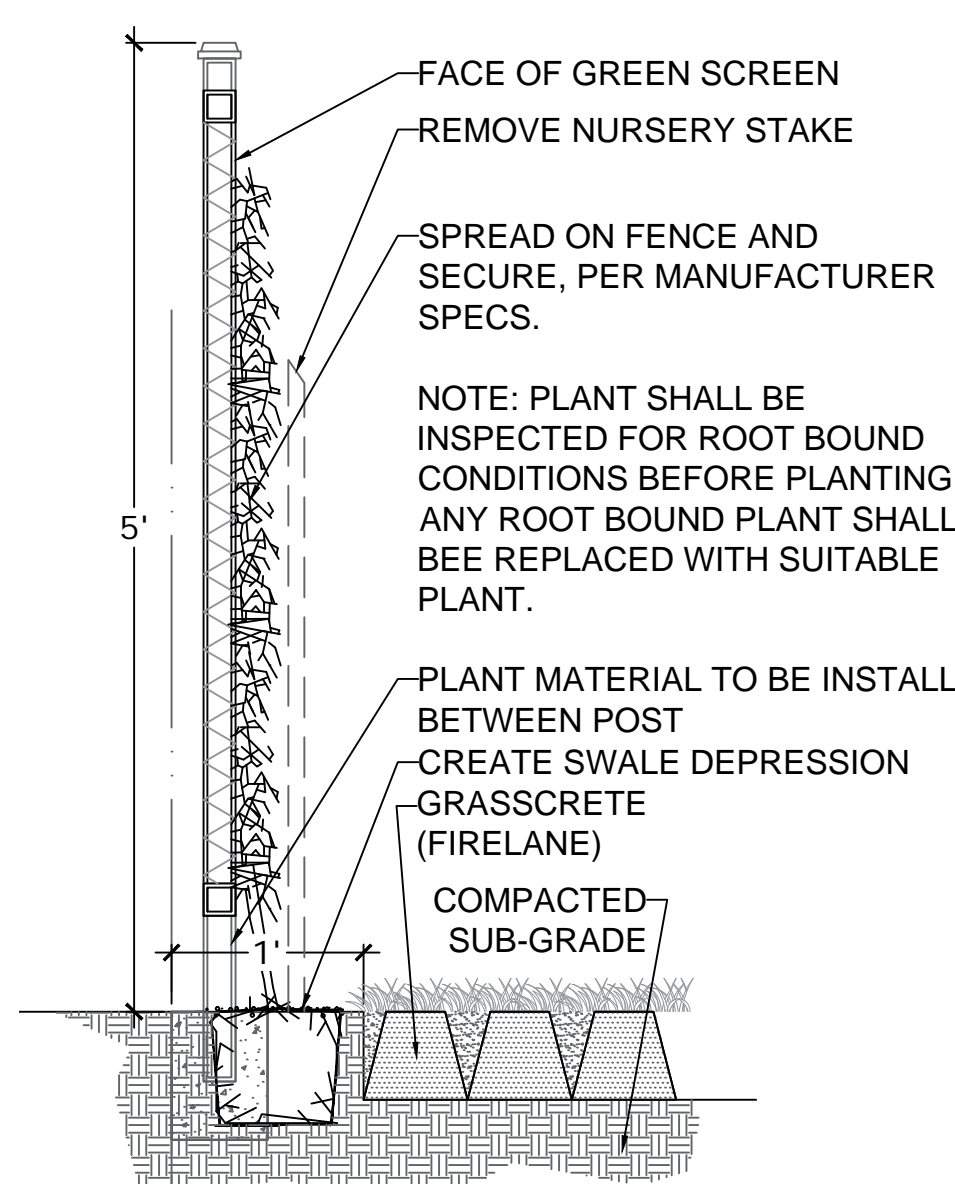
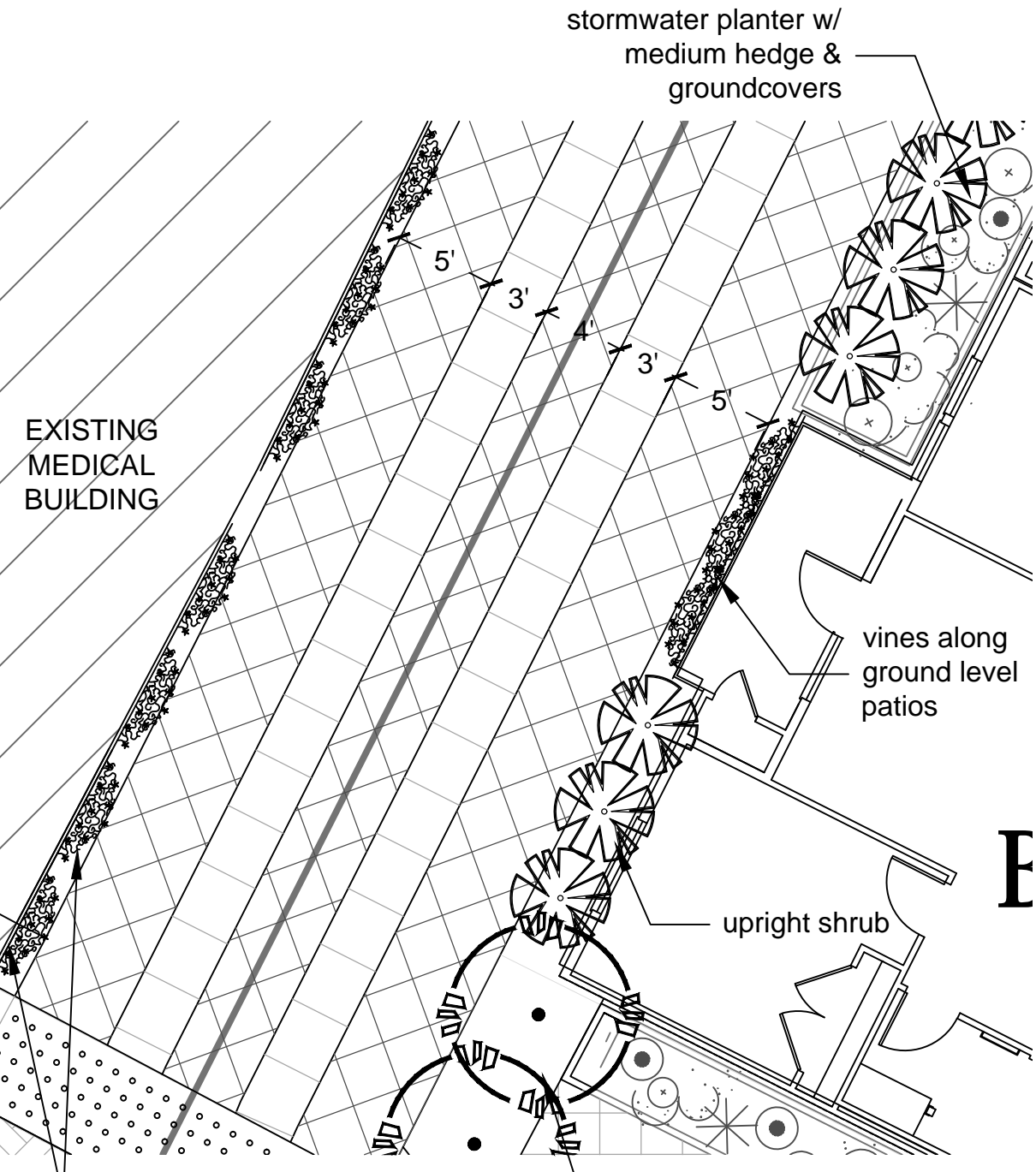


Dymondia margaretiae
SILVER CARPET

cell concrete paving w/ mixture of low water use groundcovers

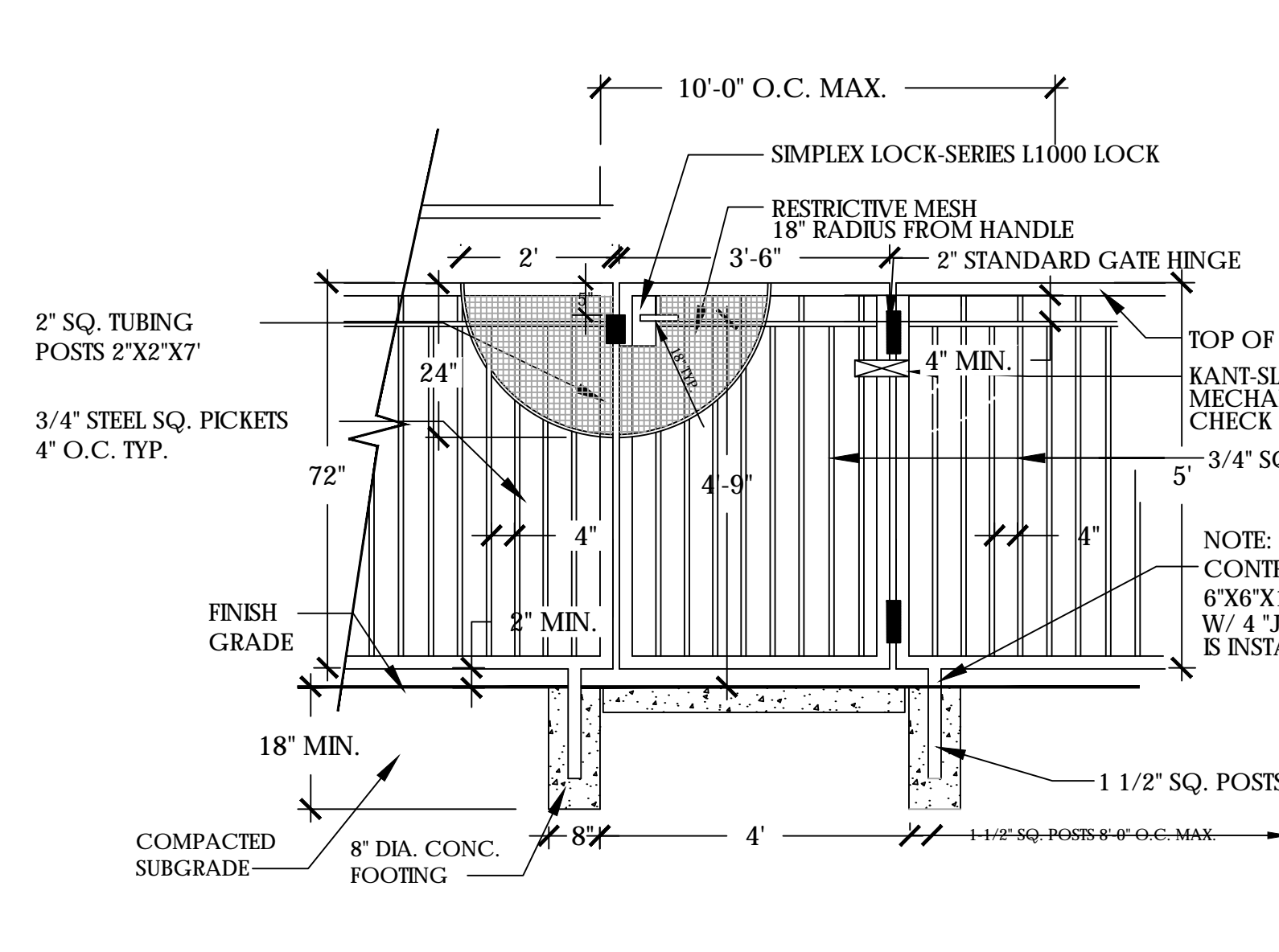
-Thymus lanuginosus
-Thymus x 'Archer's Gold Lemon'
-Dymondia margaretiae

cast concrete strips (for trash & fire egress)



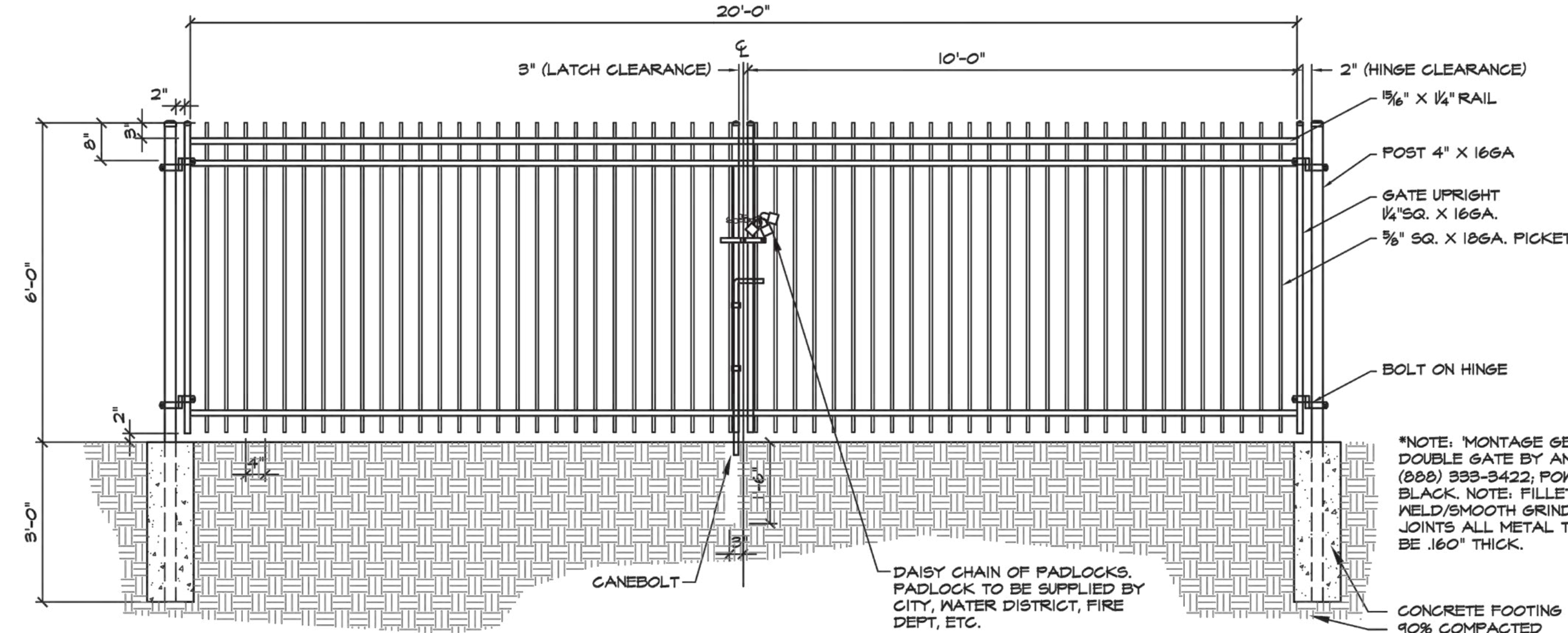
VINE PLANTING DETAIL ON GREEN SCREEN

SCALE: 1"=1'-0"



