

**PLANNING COMMISSION MEETING
THURSDAY, APRIL 13, 2023**

PRESENTATIONS

STAFF PRESENTATION

ITEM #1 PH 23-018

Recommended FY 2024 – FY 2033 Capital Improvement Program

The background of the slide is a photograph of a park entrance. A green metal archway frames the scene. In the foreground, there are many bright orange poppies growing in green grass. The archway has the word 'DOWNTOWN' in large, brown, 3D letters across its middle bar, and the word 'HAYWARD' in similar letters across its top bar. In the background, there are trees and a clear blue sky.

FISCAL YEARS 2024 - 2033 RECOMMENDED CAPITAL IMPROVEMENT PROGRAM

Planning Commission Public Hearing

Alex Ameri, Public Works Director
April 13, 2023



www.hayward-ca.gov/CIP

FY24 Recommended CIP Budget: \$115M

Ten-Year CIP Total: \$905M

General Fund Transfers

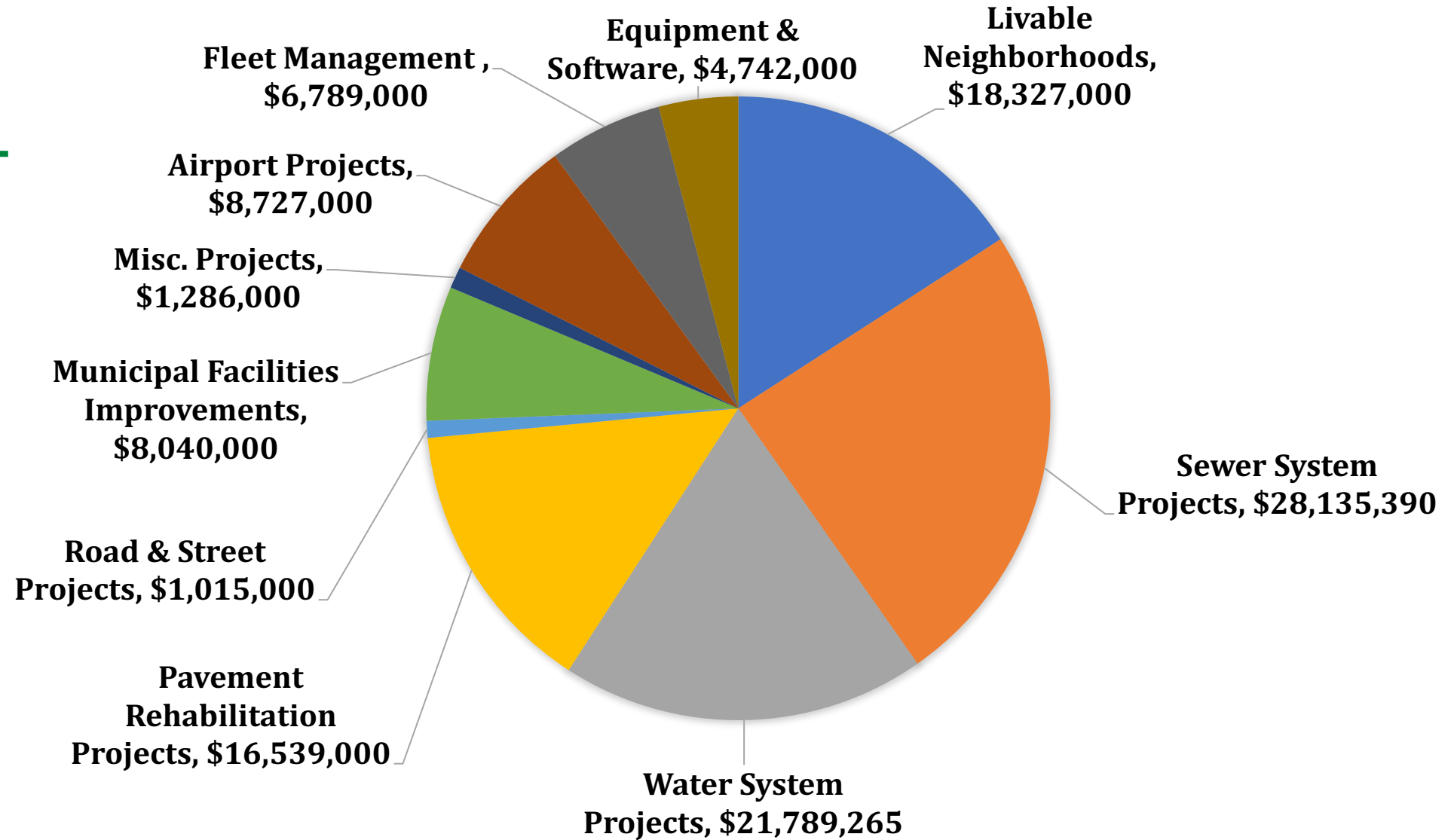
| CIP Fund | FY 2023 GF Transfer | FY 2024 GF Transfer | Increase /(Decrease) from FY 2023 |
|---------------------------------------|----------------------------|----------------------------|--|
| 405/Capital Projects (General) | \$1,539,000 | \$1,200,000 | (\$339,000) |
| 460/Transportation System Improvement | \$500,000 | \$500,000 | \$0 |
| 726/Facilities Management Capital | \$757,000 | \$360,000 | (\$397,000) |
| 731/Information Technology Capital | \$1,125,000 | \$300,000 | (\$825,000) |
| 736/Fleet Replacement | \$161,000 | \$0 | (\$161,000) |
| Total Cost to General Fund | \$4,082,000 | \$2,360,000 | (\$1,722,000) |

Internal Service Fees

| CIP Fund | FY 2023 ISF | FY 2024 ISF | Increase /(Decrease) from FY 2023 |
|---|--------------------|--------------------|--|
| 726/Facilities Management Capital | \$350,000 | \$350,000 | \$0 |
| 731/Information Technology Capital | \$855,000 | \$810,000 | (\$45,000) |
| 736/Fleet Management Capital (General Fund) | \$3,000,000 | \$4,000,000 | \$1,000,000 |
| 737/Fleet Replacement (Enterprise Funds) | \$606,000 | \$156,000 | (\$450,000) |
| Total ISF | \$4,811,000 | \$5,316,000 | \$505,000 |

