

**PLANNING COMMISSION MEETING  
THURSDAY, FEBRUARY 23, 2023**

**PRESENTATIONS**

## **STAFF PRESENTATION**

### **ITEM #1 PH 23-010**

**Proposed Development of 14 Residential Condominium units and one Commercial Condominium unit on a 0.47-acre site located at 32513 Mission Boulevard for which a Corresponding Site Plan Review Application (201900754) was Previously Approved in 2021 (APNs: 076G-2760-009-07 and 07G6-2760-021-00), Requiring a Vesting Tentative Tract Map (Tract 8660) Application No. 202204947. Applicant: Murthy Ayyagari, HAMAARA LLC.; Owner: Uday Sista, HAMAARA LLC**



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# 32513 Mission Boulevard Vesting Tentative Tract Map for Condominium Purposes

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Planning Commission Hearing  
February 23, 2023  
Taylor Richard, Assistant Planner

# Background







## Site Details

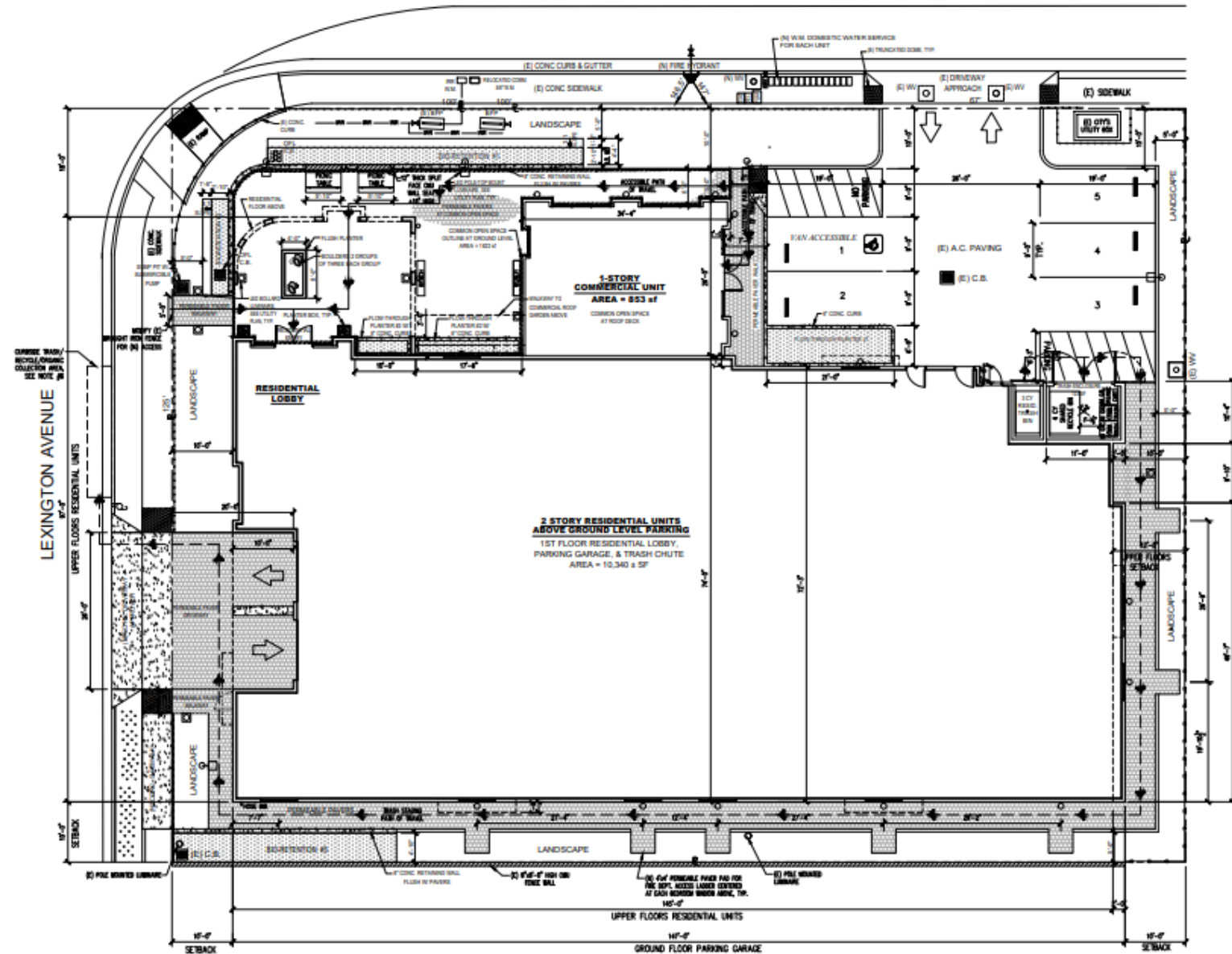
- 2 parcels totaling 0.47-acres
- Existing Conditions: Vacant Restaurant, Parking Lot, & 37 Trees
- Current Zoning: Neighborhood Commercial
- Current General Plan Land Use Designation: Commercial/High Density Residential