POOL PERIMETER FENCE & GATE

SCALE: 1/2"=1'-0"



FIRE LANE GATE

SCALE: 1/2"=1'-0"



FREESTANDING GREEN SCREEN- 1



FREESTANDING GREEN SCREEN- 2



humphreys and partners
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5339 alpha rd suite 300
dallas, tx 75240
p 214-292-5150 f 214-292-7831
www.hpldstudio.com

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Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

February 29th, 2016

MAPLE & MAIN MIXED USE
BAY AREA PROPERTY DEVELOPERS

HAYWARD CA

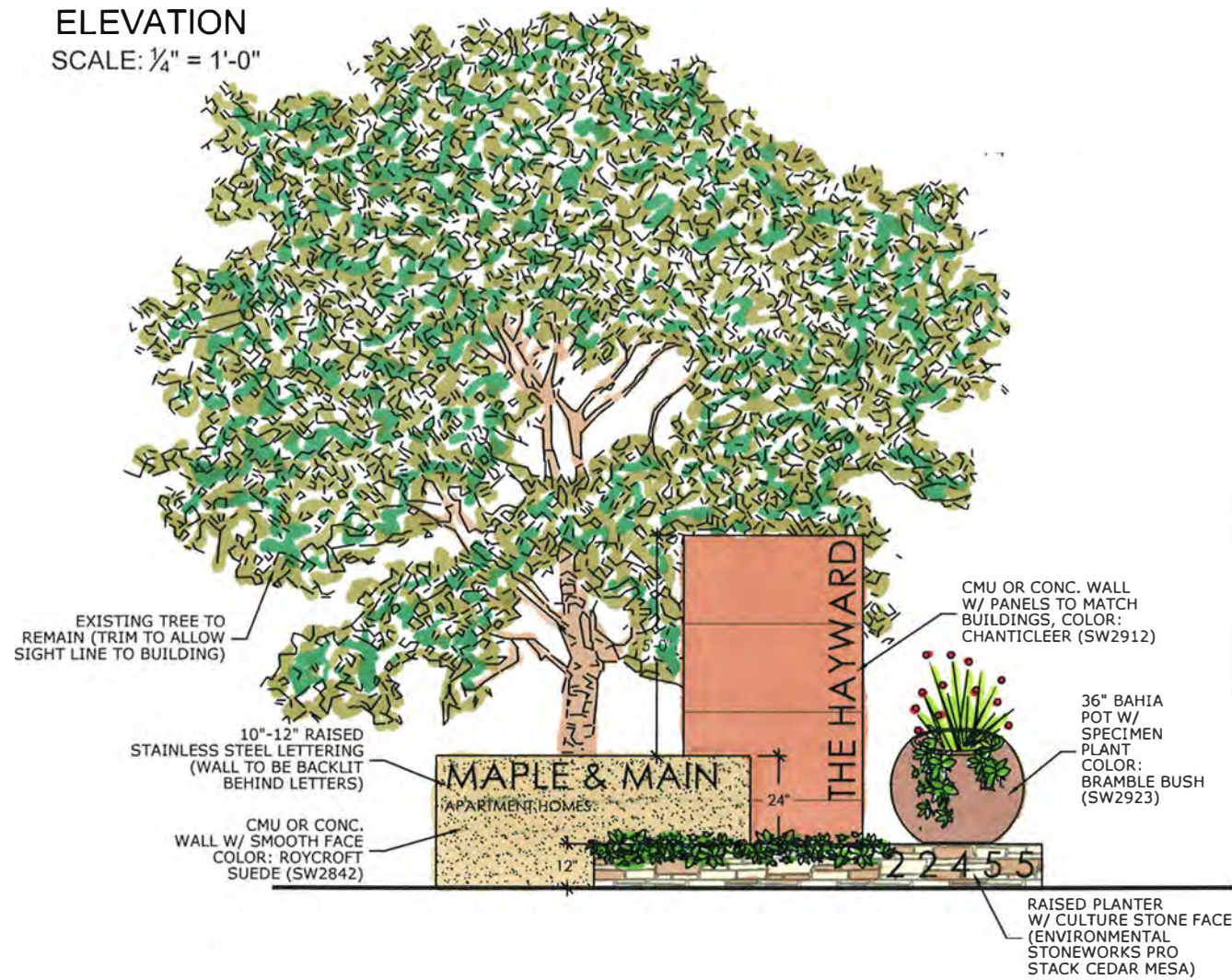
HPA#14746



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DALLAS CHARLOTTE NEWPORT BEACH LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

ELEVATION
SCALE: 1/4" = 1'-0"



PLAN VIEW
SCALE: 1/4" = 1'-0"

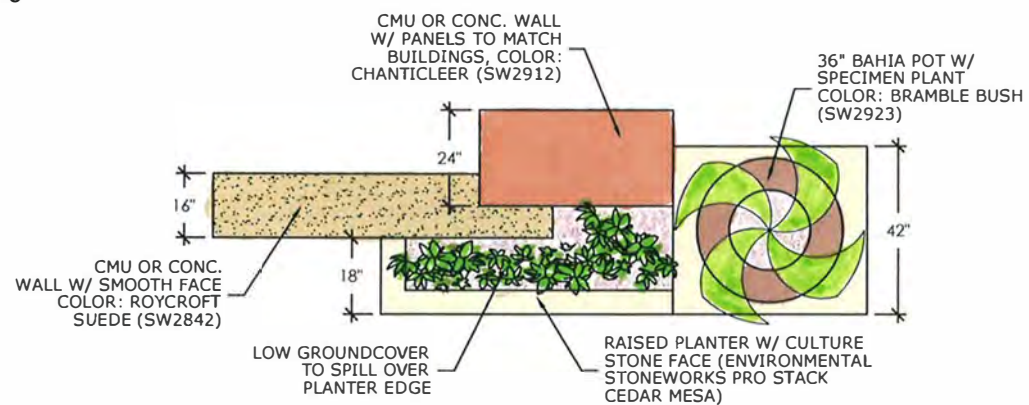
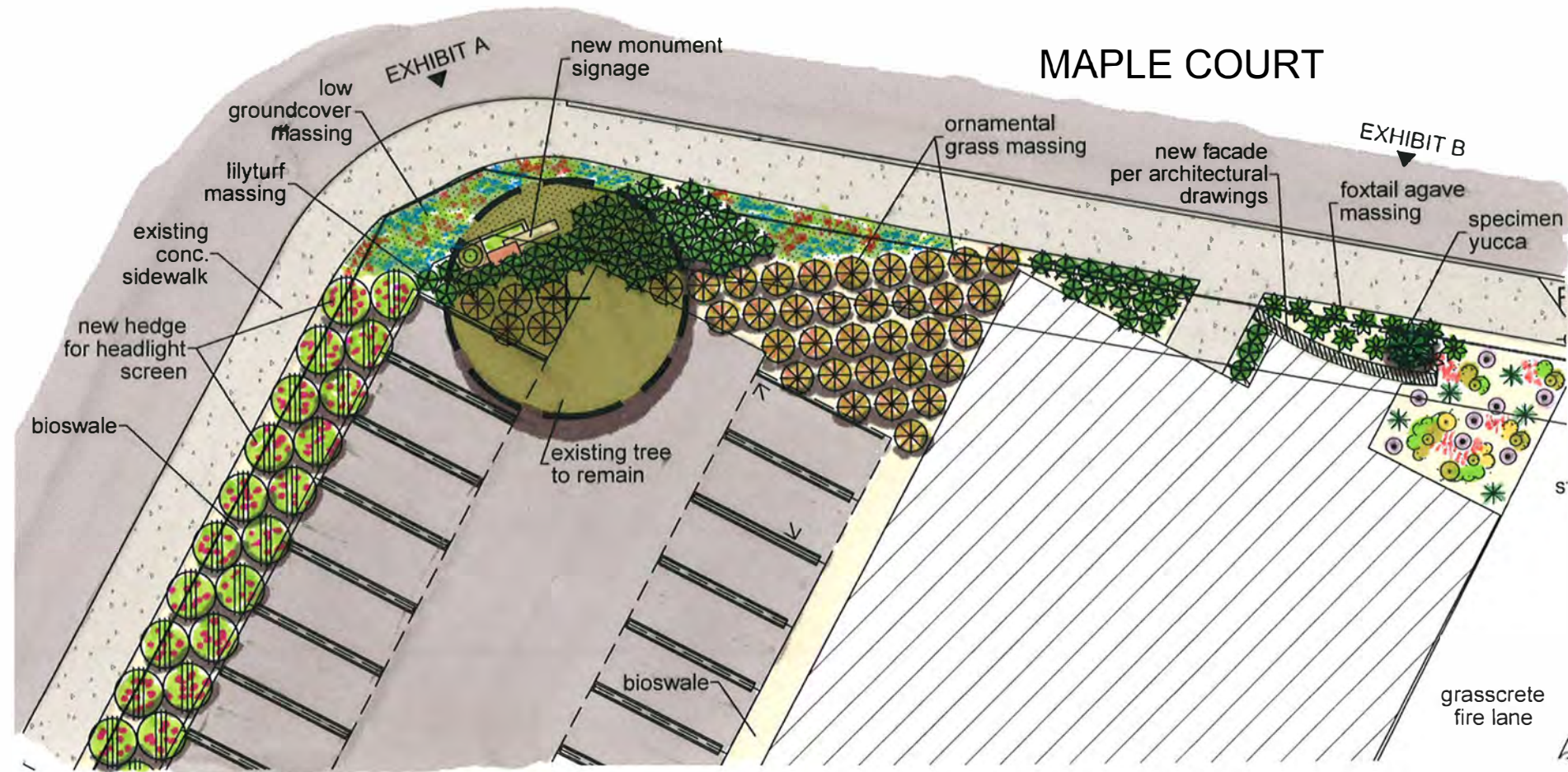


EXHIBIT A - CORNER MONUMENT



PLAN VIEW
SCALE: NTS



ELEVATION
SCALE: NTS

EXHIBIT B - BUILDING ENTRY AT MAPLE COURT



humphreys and partners
landscape architecture, inc.
5309 alpha road suite 300
dallas, tx 75240
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www.hpld.com

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November 18, 2015

MAPLE AND MAIN MIXED USE
BAY AREA PROPERTY DEVELOPERS

HAYWARD CA

HPA#14746



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EXISTING CONDITIONS & DEMOLITION PLAN

MAPLE & MAIN APARTMENTS

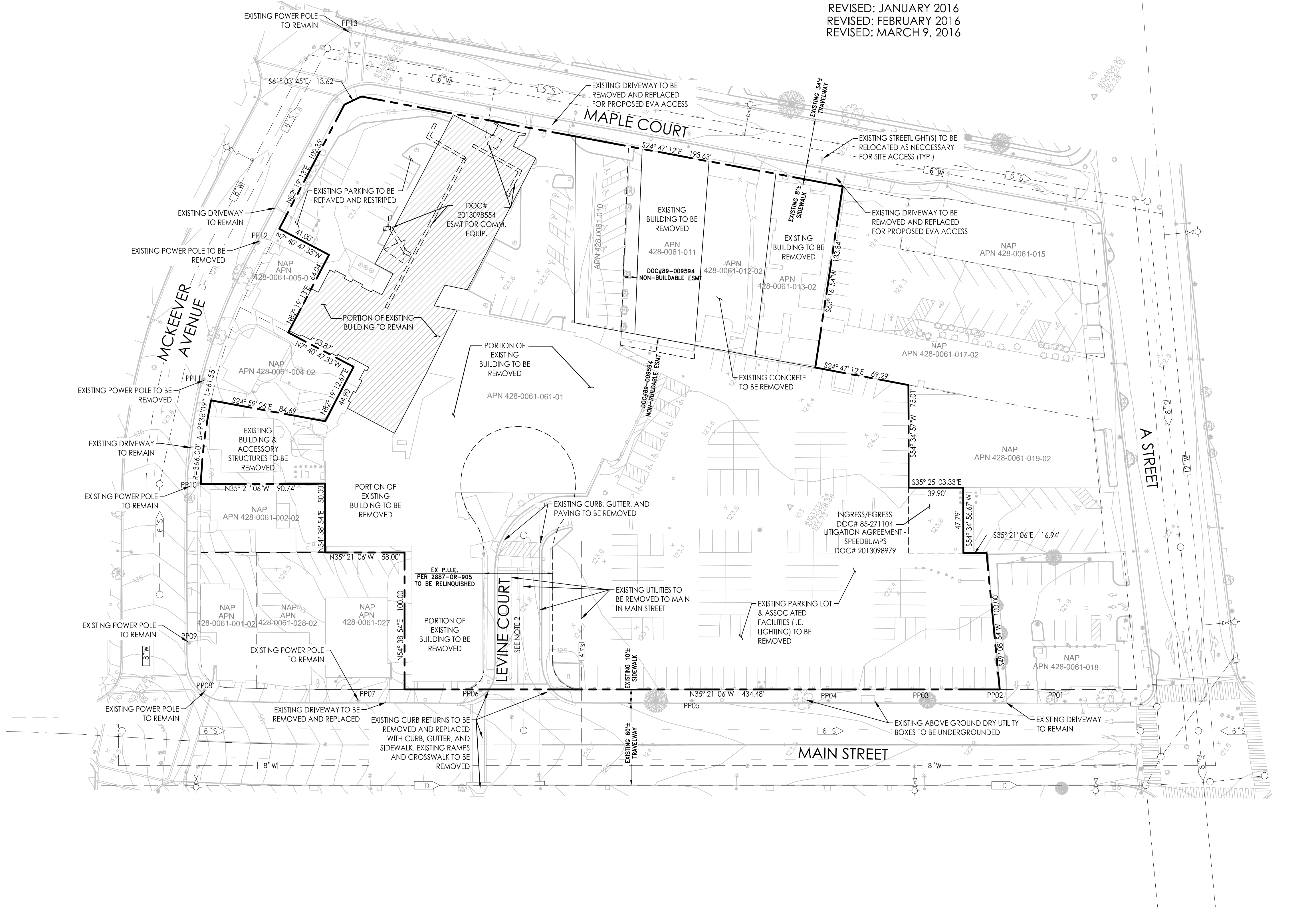
CITY OF HAYWARD, CA

NOVEMBER 2015

REVISED: JANUARY 2016

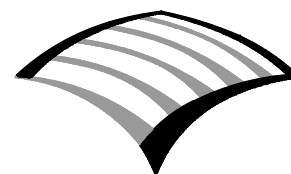
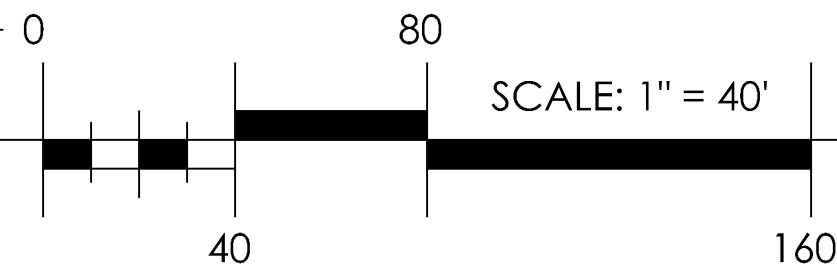
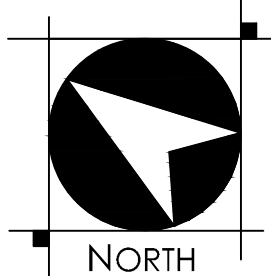
REVISED: FEBRUARY 2016