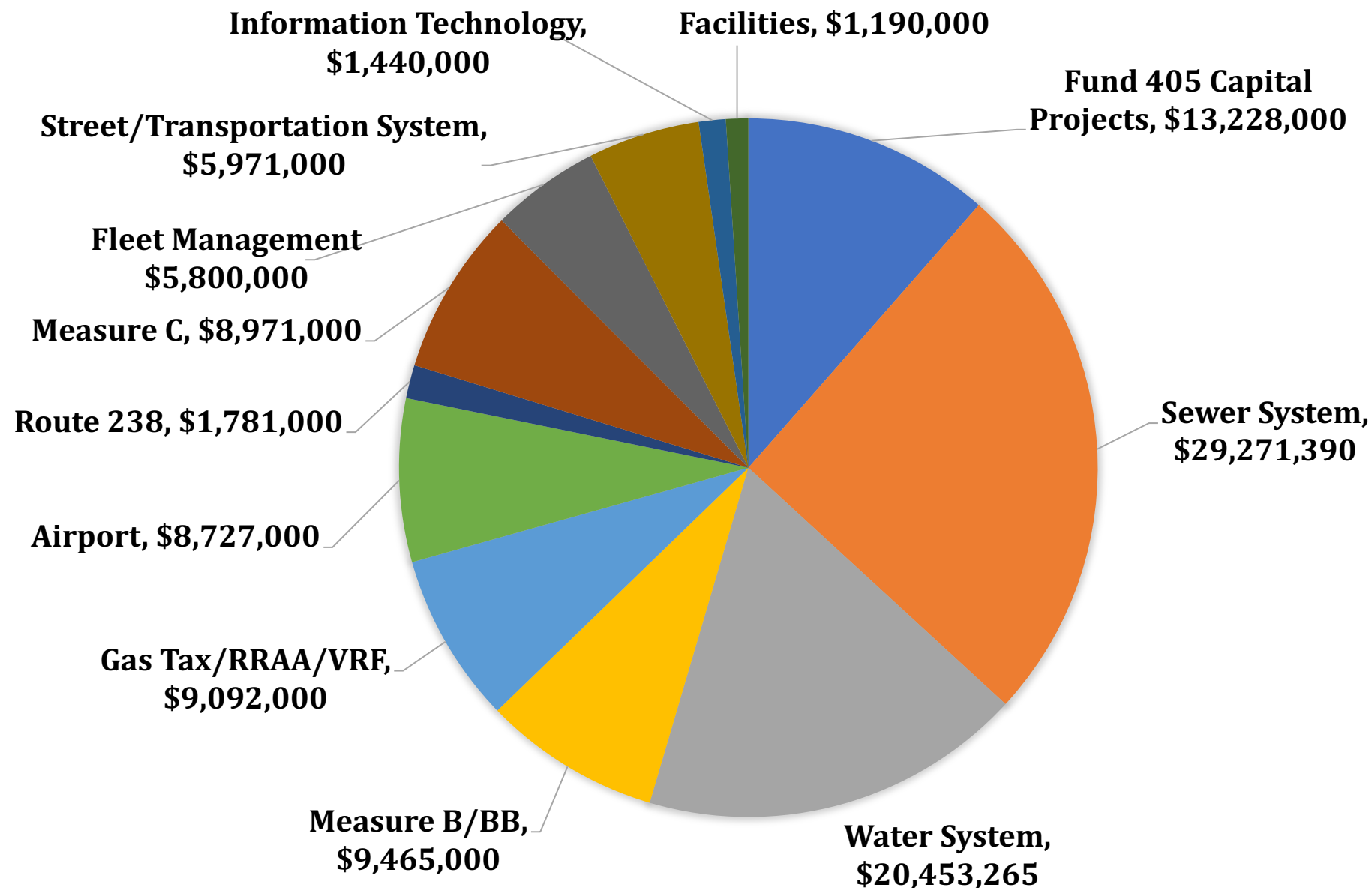
FY 2024 CIP Expenditures by Category

Total:
\$115M



FY 2024 CIP Expenditures by Fund

Total:
\$115M





Search



Select Language



General Plan
Overview

Vision & Guiding
Principles

Land Use Diagram
& Designations

Implementation
Programs

Land
Use

Mobility

Economic
Development

Community
Safety

Natural
Resources

Hazards

Education

Community
Health

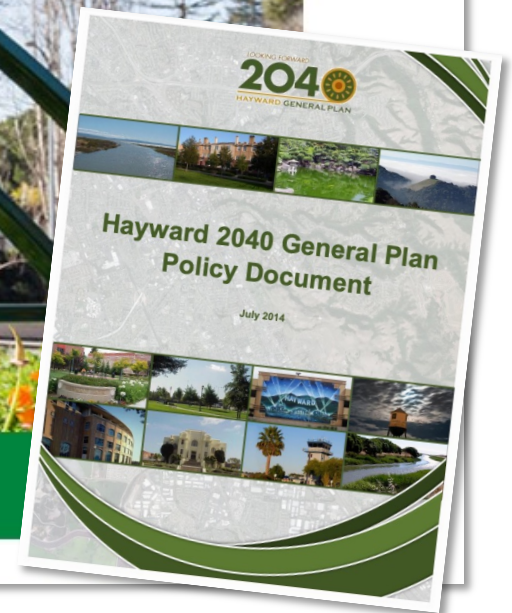
Facilities/
Services

Housing



Welcome

This is the Hayward General Plan 2040, a community-based vision
for the future of Hayward.





General Plan Element: **Facilities & Services**

(Goal PFS-1, Policy PFS-1.6)

South Hayward Youth & Family Center

(Goal PFS-3, Goal PFS-4)

WPCF Switchgear Rehab Project

(Goal PFS-3, Goal PFS-4)

WPCF Phase II Improvements





General Plan Element: **Mobility**

(Goal M-1, Policy M-1.2, M-1.6)

Mission Blvd Phase 3

(Goal M-1, Policy M-1.2, M-1.6)

Campus Drive Improvement Project

(Goal M-1, Policy M-1.2, M-1.6)

Main Street Complete Street Project





General Plan Element: **Mobility**

(Goal M-3, Policy M-3.1)

FY24 Pavement Program

(Goal M-3, Policy M-3.1)

Old Hayward Highland Association Pavement Improvement Program

(Goal M-3, Policy M-3.1)

FY24 New Sidewalk Project





General Plan Element: **Natural Resources**

(Goal NR-2, Policy NR-2.10, NR-6.10)

Recycled Water Phase II Projects

(Policy NR-1.5)

La Vista Park

(Goal NR-4.1, Policy NR-4.10)

1.4MW Solar Project at WPCF

(Goal NR-2, Policy NR-2.10, NR-6.10)

Transition 15% of City Fleet to EV/Hybrid Models

(Goal NR-2, Policy NR-2.10, NR-6.10)