**Project Site**

# Project Design



## MISSION BLVD.





# Developer's Obligations

- ✓ Compliance with City's Reach Code as follows:
  1. All units must be all-electric (no natural gas-powered appliances)
  2. Parking Spaces that are electric vehicle-ready
- ✓ Compliance with Affordable Housing Ordinance by providing 1 moderate income unit and payment of the fractional Affordable Housing In-Lieu Fees
- ✓ Compliance with Property Developer Obligations for Parks & Recreation Ordinance through payment of Park Impact Fees in effect at time of building permit issuance



# General Plan Conformance



- ✓ **Land Use Policy LU-1.4:** City shall encourage property owners to revitalize or redevelop abandoned, obsolete, or underutilized properties to accommodate growth.
- ✓ **Housing Policy H-3.1:** City shall implement land use policies that allow for range of residential densities and housing types, prices, ownership and size, including low-density single-family uses, moderate-density townhomes and higher-density apartments, condominiums, TODs, live-work units and units in mixed-use developments.
- ✓ **Housing Policy H-3.4:** City shall encourage development of residential uses close to employment, recreational facilities, schools, neighborhood commercial areas and transportation routes.

A nighttime aerial photograph of a city, likely Hayward, California. A large bridge with many lights spans a body of water in the background. The city lights are visible in the middle ground, and rolling green hills are in the foreground. The sky is dark blue with some light clouds.

## **STAFF RECOMMENDATION:**

That the Planning Commission approve the proposed Vesting Tentative Tract Map for Condominium Purposes for Tract 8660 based on the draft findings and subject to the recommended conditions of approval