REVISED: MARCH 9, 2016



NOTES

1. ALL EXISTING IMPROVEMENTS (STRUCTURES, CONCRETE, ASPHALT) TO BE DEMOLISHED UNLESS OTHERWISE NOTED.
2. LOCATION AND SIZE OF EXISTING SANITARY SEWER, POTABLE WATER, AND STORM DRAIN TO BE DETERMINED, NOT CLEAR FROM AVAILABLE BASEMAPS.
3. POWER POLES PP01, PP02, PP03, PP04, PP05 AND PP06 TO BE REMOVED ALONG THE MAIN STREET FRONTAGE AND OVERHEAD WIRE SHALL BE UNDERGROUNDED.
4. POWER POLES PP11 AND PP12 TO BE REMOVED ALONG THE MCKEEVER AVENUE FRONTAGE AND OVERHEAD WIRE SHALL BE UNDERGROUNDED BETWEEN EXISTING PP10 AND PP13.



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CONCEPTUAL GRADING & UTILITY PLAN

MAPLE & MAIN APARTMENTS

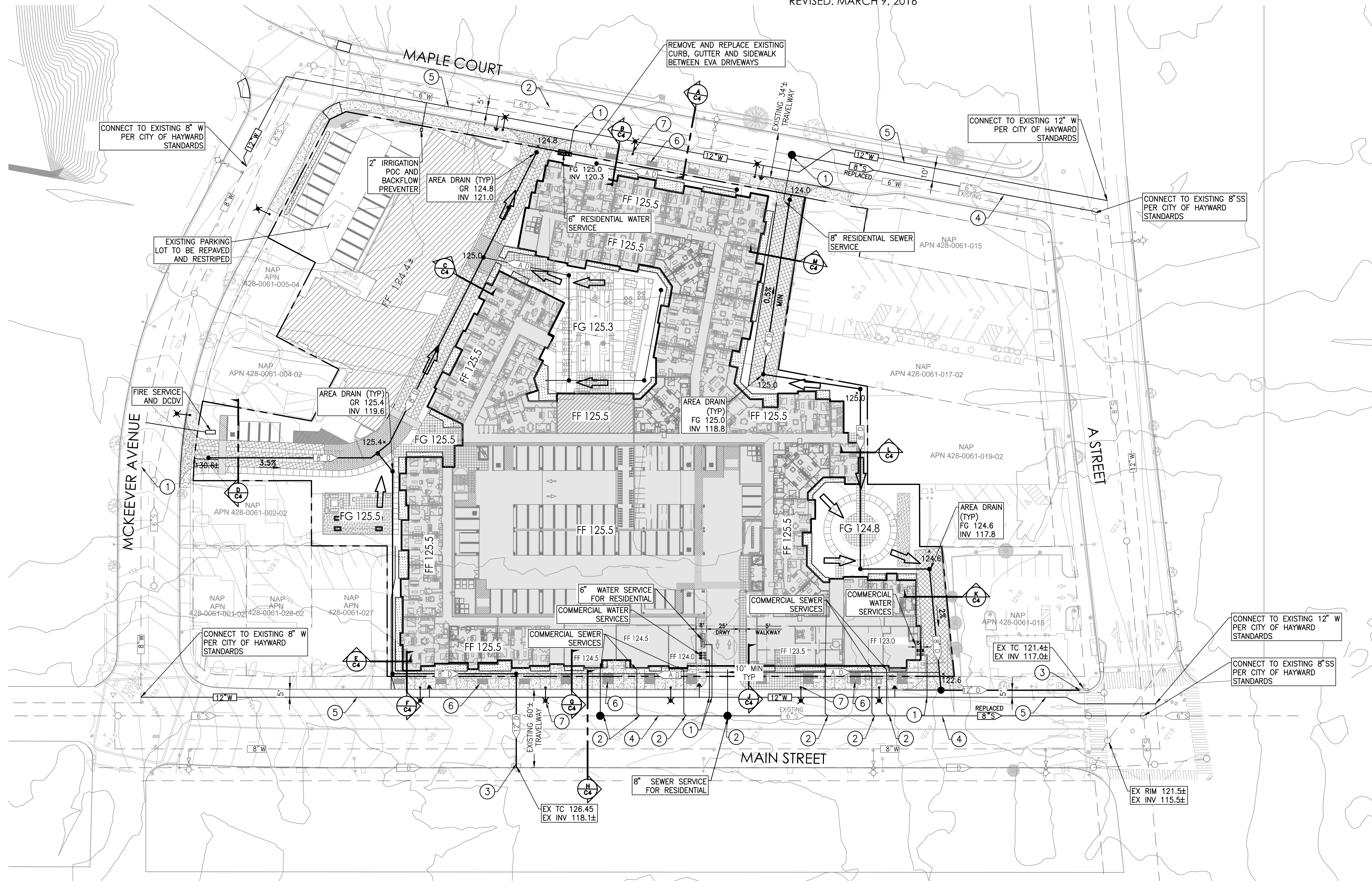
CITY OF HAYWARD, CA

NOVEMBER 2015

REVISED: JANUARY 2016

REVISED: FEBRUARY 2016

REVISED: MARCH 9, 2016

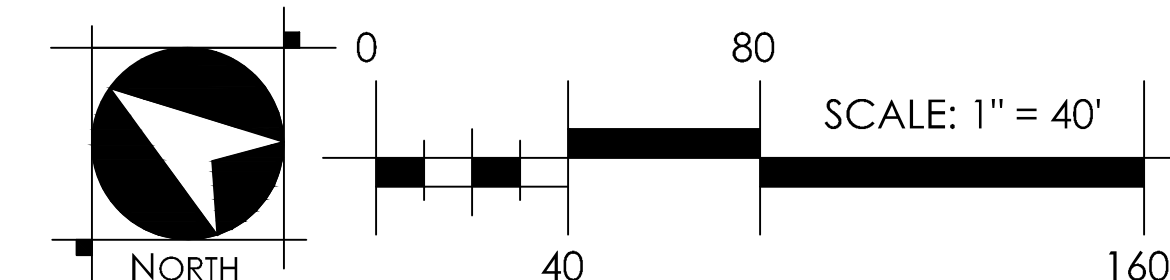


CONSTRUCTION NOTES:

- ① CONNECT TO EXISTING WATER PER CITY OF HAYWARD STANDARDS.
- ② CONNECT TO EXISTING SANITARY SEWER PER CITY OF HAYWARD STANDARDS.
- ③ CONNECT TO EXISTING STORM DRAIN PER CITY OF HAYWARD STANDARDS.
- ④ REMOVE AND REPLACE EX 6" SS WITH NEW 8" SS.
- ⑤ CONSTRUCT NEW 12" W.
- ⑥ STREET TREE IN GRATE (TYPICAL).
- ⑦ STREET LIGHT (TYPICAL).

NOTE:

1. WATER AND SEWER SERVICE LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE PER THE MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERS RECOMMENDATIONS.
2. NUMBER, LOCATION, AND SPECIES OF STREET TREES SHALL BE SHOWN ON LANDSCAPE PLANS AND APPROVED BY THE CITY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.