Citywide EV Charging Strategy Upgrade & Publicly Accessible Faster Chargers





General Plan Element: **Community Safety**

(Goal CS-4, Policy CS-4.4, CS-4.5)

Fire Station No. 6 and Training Center





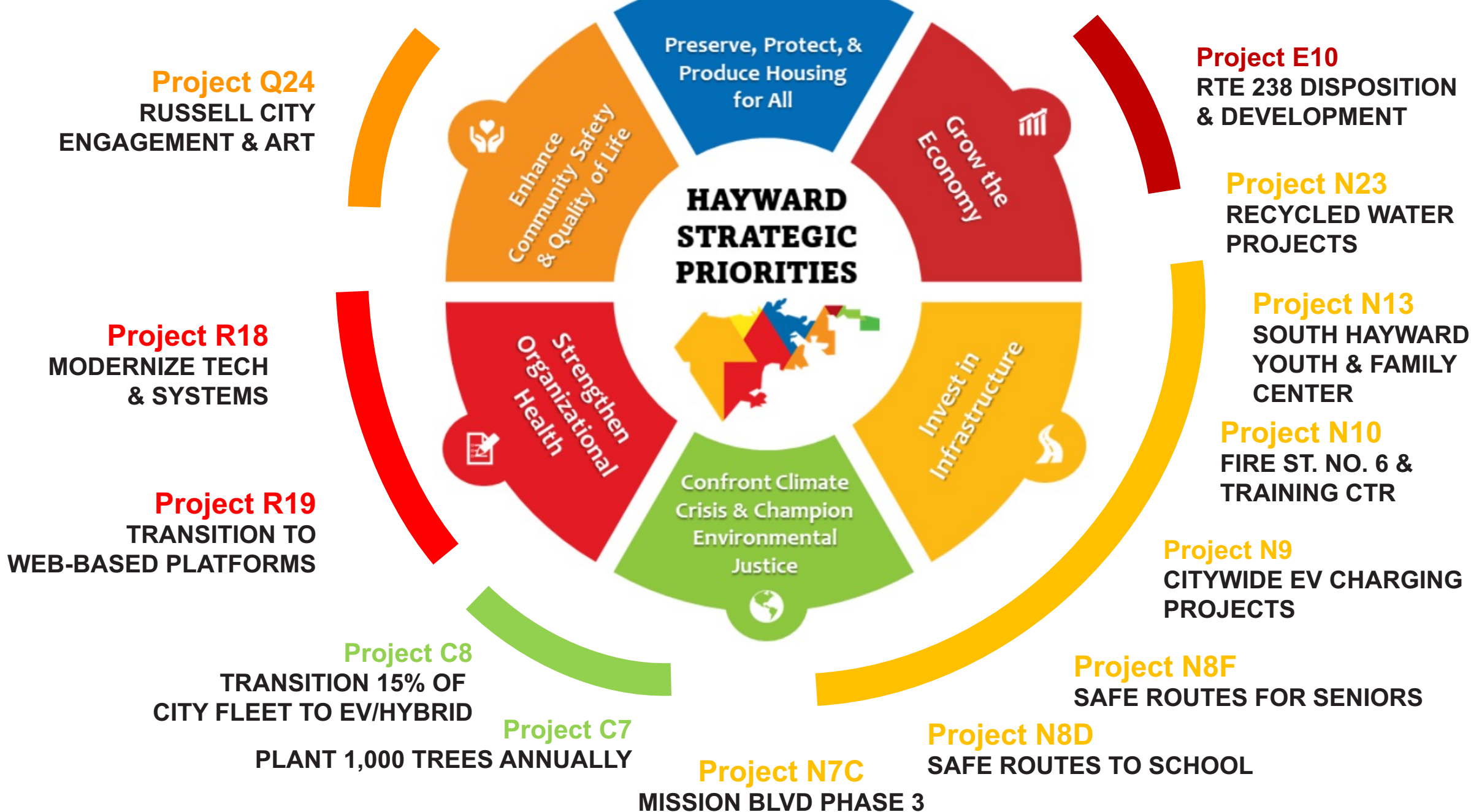
General Plan Element: Land Use

(Goal LU-4, Policy LU-4.11)

Jackson Corridor Beautification Project

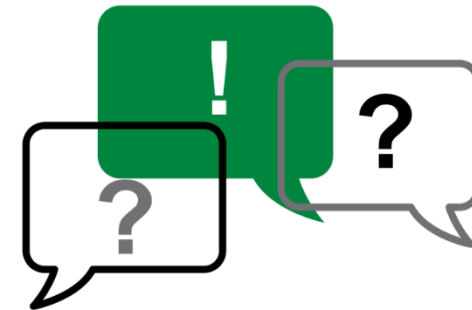
Pictured right: Tennyson Rd Median





Public Hearing Format:

- 1) Planning Commission Questions
- 2) Public Comments
- 3) Planning Commission Comments and Action



Recommended Action: That the Planning Commission finds that the Recommended FY 2024 – FY 2033 Capital Improvement Program (CIP) is consistent with the Hayward 2040 General Plan.

STAFF PRESENTATION

ITEM #2 WS 23-010

**Options and Recommendations Report for the Hayward
Residential Design Study**

Hayward Residential Design Study *Options and Recommendations*

**Work Session with the Planning Commission
April 13, 2023**

Elizabeth Blanton, Senior Planner & Taylor Richard, Assistant Planner



The City was awarded SB 2 grant in 2020



✓ **Zoning/General Plan Consistency**

- 1,500+ parcels that are zoned RS have GP designations that allow/require higher densities.
- Through rezoning or zoning overlay, these parcels will be brought into conformance with the GP.

✓ **Residential Objective Standards**

- Development of more detailed objective residential standards in response to SB 330 and other recent legislation.