## **STAFF PRESENTATION**

### **ITEM #2 WS 23-005**

**General Plan Annual Progress Report – 2023**



# Hayward 2040 General Plan

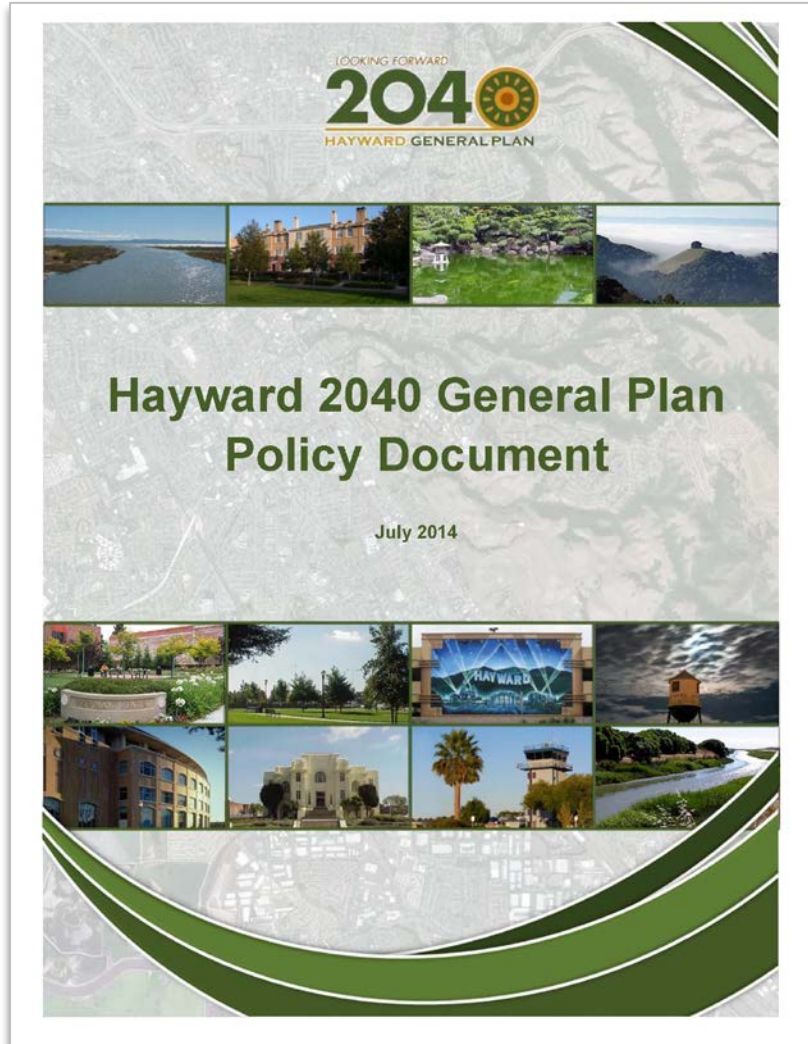
## Annual Progress Report

Planning Commission  
February 23, 2023





# Background

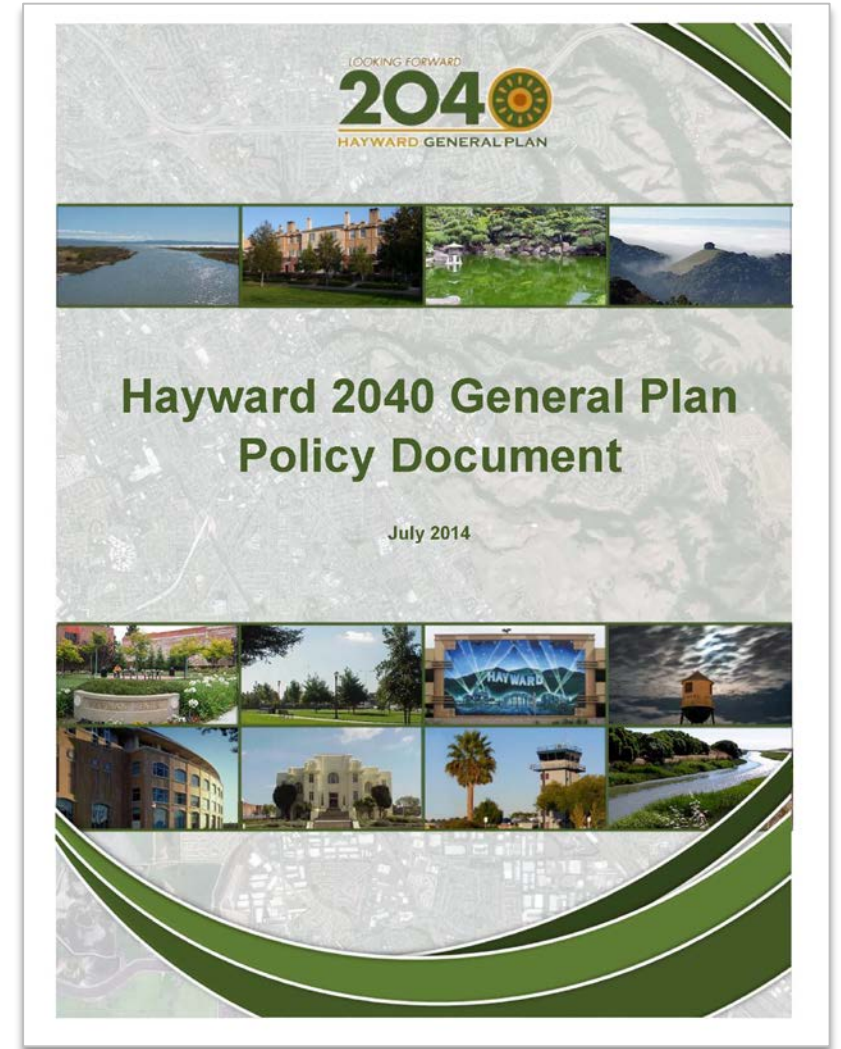


- California Government Code requires the City to annually review the General Plan to reflect progress on Plan implementation.
- An annual report should be prepared for review and approval by the Council and forwarded to the State Office of Planning and Research and the State Housing and Community Development office.
- This General Plan Annual Progress Report was prepared by the Development Services Department - Planning Division with input from various City Departments, including Public Works and Utilities, Fire, Police, Library Services, Maintenance Services, and the City Manager's Office.
- The report is intended to provide information on the measurable outcomes and actions associated with the implementation of all the General Plan elements.

# Hayward 2040 General Plan

The Hayward General Plan is a long-range comprehensive plan that controls and regulates land uses and development in the City through 2040. The General Plan was adopted in July 2014.