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SECTIONS

MAPLE & MAIN APARTMENTS

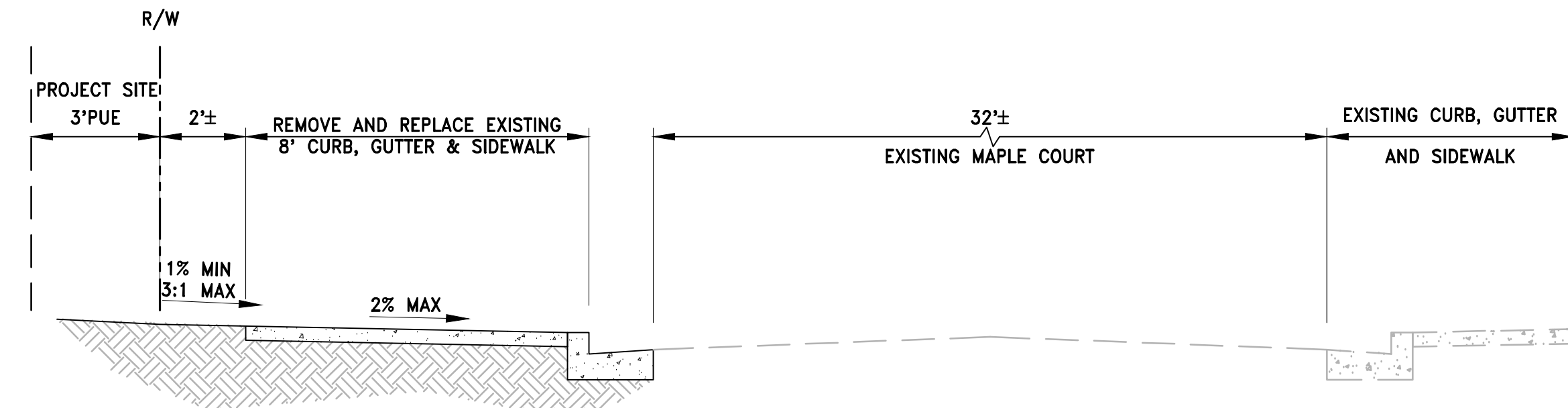
CITY OF HAYWARD, CA

NOVEMBER 2015

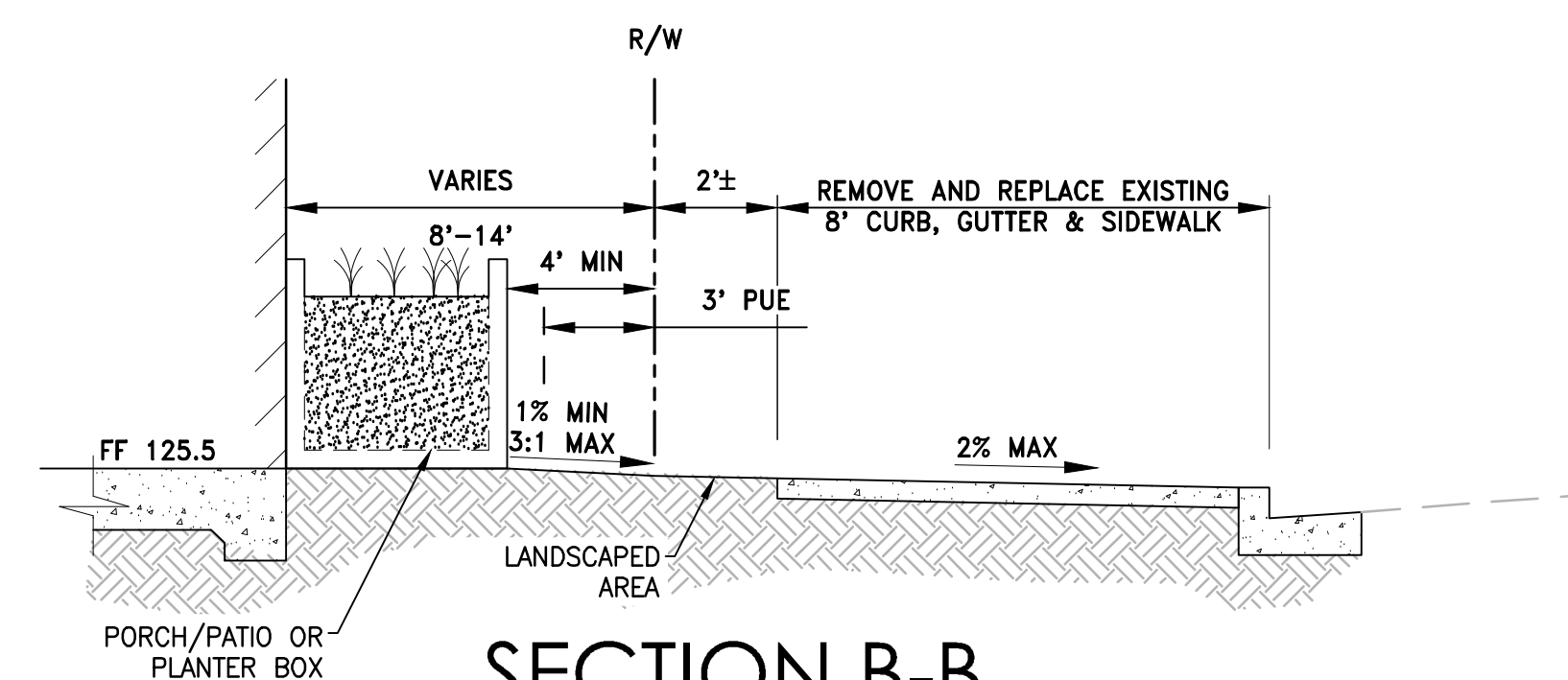
REVISED: JANUARY 2016

REVISED: FEBRUARY 2016

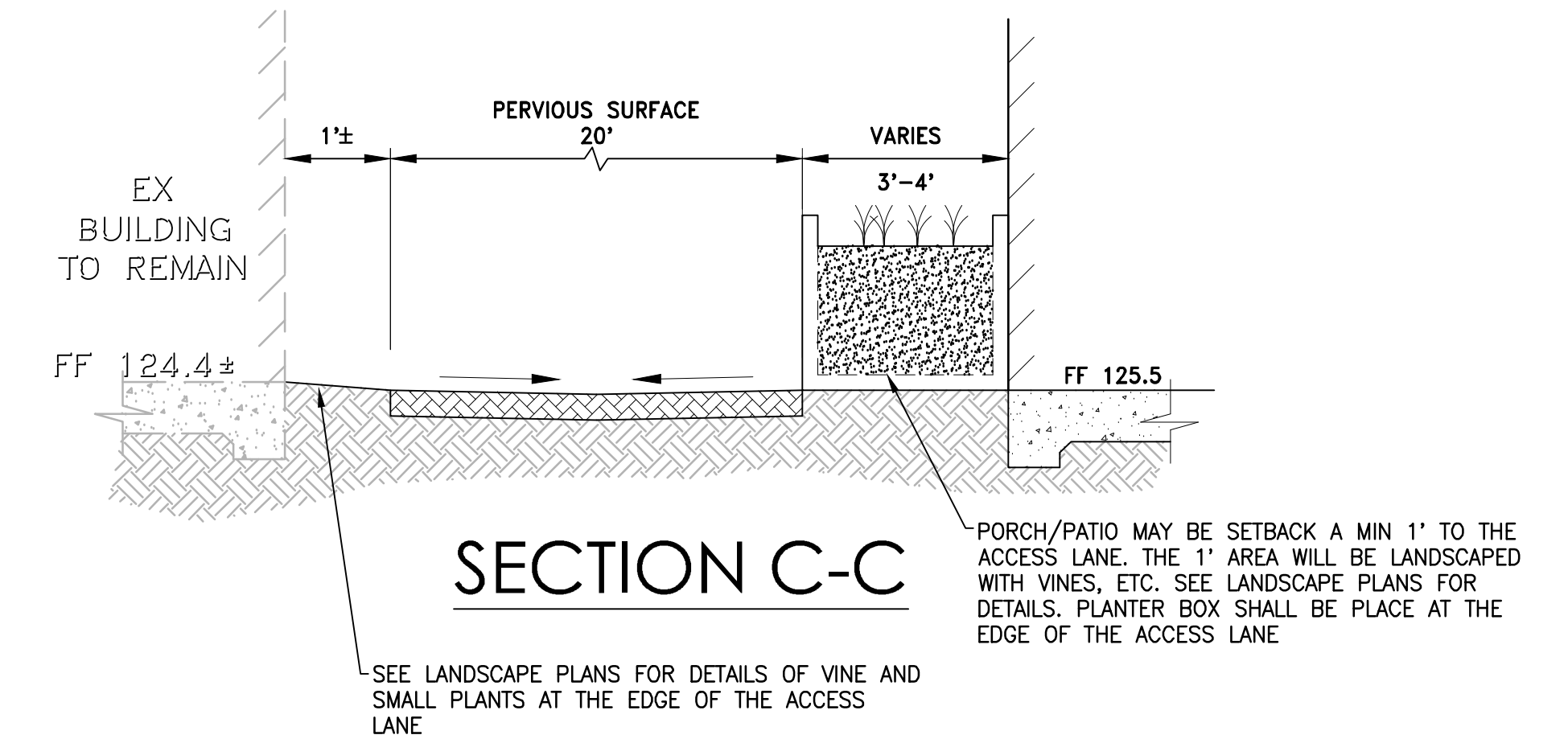
REVISED: MARCH 9, 2016



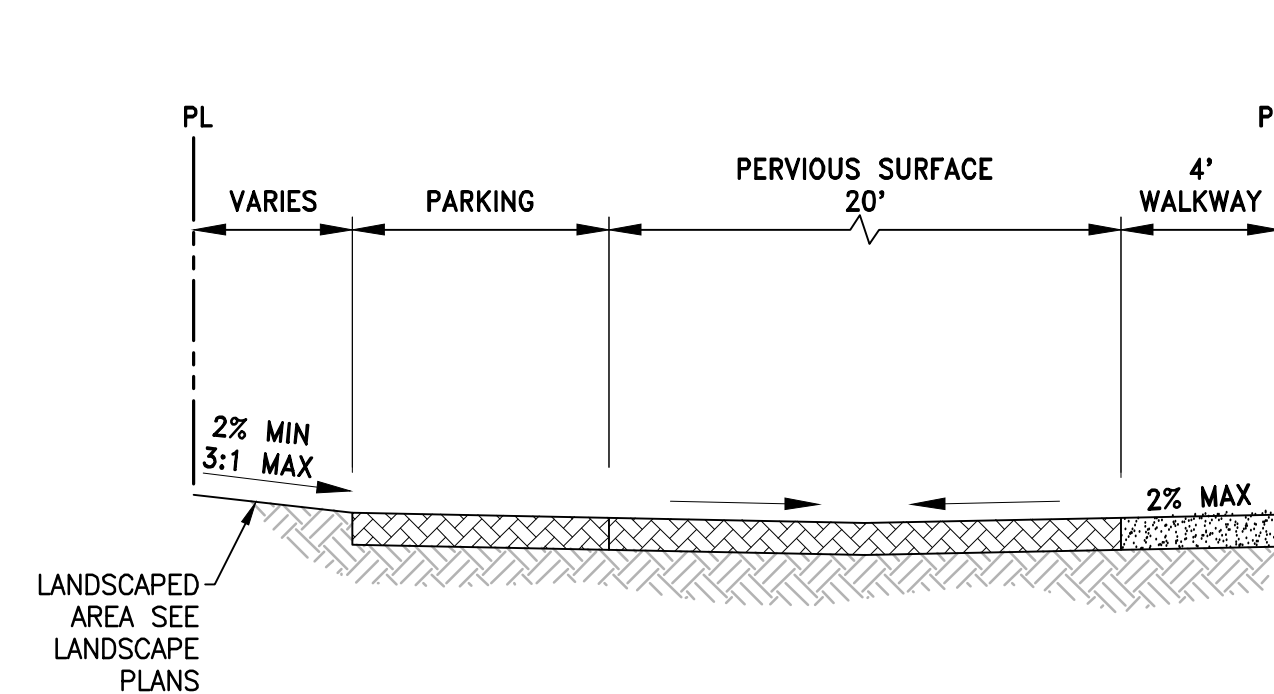
SECTION A-A



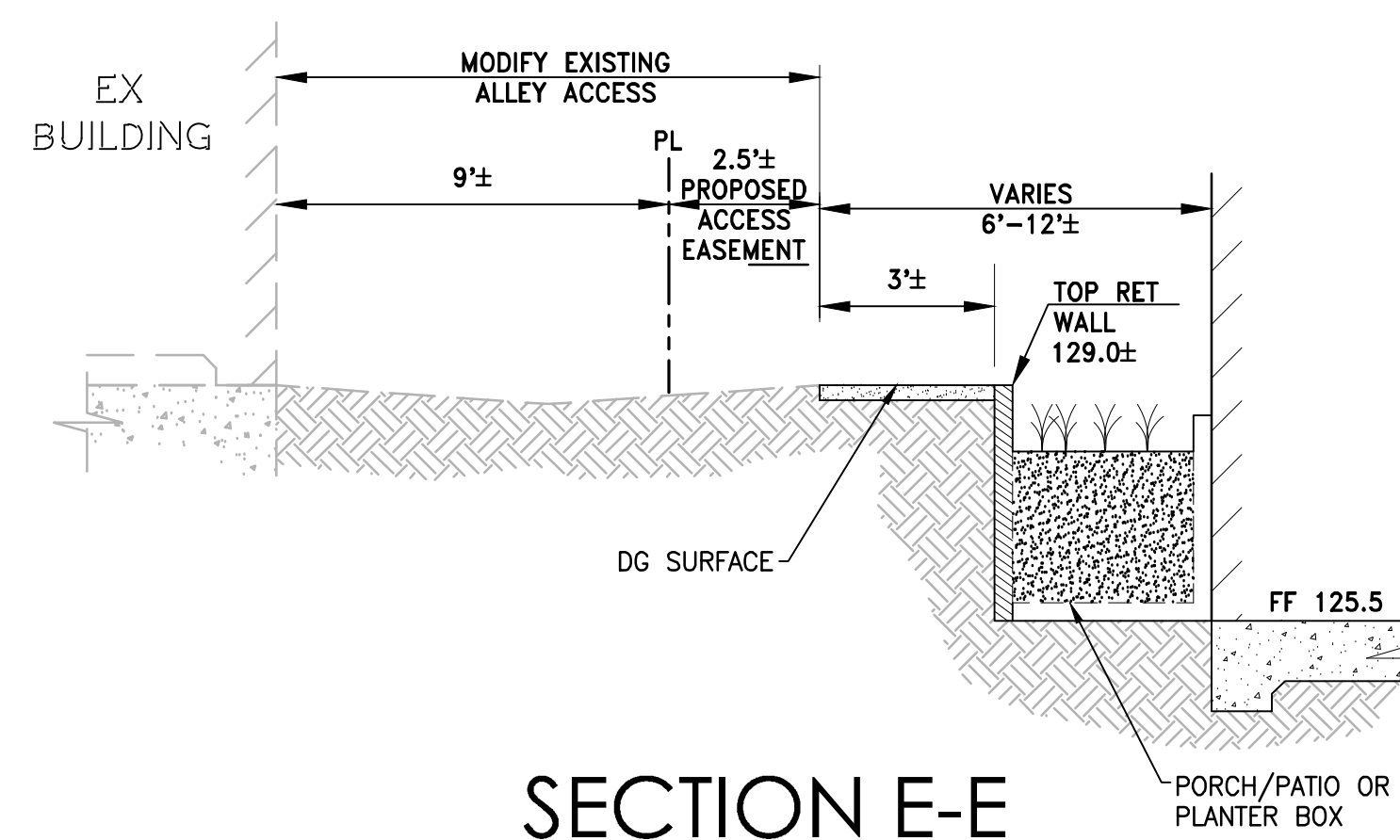
SECTION B-B



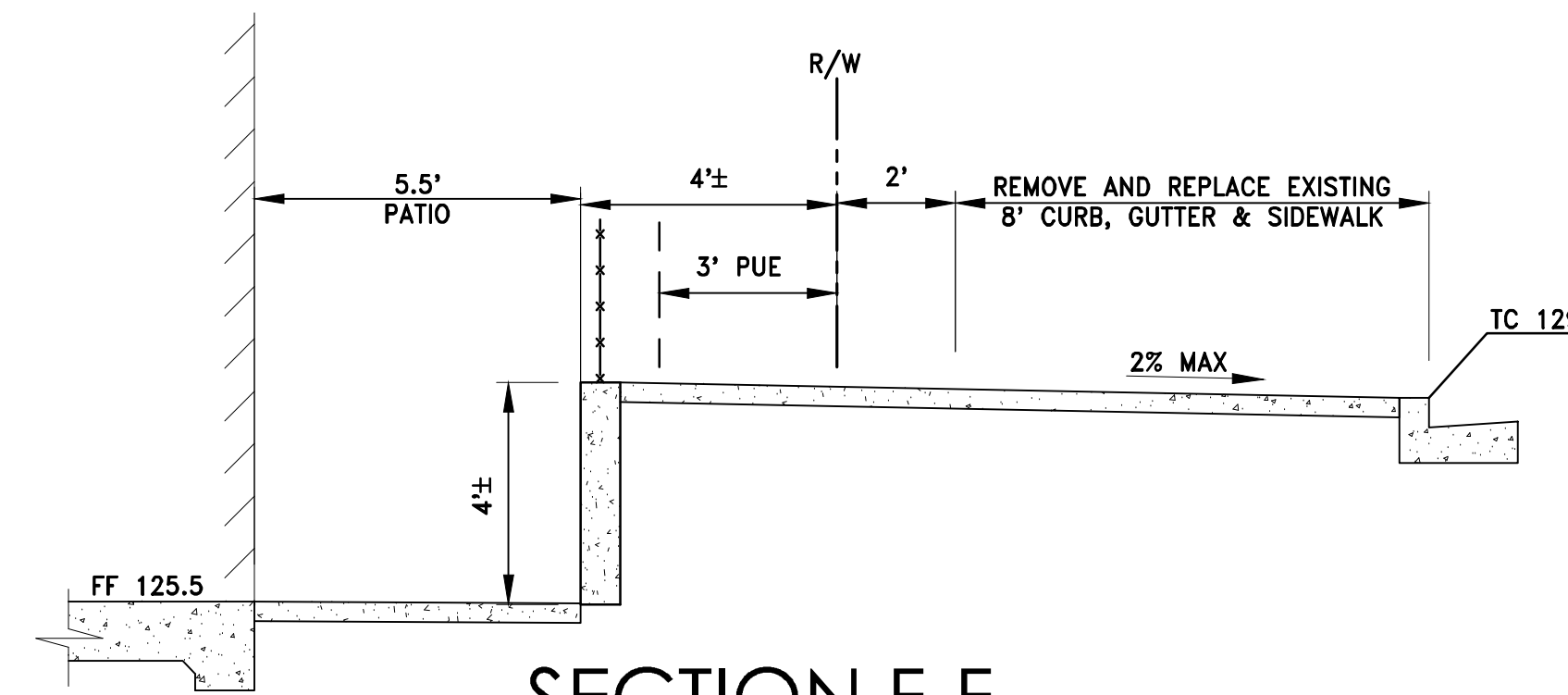