Project Scope



Process



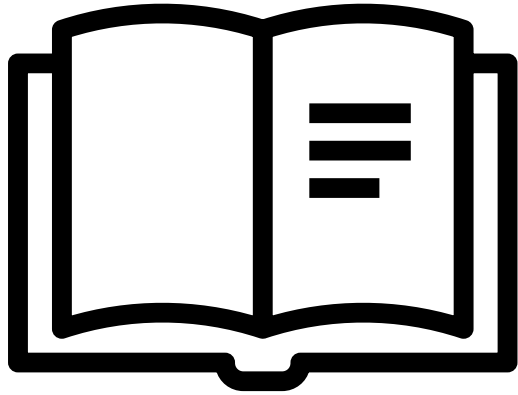
- ✓ Address building massing, height and setback standards
- ✓ Emphasize frontage treatments including landscaping
- ✓ Create a relationship between new and existing development
- ✓ Promote the development of missing middle housing

Initial Planning Commission & Council Feedback



- ✓ Allow for a variety of architectural styles
- ✓ Avoid bulky buildings
- ✓ Ensure well-designed open space
- ✓ Create a relationship between buildings and the street
- ✓ Take into consideration existing neighborhood characteristics

Initial Public Feedback



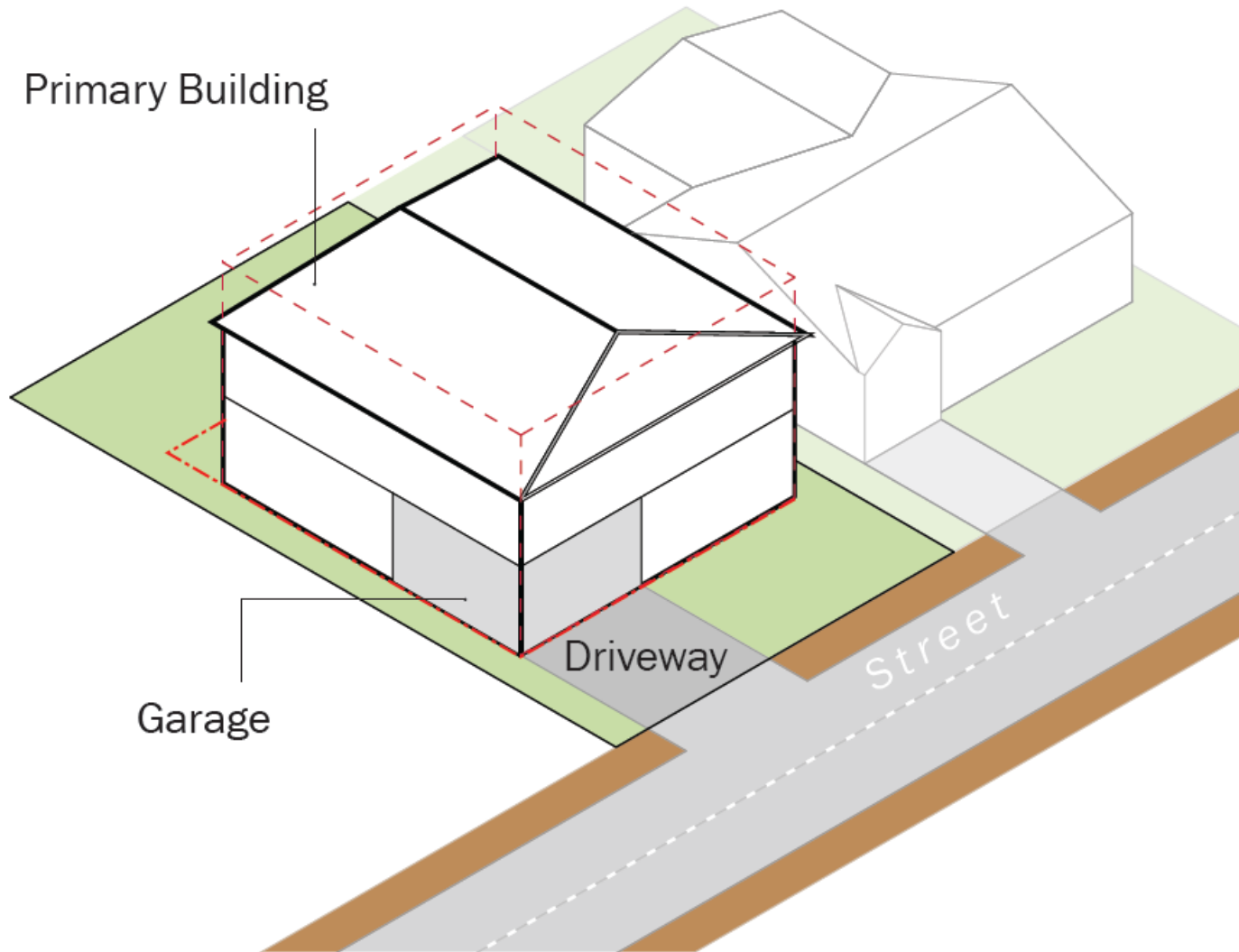
Objectives standards are "standards that involve **no personal or subjective judgment** by a public official and are **uniformly verifiable** by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal."

Objective Standards



- Requires jurisdictions to approve eligible housing developments projects that comply with all objective standards
- Prohibits jurisdictions from adopting development standard, that would effectively reduce the overall residential development potential that is currently allowed