- Establishes a community-based vision for the future of Hayward
- Composed of goals, policies, and implementation programs to achieve that vision
- Twenty-two month outreach and adoption process
- The individual elements of this General Plan (Land Use, Mobility, Economic Development, Community Safety, Natural Resources, Hazards, Education, Community Health, Facilities/Services, and Housing) contain policies and programs that will guide future development in the City.



# General Plan Program Priorities

## Timelines of Program Implementation

<b><u>Short &amp; Near Term</u></b>	<b>107 Programs</b>	<b>2014-2019</b>
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59 Annual/Ongoing  
48 One Time

<b><u>Long Term</u></b>	<b>36 Programs</b>	<b>2020-2040</b>
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31 One Time  
5 Annual/Ongoing

# One Time Program VS. Annual/On-Going Program

## One Time Program

- Downtown Specific Plan
- Traffic Impact Fee
- Bicycle/Pedestrian Master Plan
- Complete Streets Assessment
- Crime Prevention Through Environmental Design Checklist
- Town-Gown Economic Partnership

## Annual/On-Going Program

- General Plan Annual Reporting
- Economic Development Strategic Plan Annual Report
- Grant Funding
- Capital Improvement Program (CIP)
- Town-Gown Economic Strategic Plan and Annual Report



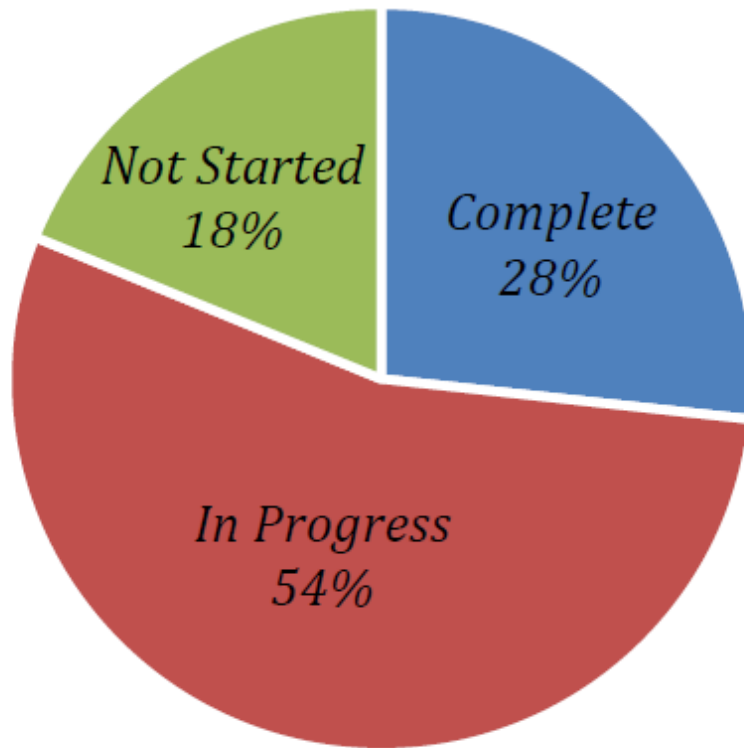
# Implementation Program Status

## Status of General Plan Implementation Programs

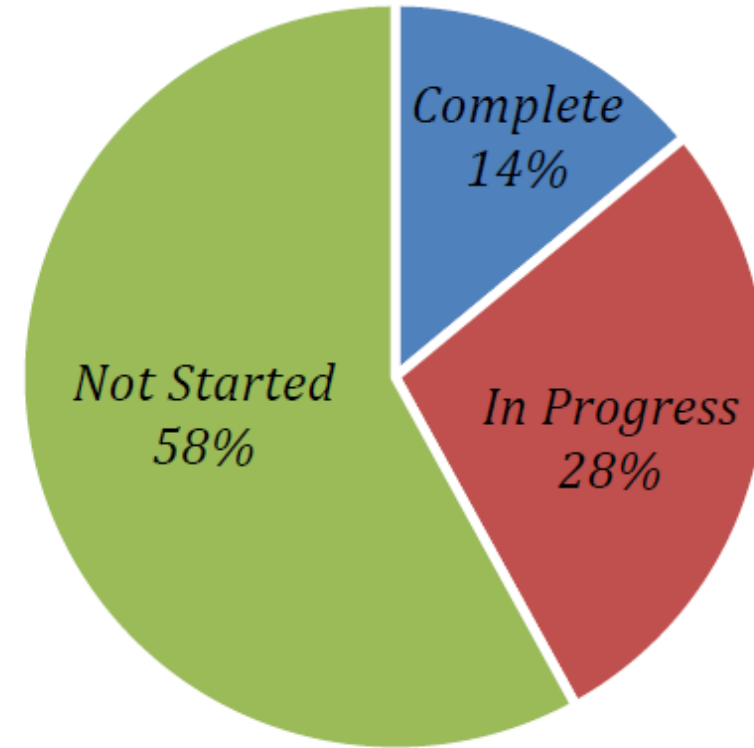
<i>Timeframe</i>	<i>Complete</i>		<i>In Progress</i>		<i>Not Started</i>		<i>Total</i>
	#	%	#	%	#	%	
2014 – 2019	22	46%	12	25%	14	29%	48
Ongoing/annual, initiated in 2014 - 2019	8	13%	46	80%	5	8%	59
<b><i>Subtotal 2014 – 2019</i></b>	<b>30</b>	<b>28%</b>	<b>58</b>	<b>54%</b>	<b>19</b>	<b>18%</b>	<b>107</b>
2020 – 2040	3	10%	8	26%	20	64%	31
Ongoing/annual, initiated in 2020 - 2040	2	40%	2	40%	1	20%	5
<b><i>Subtotal 2020 – 2040</i></b>	<b>5</b>	<b>14%</b>	<b>10</b>	<b>28%</b>	<b>21</b>	<b>58%</b>	<b>36</b>
<b>Total</b>	<b>35</b>	<b>24%</b>	<b>68</b>	<b>48%</b>	<b>40</b>	<b>28%</b>	<b>143</b>