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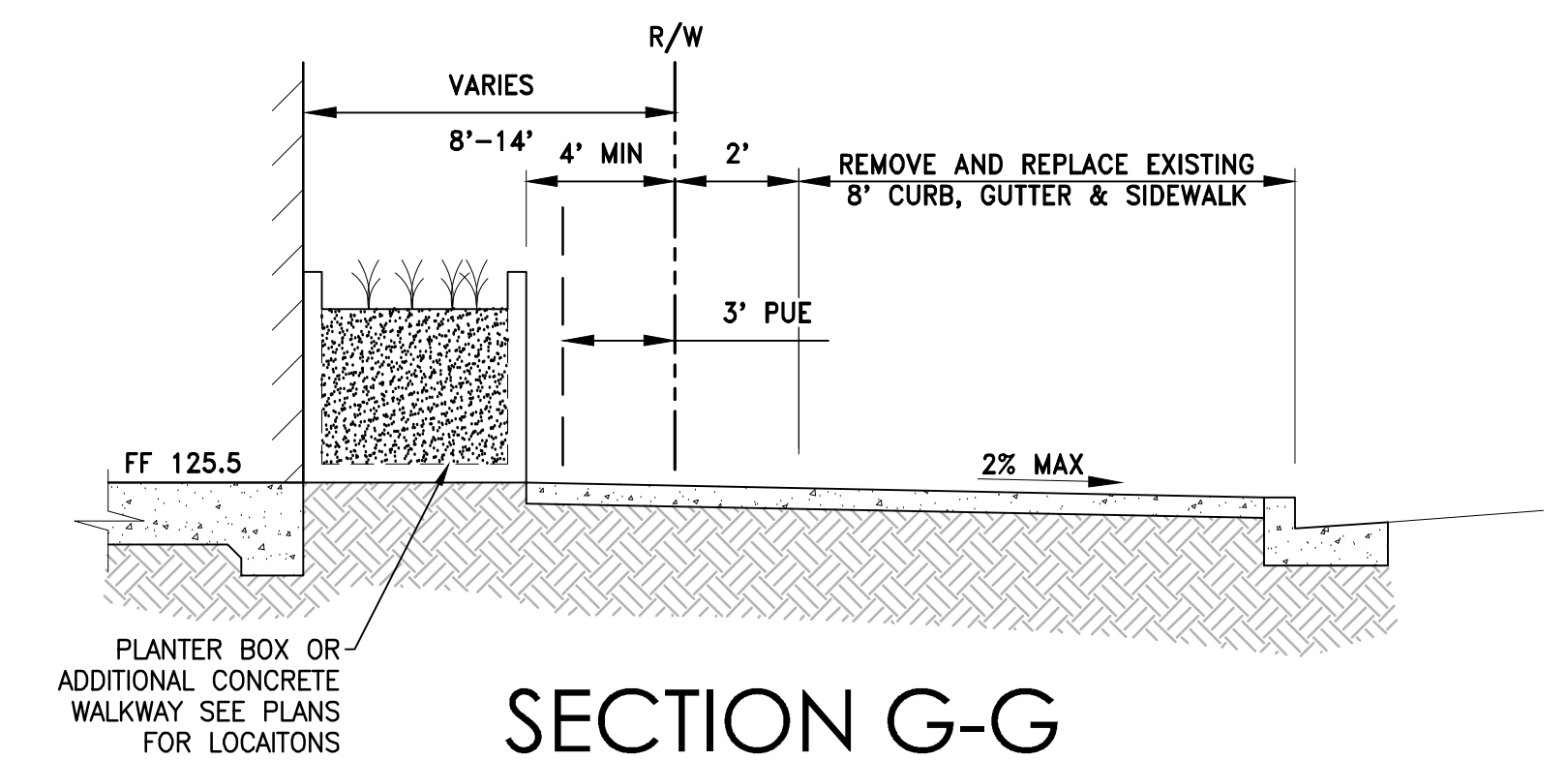
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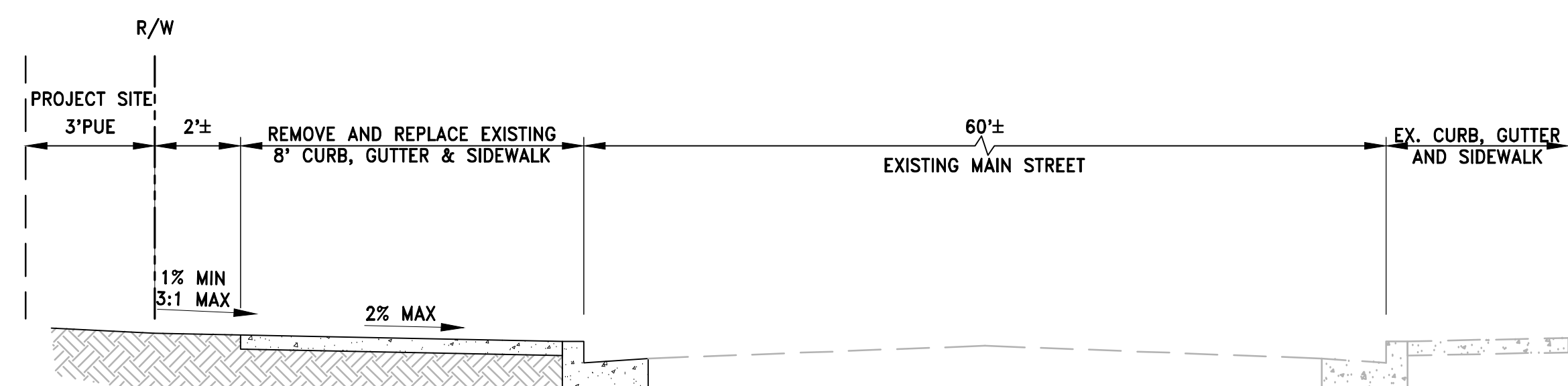
SECTION E-E



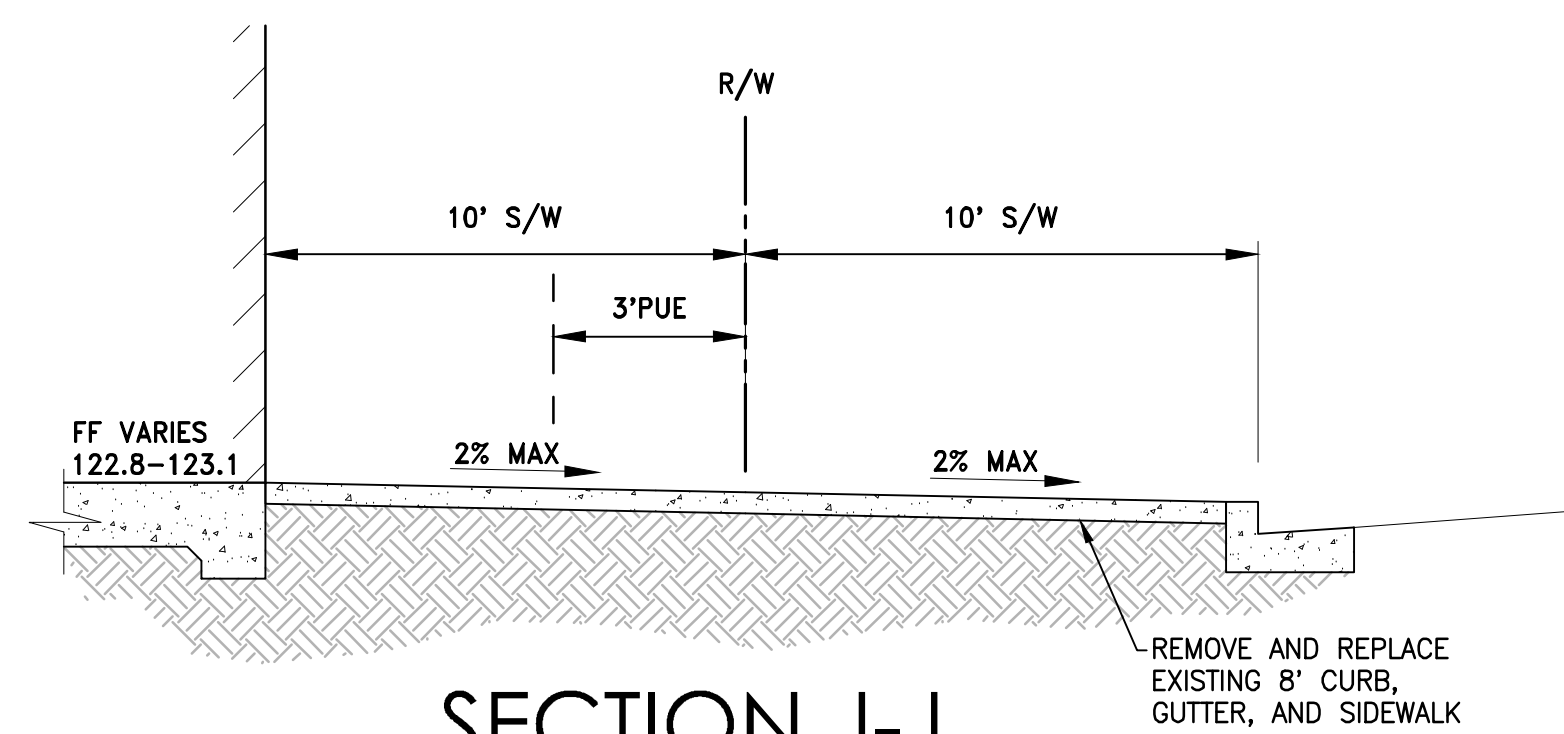
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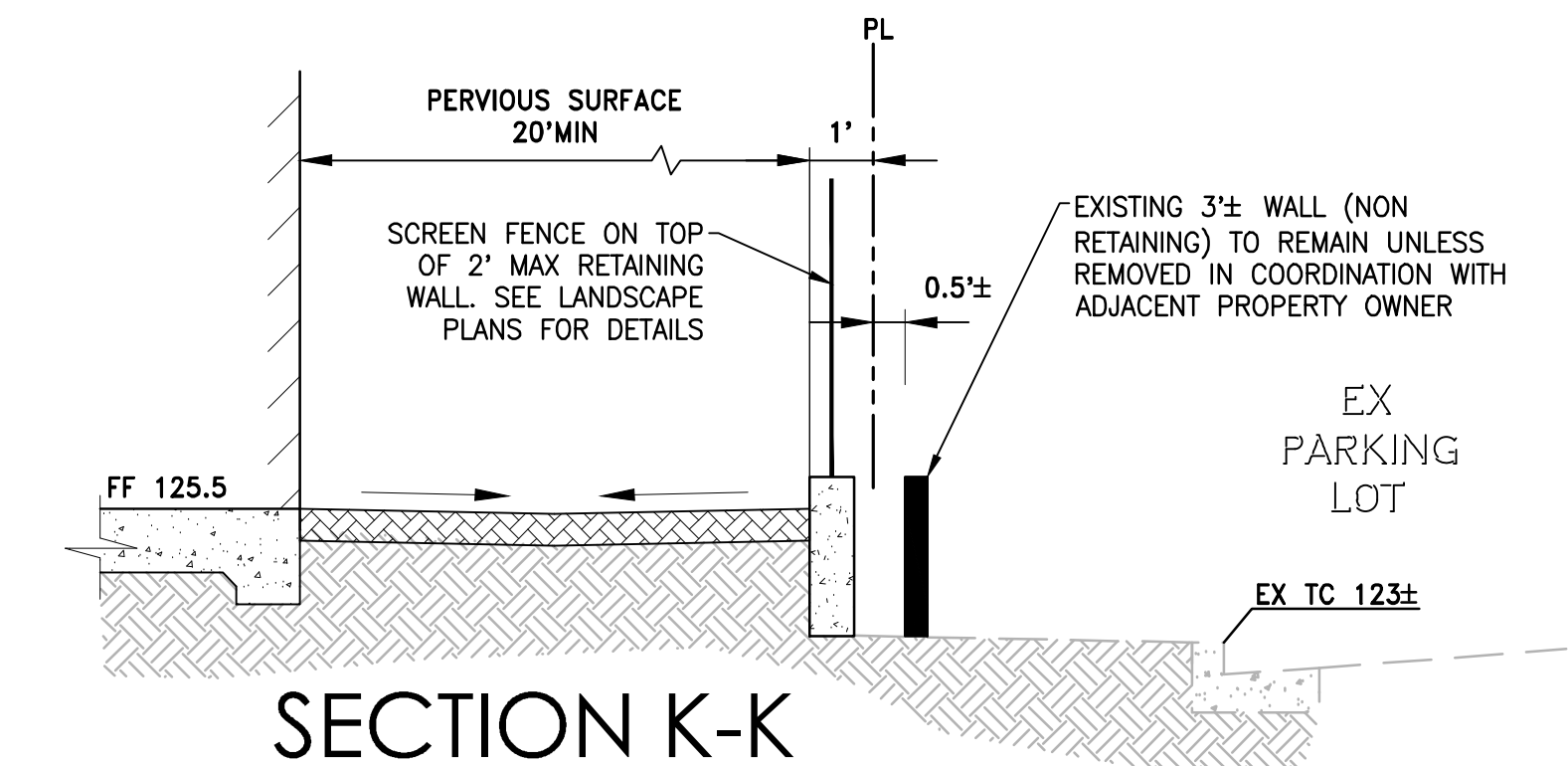
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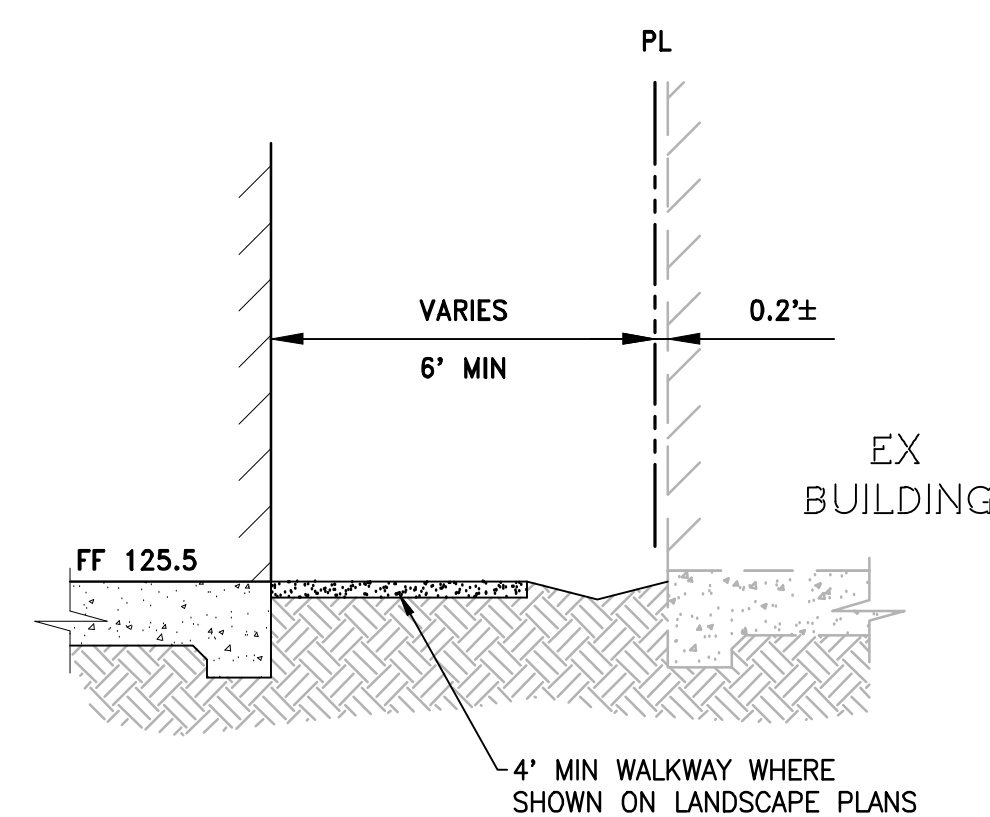
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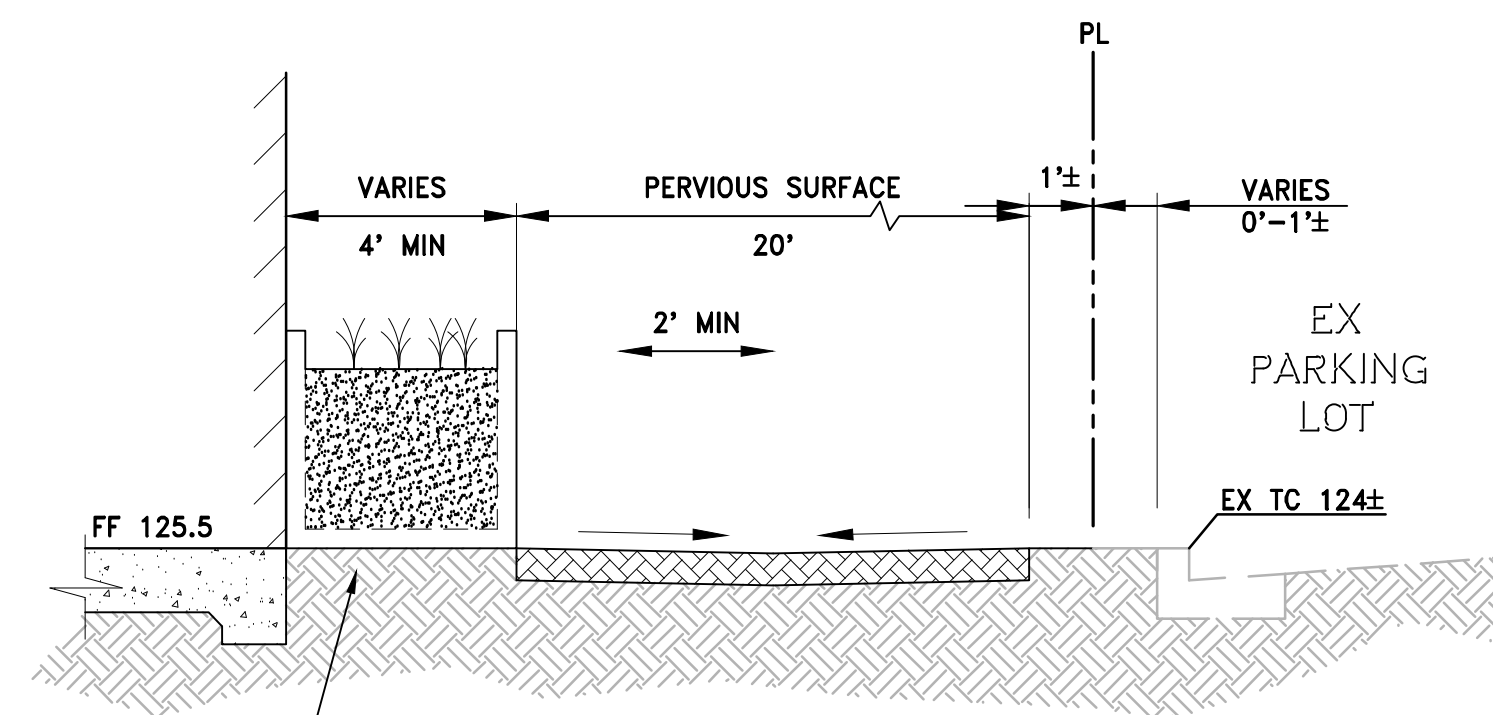
SECTION J-J