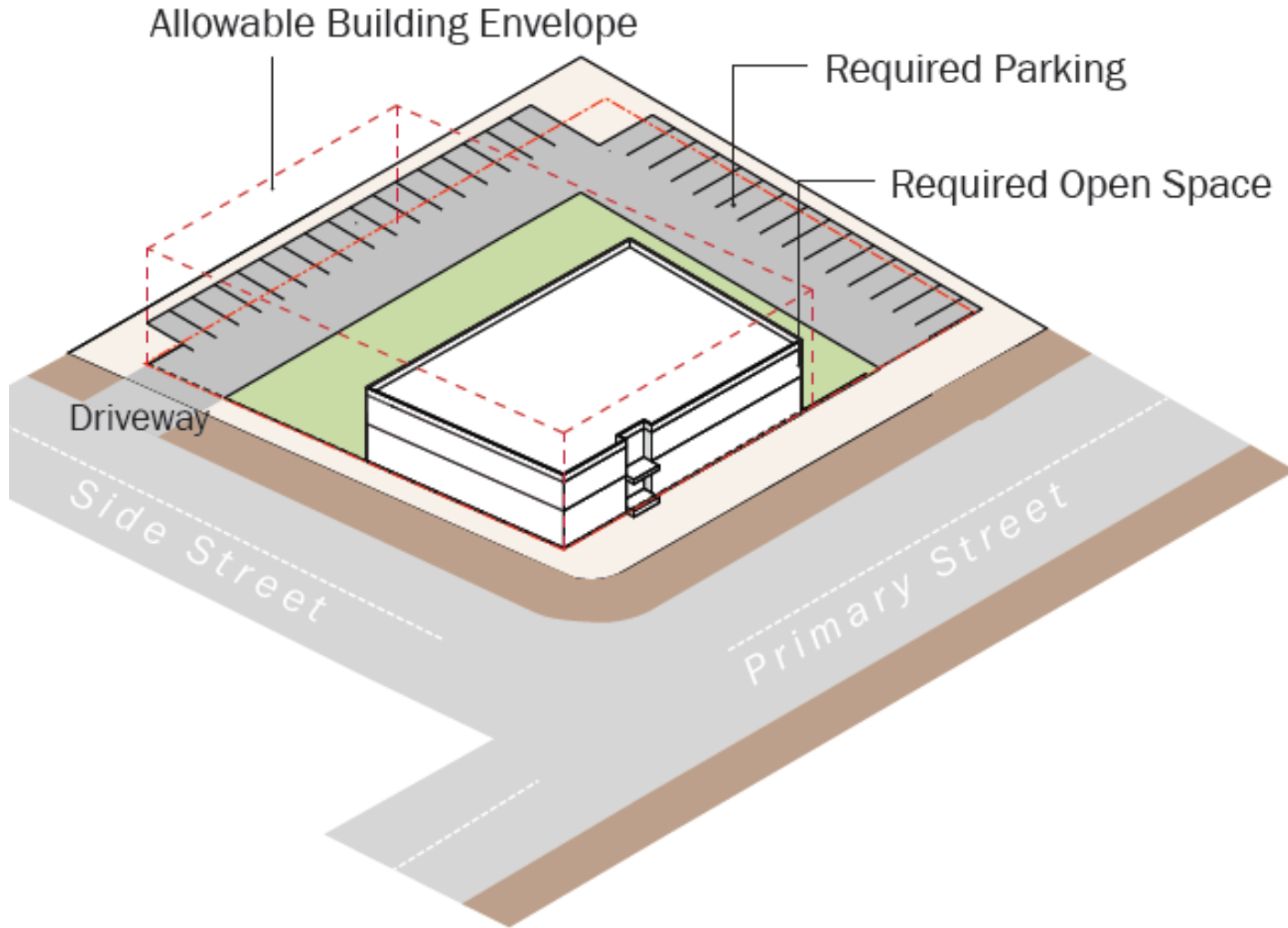
SB 330



Analysis Findings

- ✓ Maximum allowable density is achievable given current development standards
- ✓ Housing may be bulky and boxy
- ✓ Garages often take a considerable amount of frontage

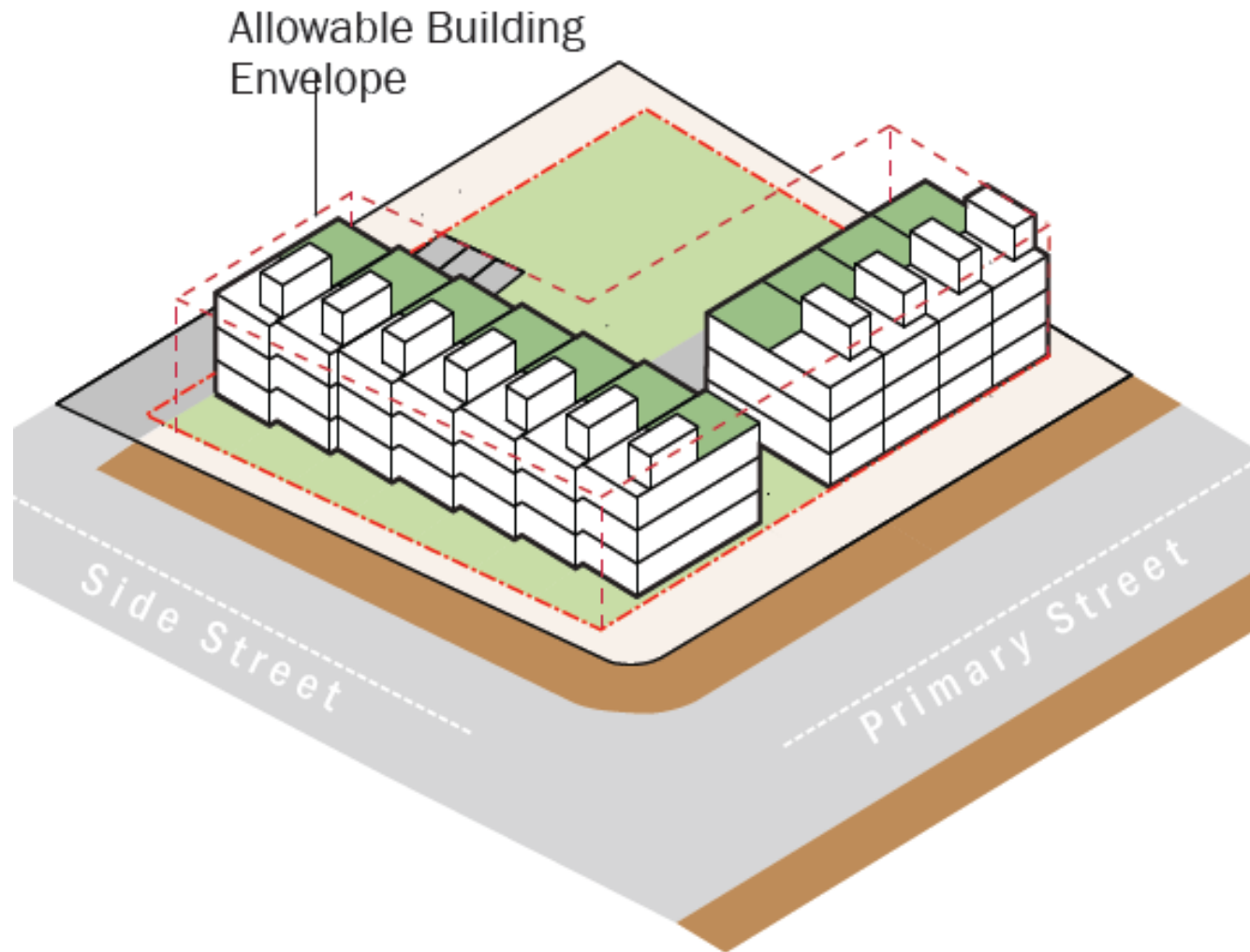
Current Regulations – RS Zoning District



Analysis Findings

- ✓ Maximum allowable density is achievable for apartment buildings, but not maximum allowable lot coverage
- ✓ Required parking is restrictive to site layout
- ✓ Maximum building height limits structures to 3 stories
- ✓ Open space standards are restrictive and difficult to understand