# Implementation Program Status

2014-2019 Timeframe

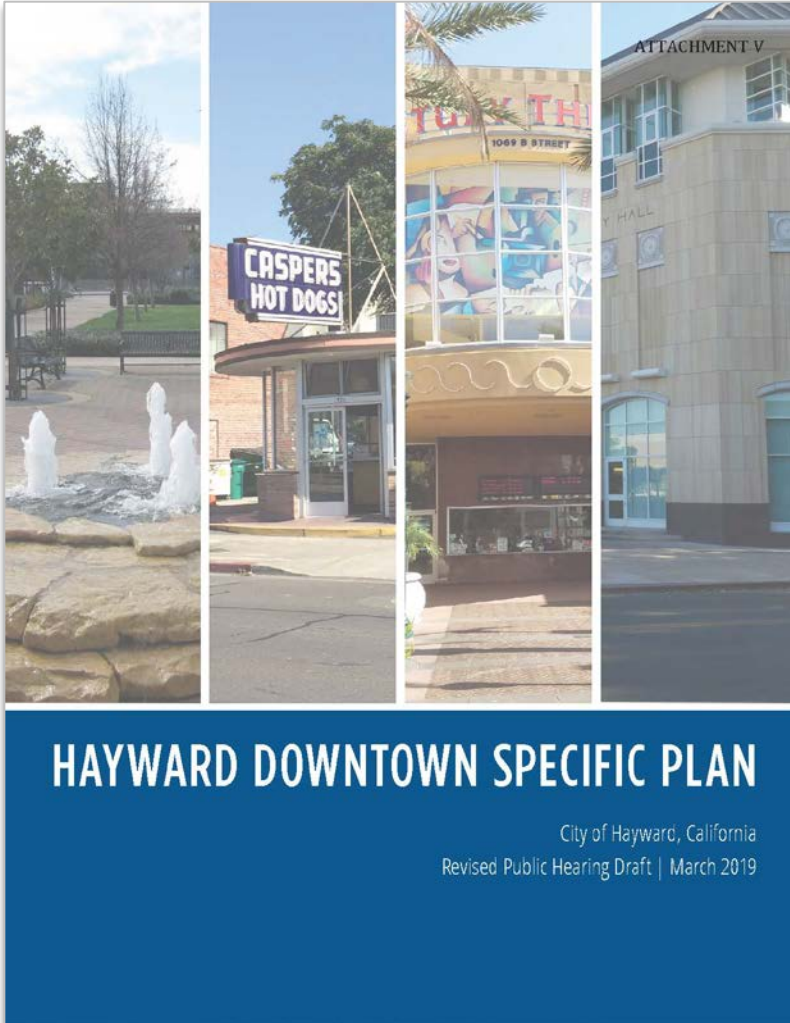


2020-2040 Timeframe



# Completed Programs

Thirty programs identified for the 2014-2019 timeframe have been completed.