SECTION K-K

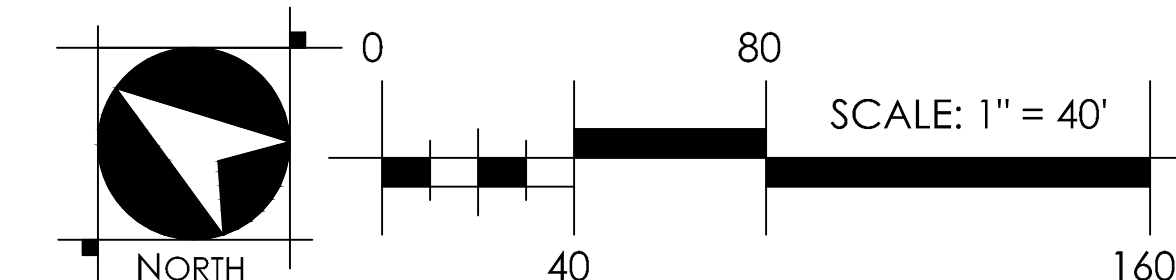


SECTION L-L



SECTION M-M

PORCH/PATIO MAY BE SETBACK A MIN 2.5' TO THE ACCESS LANE. THE 2.5' AREA WILL BE LANDSCAPED WITH VINES, ETC. SEE LANDSCAPE PLANS FOR DETAILS. PLANTER BOX SHALL BE PLACED AT THE EDGE OF THE ACCESS LANE UNLESS AT LEAST 3' OF CLEARANCE CAN BE ACHIEVED FOR PLANTING



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CONCEPTUAL STORMWATER MANAGEMENT PLAN