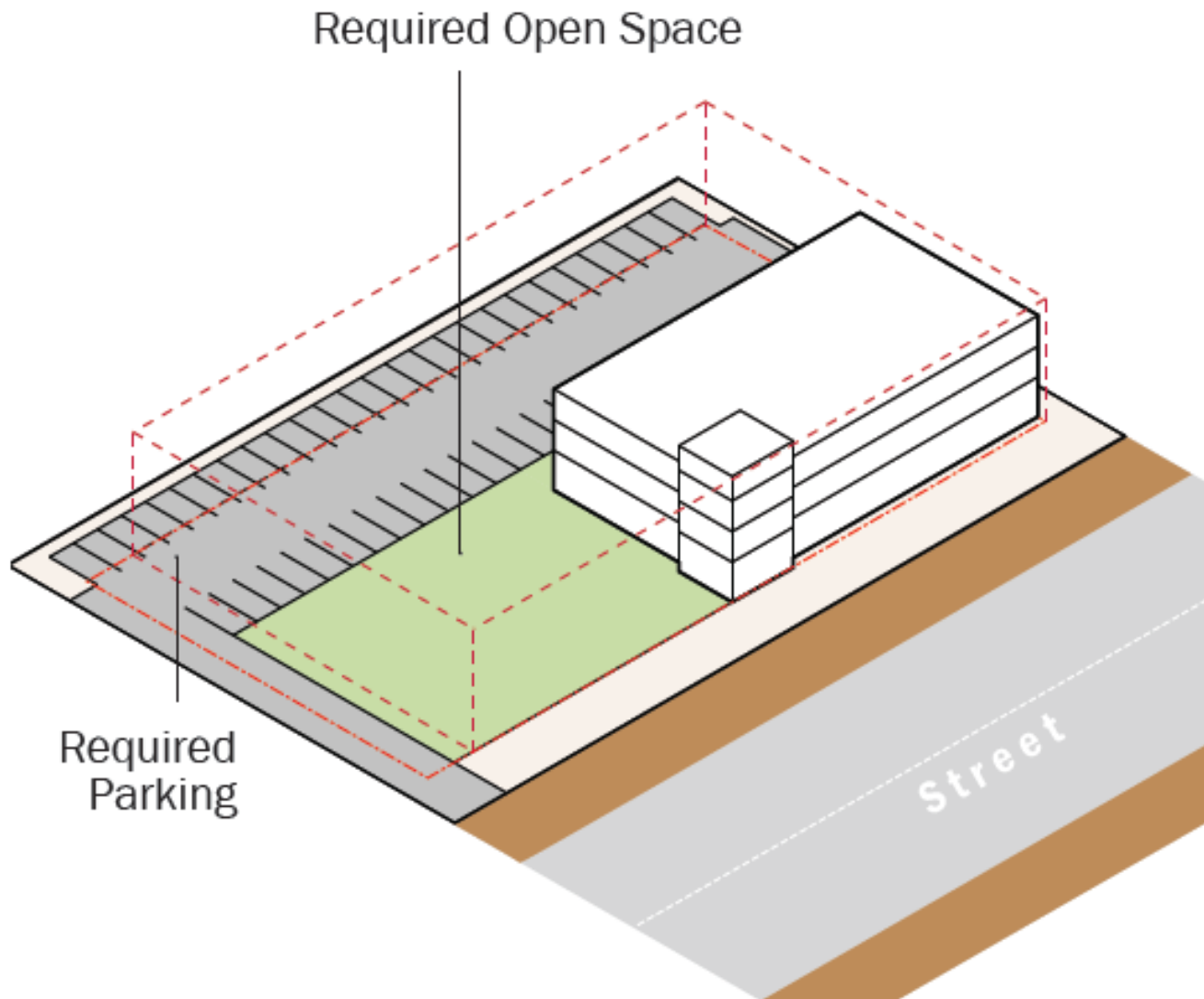
Current Regulations – RM Zoning District



Analysis Findings - Townhomes

- ✓ Maximum allowable density is challenging in a townhome project due to setback and lot coverage requirements

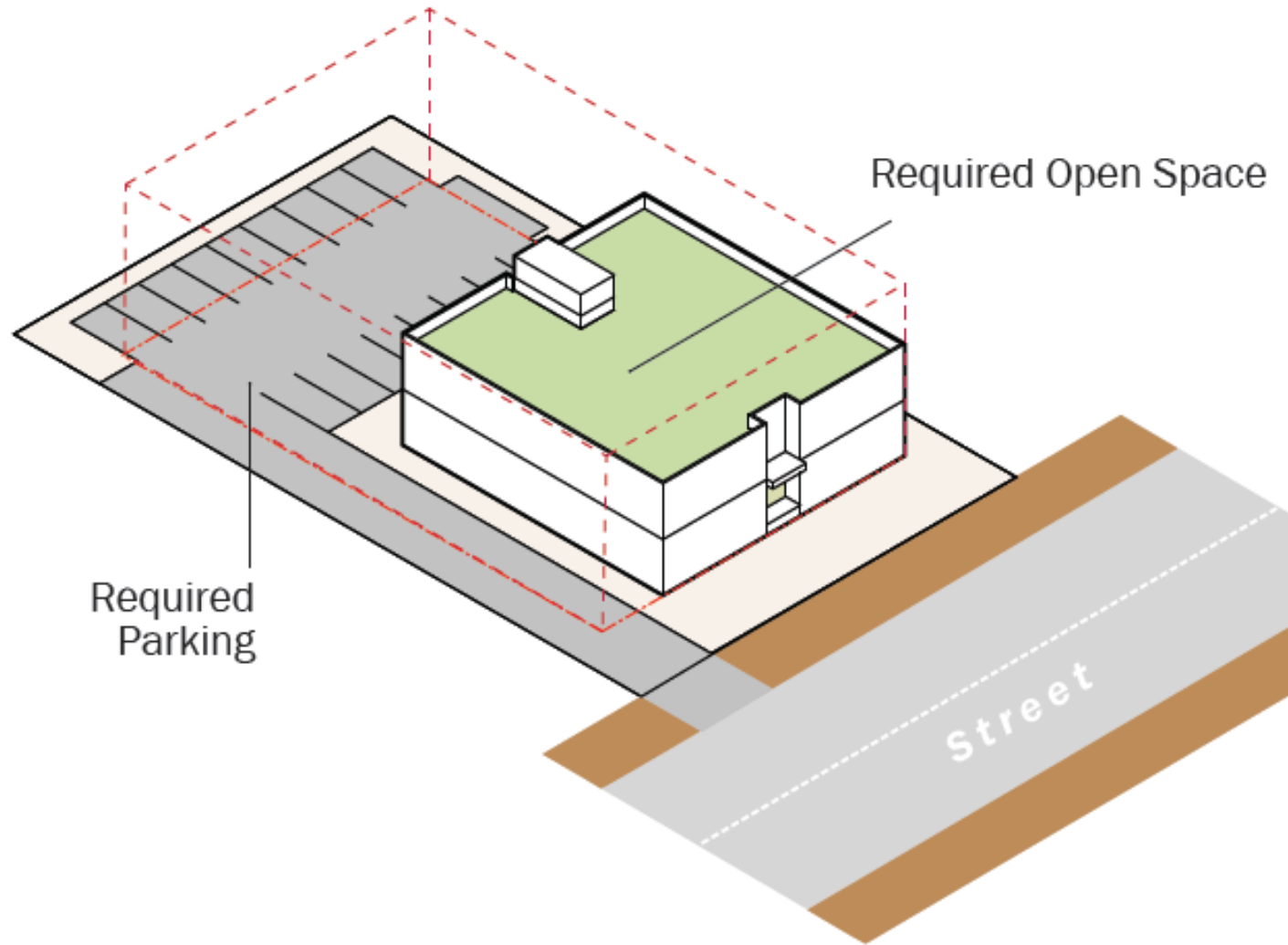
Current Regulations – RM Zoning District