- LU-4, Downtown City Center Specific Plan
- LU-10, Sign Ordinance Update
- LU-11, Industrial Technology and Innovation Corridor Plan
- LU-15, State Historic Building Code
- LU-16 Mills Act Program
- M-1, Multimodal LOS and Design Standards
- M-2, Multimodal LOS Guidelines
- M-11, Pedestrian Master Plan
- M-12, Shuttle Service Study
- M-15, Pedestrian Design Standard for Transit Stop
- M-21, Downtown Parking Management Plan
- M-23 Transportation Impact Fees.
- ED-2 Branding and Marketing Program
- ED-3 Energy and Sustainability Businesses Program
- ED-4 Business Resource Center and Website
- ED-8 Business Incubator Study
- ED-9 Business Attraction, Expansion, and Retention Program
- ED-13 Permit Processing Software
- ED-14 Ombudsperson Service
- CS-3, Crime Prevention Through Environmental Design Checklist
- NR-4, Water Conservation Standards
- HAZ-1 Seismic and Geologic Safety Standards
- EDL-1 Education and Lifelong Learning Resource Center
- EDL-2 Education Partnership
- EDL-4 Education Awards Program
- EDL-7, Library Facility Revenue Measure
- HQL-8, Park Dedication Requirements and In-Lieu Fees
- HQL-9 Park Dedication Incentives Program
- PFS-5, Construction and Demolition Debris Recycling Program
- PFS-6, Rainwater Harvesting and Greywater Systems

# Programs In-Progress

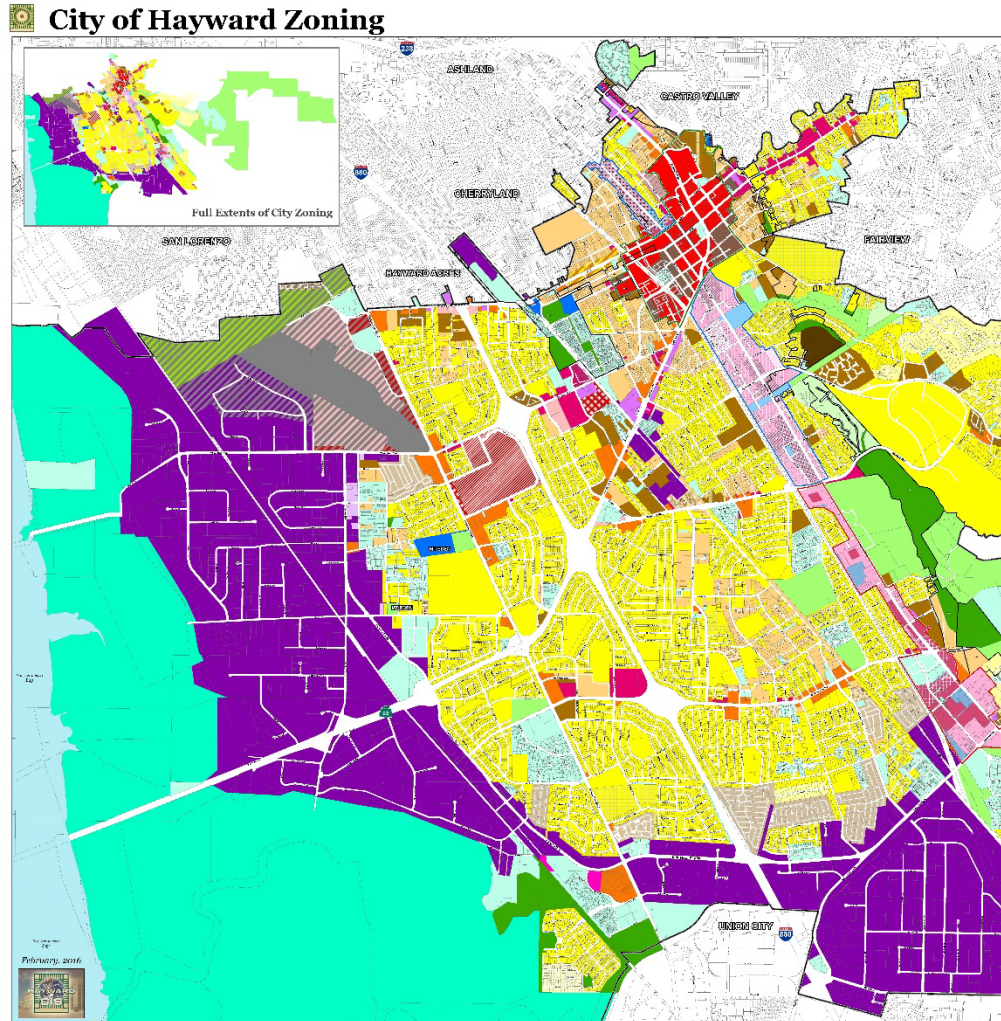


**Fifty-eight programs identified for the 2014-2019 timeframe are currently in progress. Some of these include:**

- Homeless Services Partnership program
- Micromobility Plan to provide recommendations for bike-share and scooter-share services
- Partnering with developers to facilitate affordable rental and homeownership developments
- Updates to the Climate Action Plan, Safety Element and adoption of a new Environmental Justice Element early this year
- Expanding cradle-to-career support services