MAPLE & MAIN APARTMENTS

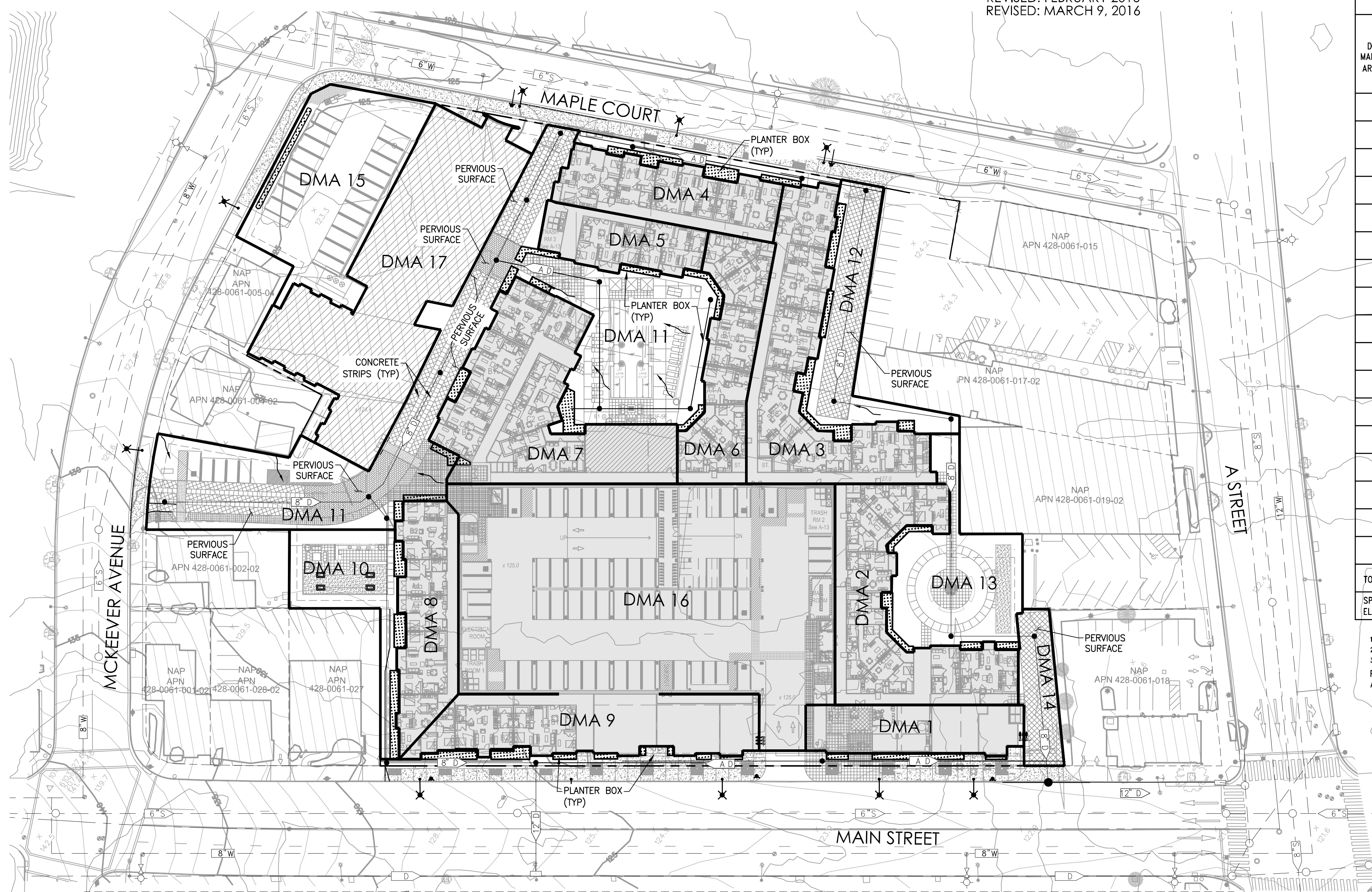
CITY OF HAYWARD, CA

NOVEMBER 2015

REVISED: JANUARY 2016

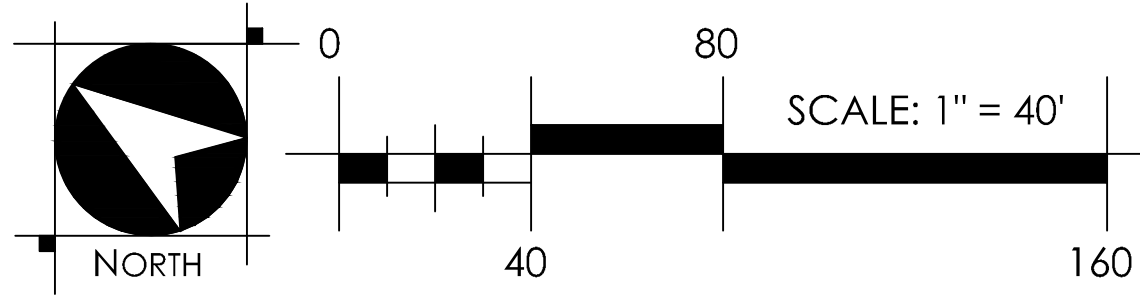
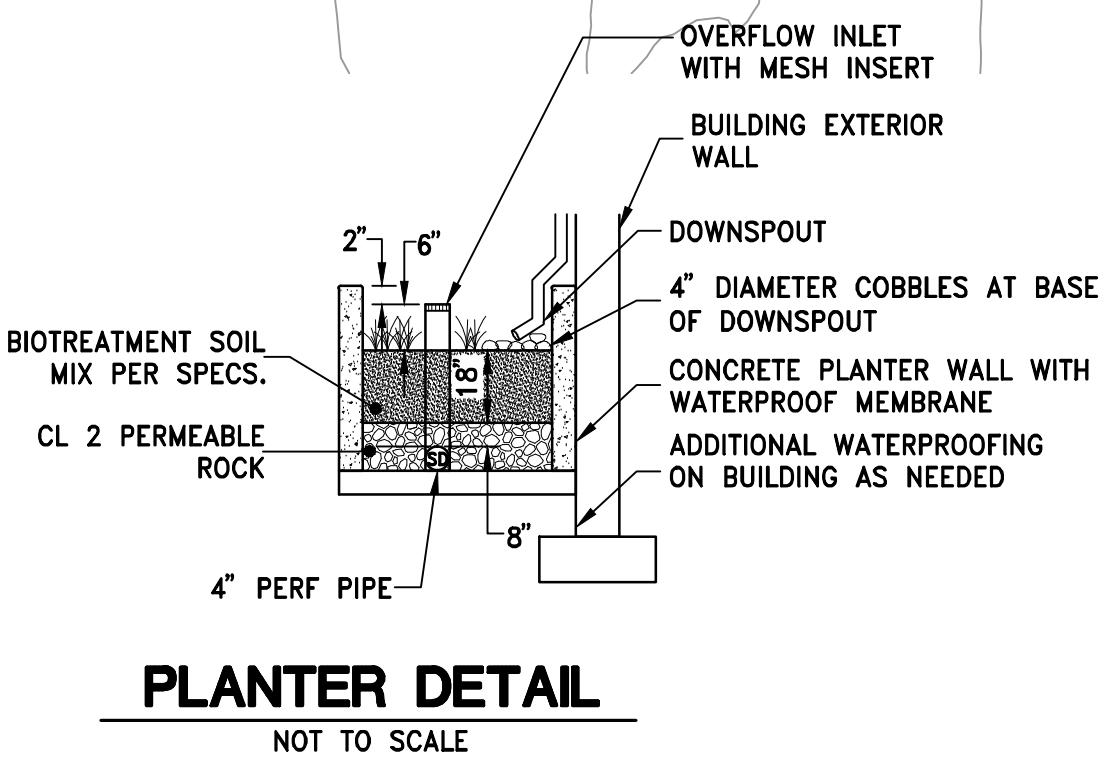
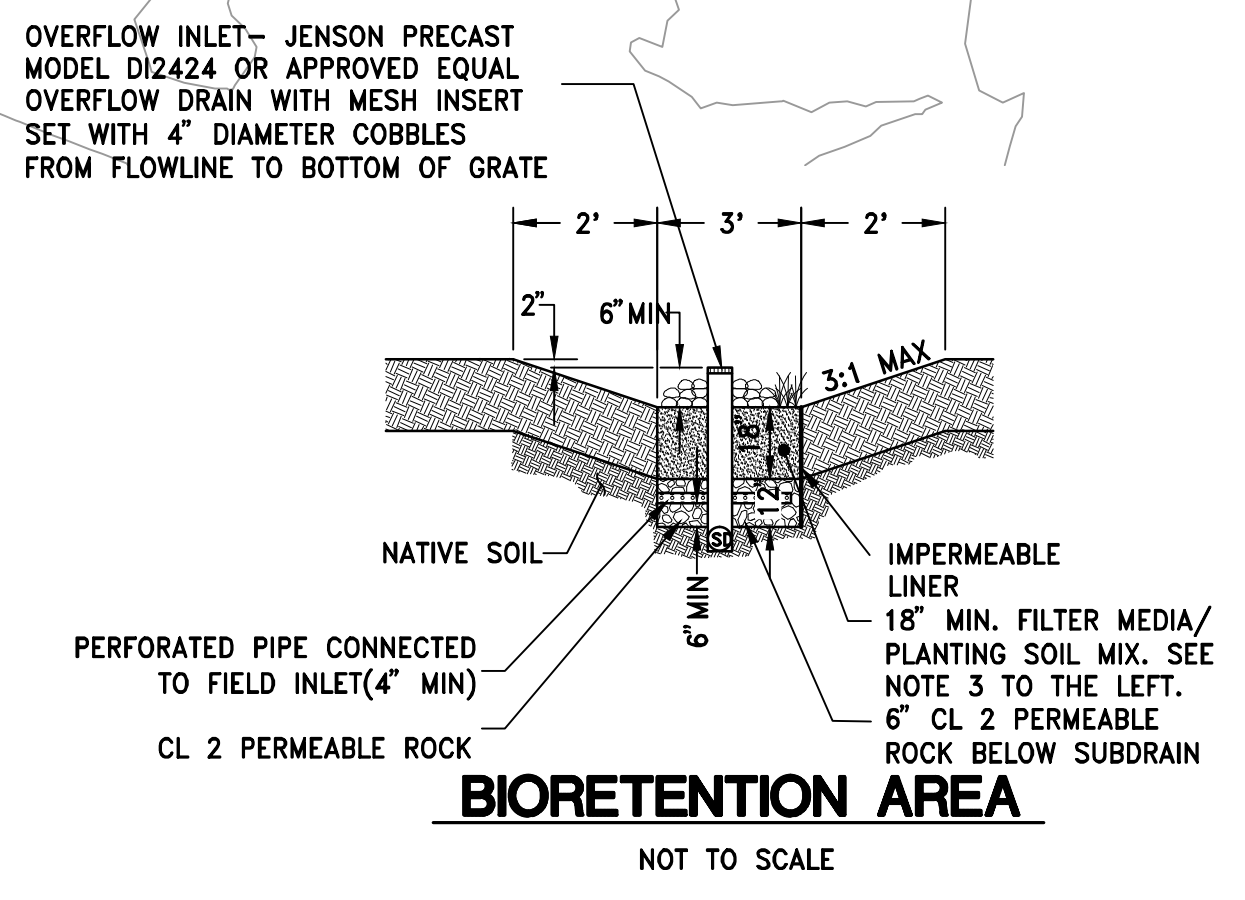
REVISED: FEBRUARY 2016

REVISED: MARCH 9, 2016



DRAINAGE MANAGEMENT AREA (DMA)	IMPERVIOUS AREA			PERVIOUS AREA			TOTAL DRAINAGE AREA (SF)	REQUIRED TREATMENT AREA (SF) ¹	PROVIDED TREATMENT AREA (SF) ²	TREATMENT TYPE	DEPTH OF STORAGE
	PAVEMENT (SF)	ROOF (SF)	TOTAL IMPERVIOUS (SF)	PERVIOUS PAVERS (SF)	LANDSCAPE (SF)	TOTAL PERVIOUS (SF)					
DMA 1	-	4,280	4,280	-	-	-	4,280	128	220	PLANTER	6.0"
DMA 2	-	8,715	8,715	-	-	-	8,715	259	384	PLANTER	6.0"
DMA 3	-	9,715	9,715	-	-	-	9,715	289	735	PLANTER	6.0"
DMA 4	-	5,185	5,185	-	-	-	5,185	155	445	PLANTER	6.0"
DMA 5	-	3,345	3,345	-	-	-	3,345	100	144	PLANTER	6.0"
DMA 6	-	5,520	5,520	-	-	-	5,520	165	198	PLANTER	6.0"
DMA 7	-	10,987	10,987	-	-	-	10,987	327	559	PLANTER	6.0"
DMA 8	-	5,286	5,286	-	-	-	5,286	166	597	PLANTER	6.0"
DMA 9	-	7,741	7,741	-	-	-	7,741	231	488	PLANTER	6.0"
DMA 10	1,893	-	1,893	-	2,845	2,845	4,738	-	-	SELF-TREATING	-
DMA 11	6,391	-	6,391	8,999	10,284	19,283	25,674	-	-	SELF-RETAINING ²	-
DMA 12	-	-	-	3,030	2,525	5,555	5,555	-	-	SELF-RETAINING ²	-
DMA 13	2,276	-	2,276	-	4,611	4,611	6,887	-	-	SELF-TREATING	-
DMA 14	-	-	-	1,961	552	2,513	2,513	-	-	SELF-RETAINING ²	-
DMA 15	6,371	-	6,371	-	3,227	3,227	9,598	199	205	BIORETENTION	6.0"
DMA 16	-	33,285	33,285*	-	-	-	33,285	-	-	MEDIA FILTER ³	-
DMA 17	-	15,890	15,890*	-	-	-	15,890	-	-	MEDIA FILTER ³	-
TOTAL			126,880			38,034	164,914				
SPECIAL PROJECT CATEGORY "C" ELIGIBLE NON-LID TREATMENT AREA ³			69,784*								

¹ SEE CALCULATIONS FOR FLOW-VOLUME BASED SIZING
² DMA IS SELF-RETAINING VIA PERVIOUS PAVERS
³ PROJECT IS A SPECIAL PROJECT CATEGORY C QUALIFYING FOR A REDUCTION IN LID TREATMENT OF UP TO 55% OF THE TOTAL IMPERVIOUS AREA



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CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

Staff Report

File #: MIN 16-022

Attached is a copy of the Draft Minutes of the Planning Commission Meeting on February 11, 2016.



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, February 11, 2016, 7:00 p.m.
777 B Street, Hayward, CA94541**

MEETING

A regular meeting of the Hayward Planning Commission was called to order at 7:00 p.m. by Chair Parso-York.

ROLL CALL

Present: COMMISSIONERS: Willis Jr., Goldstein, Enders, Schott, McDermott, Faria
CHAIRPERSON: Parso-York
Absent: COMMISSIONER: None

SALUTE TO FLAG

Commissioner Goldstein led in the Pledge of Allegiance.

Staff Members Present: Alvarado Jr., Brick, Buizer, Christensen, Fakhrai, Golubics, Kelley, Madhukansh-Singh, Rizk

General Public Present: 14

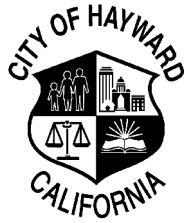
PUBLIC COMMENT:

Mr. Tim Tallerico strongly opposed the granting of licenses or permits for any multiple band rehearsal studios businesses at 2254 American Avenue, the businesses adjacent to his property. Mr. Tallerico said these businesses have the following issues; high noise level, drug use, parking, and the sound proofing used by the businesses were ineffective. Staff said Code Enforcement were aware of the issues and will update Mr. Tallerico on the results of their investigations.

PUBLIC HEARINGS: For agenda item No. 1 and agenda item No. 2, the Planning Commission may make a recommendation to the City Council.

Chair Parso-York asked if there were any objections to hold the Public Hearing for Item No. 2 first and then hear Item No. 1 after. There were no objections from Planning Commissioners.

1. Proposed Subdivision and Construction of Ninety-Seven Single-family Homes and Related Site Improvements on Multiple Parcels Located at the Southwestern Corner of Second and Walpert Streets Requiring Zone Change from Low, Medium and High Density Residential and Open Space Districts to Planned Development (PD) District and Approval of Vesting Tentative Map (Tract 8233) for Ward Creek Cottages



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, February 11, 2016, 7:00 p.m.
777 B Street, Hayward, CA94541**

Subdivision (Application No. 201400648). (Applicant: AMG Associates; Owners: Caltrans and City of Hayward).

Commissioner Enders had a conflict as she lived within the project zone and she recused herself from participating in the item and left the chambers at 7:20 p.m.

Senior Planner Schmidt provided a synopsis of the staff report. Staff presented a fly through video presentation of the proposed project from AMG Associates, and announced that Mr. Alexis Gevorgian with AMG Associates was present to answer any questions.

Chair Parso-York opened the public hearing at 7:35 p.m.

Ms. Laura Riggs, KTGy architect with the project, said in response to neighborhood concerns, the developer was proposing fewer units; increased parking spaces of 2.7 per unit; offsets; traffic light and drop off area for high school students, pedestrian sidewalk, and to underground four utility poles; open space and the applicant was in negotiations with HARD to increase dedication of land. Ms. Riggs noted features of multigenerational homes and green features.

Mr. Perry Hamage, Hayward resident, expressed concerns of increased traffic especially during peak hours; speeding in the area, and that traffic will back up into the neighborhood. Mr. Hamage requested further traffic studies be conducted and consideration of traffic mitigation. Mr. Hamage said that overall he was okay with the project.

Ms. Candi Cross, Hayward resident, said that she has spoken to Senior Planner Schmidt multiple times. Ms. Cross expressed concerns about the development that included; will the sidewalk trail will link to existing trails; preserve common green belt that has a view of the canyon; air quality by the dirt and dust blowing up from the canyon; and noted her husband was an ultra-sensitive receptor due to medical condition and was not sure how to mitigate this. Ms. Cross noted working with developer and staff to ensure that her solar panels were not affected by the development. Ms. Cross said there needs to be a light on Second Street because of the dangerous curve, was surprised that the hawks and owls in the meadow were not included in the wildlife study; the cedar trees on the boundaries need to be protected and the need for boundary fences.

Mr. Frank Goulart, Hayward resident, spoke about his idea that he shared with the City about a greenbelt trail between San Lorenzo Creek and Ward Creek with the 238 right of way greenbelt that can connect up to the Bay Ridge Trail which will serve the community. He asked if enough land was donated to offset a park in-lieu fee; asked about an affordable housing requirement and how is the storm water going to be treated. Mr. Goulart said that parking and speed on Second Street will be issues.



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, February 11, 2016, 7:00 p.m.
777 B Street, Hayward, CA94541**

Chair Parso-York closed the public hearing at 7:53 pm.

Ms. Riggs responded to Commissioner Willis Jr. that the developer was committed to installing solar panels on the roofs; and a solar consultant will be retained. Commissioner Willis Jr. said that roof tiles with photovoltaic cells will reduce the cost of construction and also be rated net zero energy.

Mr. Gevorgian, project applicant with AMG Associates responded to Commissioner Willis Jr. that AMG's plan of 2.7 parking spaces per unit exceeded the City's requirement of 2.4 parking spaces.

Senior Planner Schmidt responded to Commissioner Goldstein about the proposed project maintaining open space; this was an ungated community; there were steep grades and staff visited the site multiple times and it was not feasible to build a bridge. Ms. Schmidt noted there were existing user trails that connected to the regional trail which was the least impactful to the environmental. Ms. Schmidt said houses west of the green do not have the elevation to see over other houses and the applicant placed the vista by creating a roadway; and the Conditions of Approval will be through the precise plan approval and that level of detail has not be determined. Commissioner Goldstein requested staff continue to consider the impact to the view through the different phases of the development and asked if safety mitigation was taken into consideration for the Second Street curve.

Transportation Manager Kelly said applicant was required to submit a detailed traffic analysis which was accepted by staff and covered issues raised by speakers. Mr. Kelly said the applicant had proposed a full access driveway at the Second Street site but based on site distance issues, staff limited this to right-in and right-out access which can be enforced by physical barriers, striping and other physical prohibitions as applicable.

In response to Commissioner Goldstein's questions about mitigation measures for Ms. Cross air quality issues during the construction phase, Senior Planner Schmidt said the City's responsibility was to look at air issues through CEQA and this issue can be addressed through COA mitigation measures. Mr. Gevorgian said they will exceed the OSHA requirements and will meet with Ms. Cross and develop a reasonable plan and make a good faith effort. Ms. Schmidt said COA #10 contains requirement for precise plans, applicant must show fence locations and types and that it probably made more sense to have a combination of wood and wall. Commission Goldstein said he was impressed with staff's thoroughness.

Commissioner Schott was concerned that Second Street was being considered for additional parking and asked about traffic mitigation measures for Second Street.



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Transportation Manager Kelly said to add further traffic mitigation would make the intersection inefficient and it was important to have secondary access from a traffic operations aspect.

In response to Commissioner Schott's suggestion of provisional mitigation, Development Services Director Rizk said there were disadvantages to creating an emergency access and staff can research mitigations measures further up the hill and how to minimize people from making U-turns.

Transportation Manager Kelly said signals lights were expensive and signal lights were to control access and not installed to slow traffic. Mr. Kelly said there could be discussion of AC Transit access at Parcel B. Senior Planner Schmidt said there would be a loss of a unit which could reduce the development below the general plan density.

Commissioner Schott foresees the area being congested especially in the morning and asked about the open space maintenance. Senior Planner Schmidt said the developed portions fall under the HOA and under the COA there was a Landscape and Lighting District Maintenance (LLD) requirement. Ms. Schmidt said the developer was still in negotiations with HARD for user trails connections and a small dog park.