Analysis Findings

- ✓ Maximum allowable density is not achievable due to development standards (parking, open space, setbacks, height)
- ✓ Lot sizes smaller than 18,000 square feet cannot achieve maximum allowable lot coverage

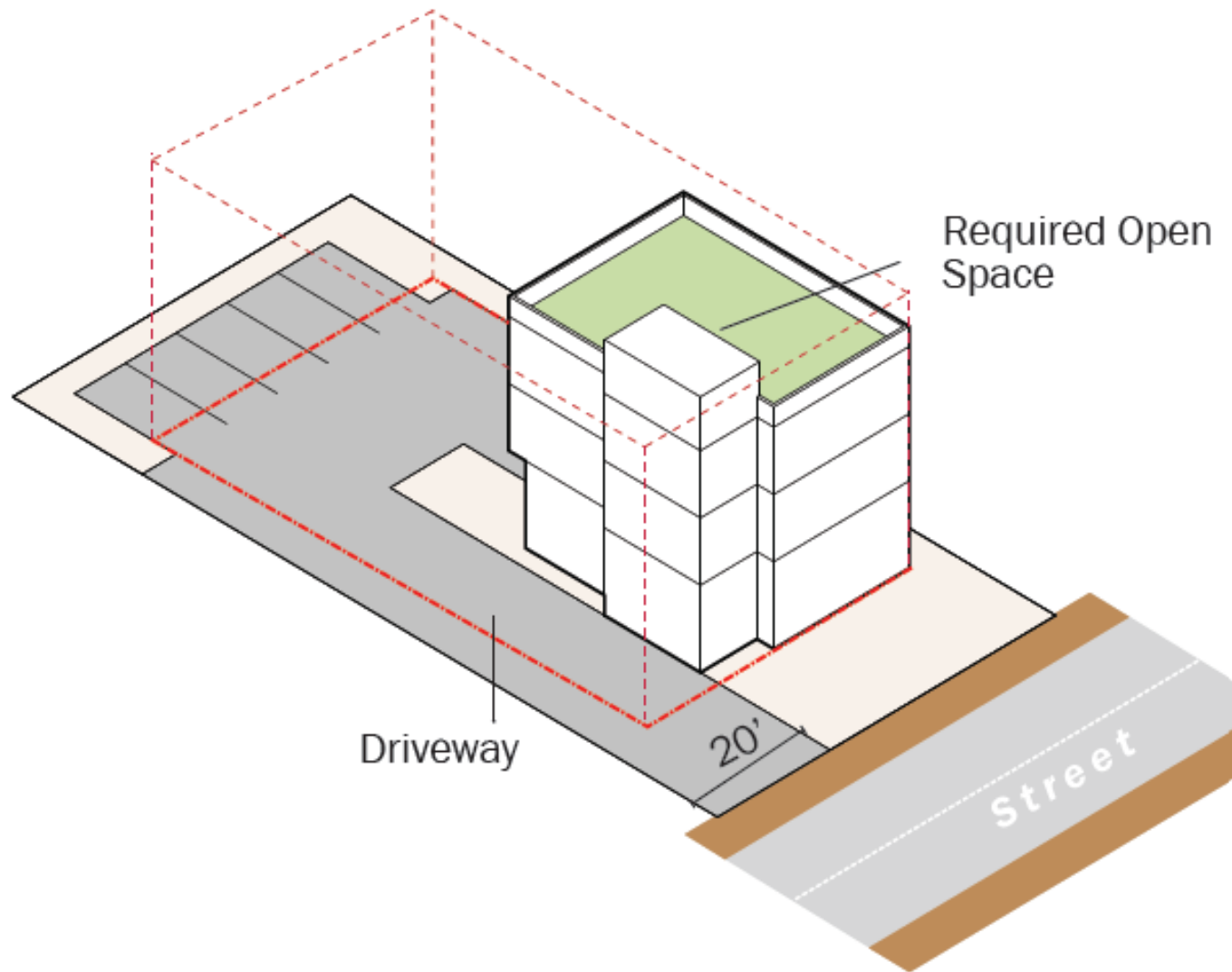
Current Regulations – RH Zoning District



Analysis Findings

- ✓ Maximum allowable density is not achievable due to development standards (parking, open space, setbacks, height)
- ✓ Lot sizes smaller than 18,000 square feet cannot achieve maximum allowable lot coverage

Current Regulations – RH Zoning District



Analysis Findings

- ✓ Maximum allowable density is not achievable due to development standards (parking, open space, setbacks, height)
- ✓ Lot sizes smaller than 18,000 square feet cannot achieve maximum allowable lot coverage

Current Regulations – RH Zoning District

TOPICS ADDRESSED

- Site Development
- Building Height
- Building Massing
- Building Frontage
- Architectural Styles
- Open Space
- Lighting and Landscaping
- Parking Garage Design

Options and Recommendations

RECOMMENDATION:

The City should consider establishing site development standards based on the size of the parcels, lot widths, and the context such as street width and adjacencies.

Some options to consider for building setbacks:

- Reduce front and rear setbacks for multifamily zones.
- Reduce front setbacks in single-family zones if certain architectural features are included.

Site development standards such as minimum **setbacks**, maximum **lot coverage**, etc. together with maximum **building heights** and **parking** requirements affect the feasibility of achieving maximum allowed densities and the building to street relationship.

Site Development

RECOMMENDATION:

Update building height and other site development standards of RM and RH parcels to be more consistent with building heights and site development standards in the Mission Boulevard Code (MBC).

Increase maximum allowable height for residential only **buildings of four stories** to **50 feet**.