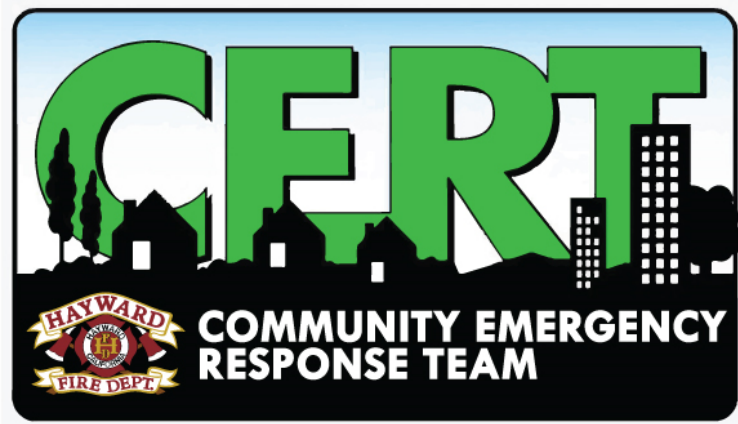
# Programs Not Yet Started



Some programs identified for the 2014-2019 timeframe have not been initiated due to limited staff/fiscal resources and/or competing City priorities.

- Comprehensive updates to Zoning Ordinance, Subdivision Ordinance, Design Guidelines, and Off-Street Parking Regulations
- Urban Forest Management Plan
- Public Use Telecommunications Systems and Services Plan
- Complete Neighborhood Strategy
- Updates to Grading Ordinance

# Reprioritized Programs



Several programs identified for the 2020-2040 timeframe have been initiated ahead of schedule.

- City Building Energy Efficiency Audits and Reports
- Neighborhood Traffic Calming Policy
- Recycled water program
- Local Hazard Mitigation Plan
- Shoreline Master Plan
- Private Transportation Companies to enhance mobility in high-intensity districts in the City.



# Upcoming Priorities in 2023 & Beyond

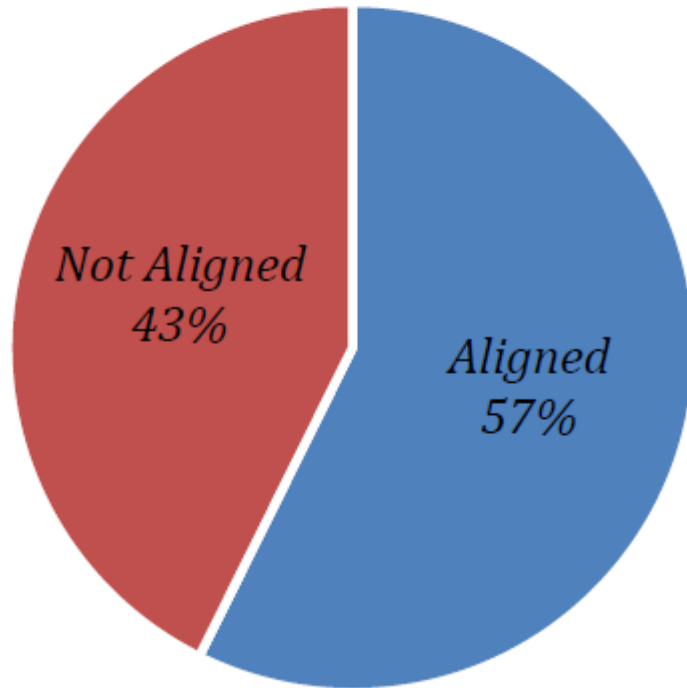
The following programs have been identified as priorities and/or are currently in progress for 2023:

- General Plan Update – Housing Element
- Master Plans, Strategies, and Programs Updates.
- Complete Neighborhood Strategy
- Historic Preservation Resource Center
- Collision Data Reporting
- Improved Traffic Flow Program
- Private Transportation Companies
- City Employee Car/Bike Share Programs
- City Commuter Benefits
- Economic Development Strategic Plan Annual Report
- Branding and Marketing Program
- Local Hire Incentives
- Town-Gown Economic Strategic Plan and Annual Report
- Customer Service Survey
- Cultural Commission
- Grant Funding (Community Safety)
- Police Department Strategic Plan Annual Report
- Homeless Services Partnership
- Park Security Program
- Comprehensive Safe School Plans
- Fire Department Strategic Plan and Annual Report
- Center for Public Safety Excellence Program
- Disaster Awareness and Emergency Preparedness Program
- Disaster Drills
- Community Emergency Response Reserves Program
- Energy Assurance Plan
- Residential Energy Performance Assessment and Disclosure Ordinance
- Energy Reduction Initiative and Annual Report
- Home Energy Monitors and Annual Report
- City Building Audits and Reports
- Renewable Energy Generation Potential
- Library Strategic Plan and Annual Report
- Climate Change Vulnerability Assessment Strategy and Annual Report
- Foreclosure Prevention and Counseling
- Density Bonus
- Inclusionary Housing Ordinance

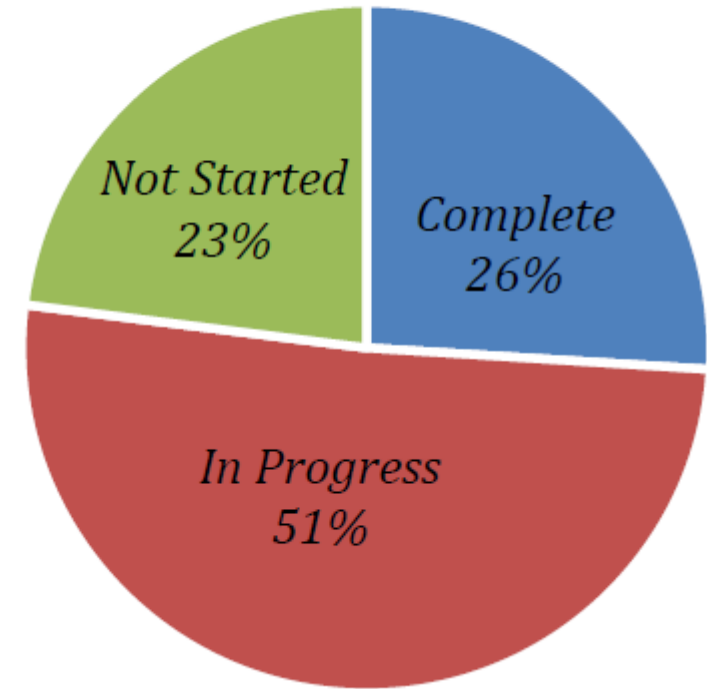


# Programs Aligned with Strategic Roadmap Projects

GP programs aligned with SRM projects



Status of SRM-aligned GP programs





# Programs Aligned with Strategic Roadmap Projects

Some of the programs in the General Plan identified in the City Council's Strategic Roadmap (SRM) include:

- **City's Housing Element Update**  
GPA-2: General Plan Update; SRM Project: Preserve, Protect and Produce Housing for All (9)
- **Branding and Marketing Program**  
GP Program ED-2; SRM Project: Grow the Economy (1, 1a, 1b, 14, 14a, 14b)
- **Concierge Program To Recruit Clean Energy and Technologies**  
GP Program ED-3, Energy and Sustainability Business Program; SRM Projects: Combat Climate Change (1, 1c, 4, 5, 5a, 5b)
- **Community Emergency Response Team (CERT) program**  
GP Program CS-12: Community Emergency Response Reserves Program; SRM Project: Support Quality of Life (16)
- **Foreclosure Prevention Program**  
GP Program H-5: Foreclosure Prevention and Counseling; SRM Project: Preserve, Protect and Produce Housing for All (11)
- **Density Bonus Ordinance Update**  
GP Program H-9: Density Bonus; SRM Projects: Preserve, Protect and Produce Housing for All (4, 4b, 4f)

# Next Steps

## The General Plan Annual Report will be presented to the City Council on March 21.

- Following City Council review and acceptance of this Report, staff will forward the Progress Report to the State's Office of Planning and Research
- Staff will update the General Plan on the City's website to reflect the latest updates reflected in this report.
- On an annual basis, Development Services staff will continue to provide an update to the City Council on General Plan implementation progress.
- Over the next few years, staff from various departments will continue to take the lead on the various programs, helping to implement the General Plan's goals and policies.



# Questions