Commissioner McDermott disclosed that she met with the applicant. Mr. Gevorgian said they were acquiring four existing homes two will be demolished, the other two on Second Street will have a complete facelift and the HOA will regulate the homes color schemes and treatments Ms. Riggs said homes will have panels that will be charging station ready and it will be homeowners option to install the charging station.

Commissioner McDermott agreed with fellow Commissioners and expressed the need for traffic speed mitigation during school hours. Ms. McDermott liked the project, it was attractive, liked the detached units, has nice aesthetics; and the placement of the picnic area that promotes community.

Commissioner Faria said a lot of her concerns and comments were already discussed but emphasized the concern about traffic and using Second Street as a parking lot; the video did not show peak traffic time during school hours; the need to consider perspective of safety; and children won't watch for traffic even if there was a signal light.

Chair Parso-York expressed similar concerns about traffic, especially when the Loop went into operation. Mr. Parso-York said his major concern was to ensure that there were connecting trail between the bay trail and the ridge trail as this would be a huge amenity for Hayward and important for the runners and hikers.



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Senior Planner Schmidt said the trail connections do exist and staff worked with the developer to connect to an existing user trail. Ms. Schmidt said the applicant was preparing a combination of paying park-in-lieu fees and the dedication of land was being negotiated. Chair Parso-York liked the project but said the traffic issues were a big problem and requested staff and the developer to adequately address these issues as he felt there was more work to be done. Mr. Parso-York noted being contacted by neighborhood residents about what was going to be done about the potential traffic issues. Mr. Parso-York encouraged the public to share comments with staff.

Commissioner Willis Jr. noted that he lives in a dense community and that there is only one way in and one way out and he has never seen any traffic problems. He stated when Costco was being built; people thought there would be traffic problems but none materialized and that potential traffic problems may be overstretched.

Commissioner Willis Jr. made a motion to approve the item per staff recommendation including modifications to COA No. 67 that was provided by staff and also further study on the traffic issues and items raised during the discussions.

Commissioner McDermott seconded the motion.

The motion passed with the following vote:

AYES:	Commissioners Willis Jr., Goldstein, Schott, McDermott, Faria
NOES:	None
ABSENT:	Commissioner Enders
ABSTAIN:	Chair Parso-York

2. Request to Amend the La Vista Project Development Agreement by Extending its Term for Five Years and Updating Its Project Schedule - The Project is Located at 28816 Mission Boulevard in eastern Hayward

Senior Planner Golubics provided a synopsis of the staff report. Mr. Golubics noted that the developer has completed the inclusionary housing requirements for the project. Mr. Golubics said this item was scheduled to go before Council at the March 1, 2015 meeting. Mr. Golubics noted that Mr. Jim Summers from the DeSilva group was present to answer questions.

Chair Parso-York opened and closed the public hearing at 7:15 p.m.

Senior Planner Golubics replied to Commissioner Schott that at the present time there were no plans for remediation for the area where the landslide occurred.



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Commissioner Willis Jr. made a motion to approve the extension for the La Vista Project and said the reasons for delay were reasonable, i.e. the recession and the landslide.

Commissioner McDermott seconded the motion and commented that the area was underserved for a while and it was good to see it being developed, the need for revitalization and was pleased with the affordable housing aspect.

Commissioner Willis Jr made a motion to approve the extension and allow the item to go before the City Council. The motion was seconded by Commissioner McDermott. The motion passed with the following vote:

AYES:	Commissioners Willis Jr., Goldstein, Enders, Schott, McDermott, Faria, Chair Parso-York
NOES:	None
ABSENT:	None
ABSTAIN:	None

COMMISSION REPORTS

3. Oral Report on Planning and Zoning Matters

There were none.

4. Commissioners' Announcements, Referrals

There were none.

APPROVAL OF MINUTES

5. Approval of Minutes of the Planning Commission Meeting on November 19, 2015.
Approved 7:0:0 (AYES: Willis Jr., Goldstein, Enders, Parso-York, Schott, McDermott, Faria)

6. Approval of Minutes of the Planning Commission Meeting on December 17, 2015.
Approved: 5:0:2 (AYES: Willis Jr., Enders, Parso-York, Schott, Faria; ABSTAIN: Goldstein, McDermott)

ADJOURNMENT

Chair Parso-York adjourned the meeting at 8:46 p.m.



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APPROVED:

Brian Schott, Secretary
Planning Commission

ATTEST:

Avinta Madhukansh-Singh, Management Analyst I
Office of the City Clerk



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

Staff Report

File #: MIN 16-023

Attached is a copy of the Draft Minutes of the Planning Commission Meeting on February 25, 2016.



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MEETING

A regular meeting of the Hayward Planning Commission was called to order at 7:00 p.m. by Chair Parso-York.

ROLL CALL

Present: COMMISSIONERS: Willis Jr., Goldstein, Enders, Schott, McDermott,
CHAIRPERSON: Parso-York
Absent: COMMISSIONER: Faria

Commissioner Enders arrived at 7:04 pm.

SALUTE TO FLAG

Commissioner Goldstein led in the Pledge of Allegiance.

Staff Members Present: Alvarado Jr., Brick, Buizer, Camire, Hamilton, Madhukansh-Singh, Chan

General Public Present: 7

PUBLIC COMMENT:

There were none.

PUBLIC HEARINGS: For agenda item No. 1, the decision of the Planning Commission is final unless appealed. The appeal period is 10 days from the date of the decision. If appealed, a public hearing will be scheduled before the City Council for final decision. For agenda item No. 2, the Planning Commission may make a recommendation to the City Council.

1. Request to Operate a Spa with Full Body Massage in Conjunction with a Nail Salon at 199 Jackson Street, requiring approval of a Conditional Use Permit. Luu Que, Que Beauty Spa (Applicant) / Shamco Investment (Owner)

Planning Manager Buizer introduced new Associate Planner Hamilton.

Associate Planner Hamilton provided a synopsis of the staff report.

There being no public comments, Chair Parso-York opened and closed the public hearing at 7:08 p.m.



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Associate Planner Hamilton responded to Commissioner Schott that the Police Department (HPD) recommendations as stated in the staff report was for the applicant to follow the permit requirements which include the Massage Establishment Permit and the Massage Therapist Certification and all massage therapist must comply with the standards established by the Alameda County Health Services.

Associate Planner Hamilton responded to Commissioner McDermott that there was rear parking along Jackson and did not know if there would be dual certification. Planning Manager Buizer said the City does not have limitations on massage establishments, businesses owners must comply with the Massage Permit Ordinance and obtain the required certifications and permits.

Assistant City Attorney Alvarado said to perform massage services locally the massage therapists must be certified by the State of California Massage Therapy Council. Mr. Alvarado added that the owner was responsible for all activities that occur at the establishment.

Commissioner Willis expressed concern about the location of the massage tables as compared to the proximity to the rest of the salon. Associate Planner Hamilton said within the Massage Permit Ordinance there were specific regulations that address the massage rooms that will allow for privacy and also protections for the patrons to feel secure.

Commissioner Enders apologized to everyone for being late. Ms. Enders asked about the success rate of tenants as there seems to be a high turnover at this site; and if adding the massage element was supposed to guarantee the success of the business. Associate Planner Hamilton said in her estimation the massage element was just one part that will contribute to the success of this business along with the four foot massage chairs, facials and full nail service. Ms. Enders spoke about a previous City Council meeting in January 2015 regarding an update to the Massage Permit Ordinance which included a map of the many massage establishments in the City. Ms. Enders said she was trying to remain objective and cites the Police Department's support that the addition of the massage element does not pose a safety or security concern for the City.

Associate Planner Hamilton confirmed for Commissioner Goldstein that the owner plans to close another business on C Street and if this application was approved and noted the closing of the C Street business was not a Condition of Approval (COA). Ms. Hamilton added that through the HPD's review of the C Street business, it has not presented any issues.



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Commissioner Schott made a motion to move the item per the staff recommendation to allow the Conditional Use Permit for the applicant.

Commissioner Willis Jr. seconded the motion.

The motion passed with the following vote:

AYES:	Commissioners Willis Jr., Goldstein, Enders, Schott Chair Parso-York
NOES:	None
ABSENT:	Faria
ABSTAIN:	McDermott

2. Proposal to subdivide 2.6 acres and Construct 50 Townhome-Style Condominiums located at 31 West Jackson Street east of Amador Street, requiring approval of a Zone Change, Variance and Vesting Tentative Tract Map; Blake Felson/Felson Companies, Inc. (Applicant); Felson Partners, LP, and Diamond Crossing Associates LP (Owners)

Associate Planner Camire provided a synopsis of the staff report.

Chair Parso-York opened the public hearing at 7:30 p.m.

Mr. Blake Felson, with Felson Companies project applicant, provided a brief history of his company that has developed over 2000 residential units in the city; owns and manages 900 units in Hayward and is committed to the City.

Mr. Jeff Potts, with SDG Architects, thanked staff for the report; spoke about the project and plans for the site and the efforts to get the site in line with the General Plan. Mr. Potts spoke about the following: the odd shaped lot; efforts to mitigate sound from the railroad; locating a least traveled alley as a buffer between neighbors and the development; additional buffers of open spaces and safe open spaces for children, safe walking paths throughout site; and orientation of the front doors. Mr. Potts also spoke about the green elements; large porches, open decks, and solar zones on roof.

Chair Parso-York closed the public hearing at 7:40 p.m.

Mr. Potts responded to Commissioner Willis Jr. that there will be a Homeowner's Association (HOA) where meetings can be held at someone's residence. Mr. Pott's said a project of this size does not usually have a clubhouse. Mr. Willis Jr. noted that meeting at a residence or



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restaurant could be inconvenient for HOA members.

Commissioner Schott disclosed meeting with applicant and he favored the project and the project will clean up the Jackson area; the homes were well done; and a clubhouse for small development would be an additional cost to HOA members.

Mr. Potts noted for Commissioner McDermott that there was a sound report done which calculated the number of train trips which was ten per day and sound mitigation measures were put in place; such as a separation wall and insulation inside the units; safety measures to ensure children do not get onto the train tracks; some units will have triple pane windows according to the recommendations in the sound report. Ms. McDermott supported the item, it is a great infill project and will add value to the area and her concerns were about the train tracks and noise. Ms. McDermott noted that the Planning Commission has been asked quite a lot to waive setbacks and/or parking requirements and asked if there should be consideration to make changes to the requirements.

Planning Manager Buizer explained that the City currently does not have design standards or regulations to regulate small lot single family developments and an instrument most used was Planned Development Zoning (PD). Through the PD developers can request exceptions to current standards and in turn the developer provides an offset. Ms. Buizer said for this specific development, this was a variance not associated with PD rezone but to provide flexibility and given the median and landscape median and the way the road runs along West Jackson, this was a deviation from the standard. Staff's analysis was this development can be supported given the median and the greater separation, that even though five feet less, there was additional landscaping and the median will allow for separation and act as a buffer and will feel greater.

Mr. Potts responded to Commissioner McDermott that it was decided to provide more open spaces for children and the price range will be driven by the market as prices have changed over the last year. Mr. Felson said as soon as they receive City Council approval they can then move forward with the project.

Mr. Potts responded to Commissioner Enders that what sets this project apart was the following: high quality architecture; local Hayward developer who was committed to the community; walkable project to services; the geometry of the project will give it a different character than other cookie cutter projects; and there was only one paseo and the rest was open space.

Commissioner Enders thanked the developer for environmental features; there was a lot of thought into the surrounding neighborhood and future residents; high quality architecture; buffer zones and frontage to the street. Ms. Enders supported the project as it was perfect for



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the neighborhood, close to amenities; such as banks, grocery stores; coffee shops, transportation and she thanked the applicant.

Mr. Felson explained the process that took place in naming the project. Mr. Felson said they looked at the history of the area; how it used to be a lumberyard and an apricot orchard. He said the public liked Harvest Park the most.

Commissioner Enders liked the name and the carrying on of the heritage of Hayward as a farming community.

Commissioner Schott was encouraged that a developer comes in to build a development and was very supportive of the project. Mr. Schott said that Felson Companies have been in operation for 60 to 70 years and they maintained their properties very well. Mr. Schott addressed staff that Southern Pacific Railroad has been out of operation for 15 years and the railroad was owned by Union Pacific.

Commissioner McDermott was generally pleased with the project and that this was a Hayward developer who was vested in the community. Ms. McDermott noted Hayward already has an overabundance of apartments and was very encouraged that this project would move us toward the goal of more homeownership.

The applicant confirmed for Chair Parso-York that the development was intended for home ownership.

Commissioner Schott said there was a federal law that has reduced the condominium ownership rate to 35 %.

Chair Parso-York wanted to ensure that potential homeowners can obtain loans.

Commissioner Willis Jr. made a motion to move the item per the staff recommendation.

Commissioner McDermott seconded the motion.

The motion passed with the following vote:

AYES:	Commissioners Willis Jr., Goldstein, Enders, Schott, McDermott Chair Parso-York
NOES:	None
ABSENT:	Faria
ABSTAIN:	None



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COMMISSION REPORTS

3. Oral Report on Planning and Zoning Matters

Planning Manager Buizer reported about the noise impacts issues relayed during Public Comments at the Planning Commission meeting of February 11, 2016. Code Enforcement staff conducted their investigation and does have an active case and staff has made the determination that the existing use does require an administrative use permit, the businesses have been notified if they wish to continue to operate in that location and staff will continue to keep the complaining party updated.

Ms. Buizer said at this time there are no items for the March 10th regular Planning Commission meeting and will most likely be cancelled. The next regular meeting will be March 24, 2016.

4. Commissioners' Announcements, Referrals

Commissioner Schott pointed out that the entire Planning Commission will attend a Planning Commission Academy conference sponsored by the California League of Cities at the San Ramon Marriott from March 2nd through March 4th.

Commissioner Enders thanked staff for recommending the Planning Commissioners Academy and was looking forward to attending the Academy and thanked the City for approving the budget for the conference.

APPROVAL OF MINUTES

5. None.

ADJOURNMENT

Chair Parso-York adjourned the meeting at 7:58 p.m.

APPROVED:

Brian Schott, Secretary



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Planning Commission

ATTEST:

Avinta Madhukansh-Singh, Management Analyst I
Office of the City Clerk