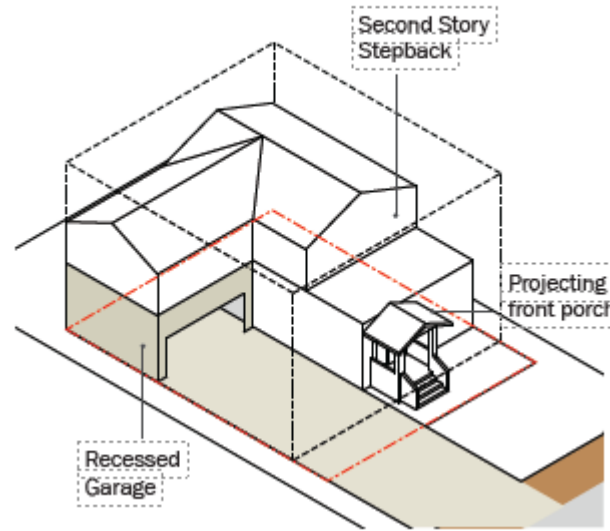
Increase maximum allowable height (measured up to highest finished floor) for residential only **buildings of five stories** to **60 feet**.

Building Height



RECOMMENDATION:

Update standards to include building step-backs for new two-story single-family homes or second story additions to single family homes or for multifamily residential development taller than two stories, to break the mass and bulk of the building and create a visually pleasing street environment due to variation in building form.



Building Massing

RECOMMENDATION:

The City should consider updating current standards for building frontage, ground floor treatment, facade treatment, fenestration, roof variation, front yard treatment, and fencing.

Options for quantifiable standards would be:

- Minimum ground floor height of 14' for non-residential uses
- Transparent facade to encourage "eyes on the street".
- Vertical rhythm of bays min 15', max 50' wide.
- Qualitative standards for entrance, lighting, seating.

Building Frontage



Ground floor articulation, focusing on entrances, materials, transparency, facade articulation, fenestration, etc. to strengthen the building-to-street relationship

RECOMMENDATION:

Allow a diversity of architectural styles and building types by not making design standards too prescriptive around any particular architectural style.

Architectural Styles

RECOMMENDATION:

Update standards to make open space requirements easy to understand and apply to projects.

Provide clear definitions of the different types of open spaces desired to ensure good quality shared spaces such as outdoor open space, rooftop or podium top landscaped area, indoor common use spaces, and private open spaces such as balconies, patios and terraces.

Some options for consideration would be:

- Reduce open space requirement to 150 s.f./unit for 1-3 story buildings;
- Reduce open space requirement to 75 s.f./unit for 4+ story buildings.
- Allow some setbacks to count toward open space if “usable”.
- Reduce front setback to create more space for usable common open space elsewhere on the parcel.
- Allow increased building height for roof garden structures.
- Minimum private open space requirement of 50 square feet per dwelling.

Open Space

RECOMMENDATION:

Codify lighting standards.

Limit area of impervious surface on the parcel by establishing maximum percentage for paved area.

Require surface parking lots to have stormwater systems such as bioswales along with landscaping and trees.

Require front setbacks to have landscaping and planting for privacy.

Landscape **reduces stormwater run-off**, **improves privacy**, and creates an **aesthetic transition** between the building and the street. Well-lit buildings contribute to a **sense of security**.

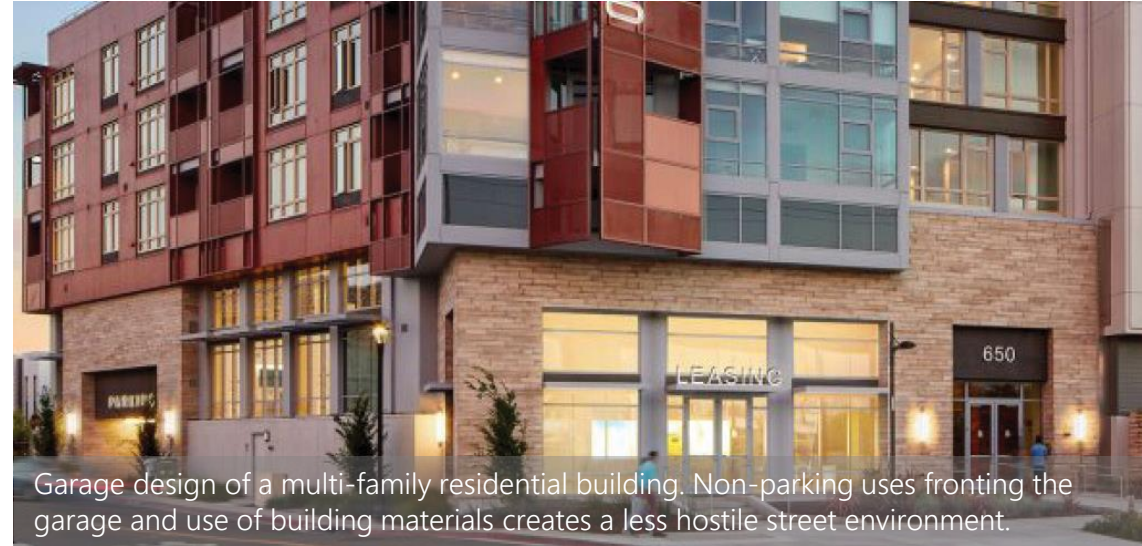
Lighting and Landscaping

RECOMMENDATION:

Include design standards for parking garages to avoid blank facades and long garage walls or parking lots along the street.

For single family homes, require garages to be set back from the primary building.

Parking Garage Design





Focus Group Participants

- ✓ Market rate and affordable housing developers, architects, neighborhood and advocacy groups, and residents

Common Themes to Date

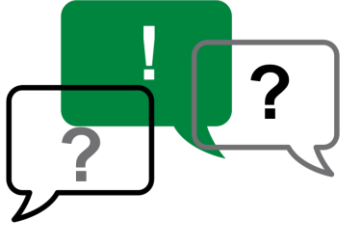
Single Family Development

- ✓ Front porches, variation in form
- ✓ Larger setbacks for garages or locate in the rear

Multifamily Development

- ✓ Increase height limits
- ✓ Step-back requirements above 2nd floor
- ✓ Landscaping, balconies, window placement
- ✓ Conceal parking facilities
- ✓ Prioritize common open space; Flexible list of amenities

Focus Groups on Options and Recommendations



Questions for Discussion

- 1 Which of the recommendations and related options are not right for Hayward?
- 2 Are there any other residential design issues not discussed in this report that should be considered when preparing the updated standards?