

**PLANNING COMMISSION MEETING  
THURSDAY, FEBRUARY 8, 2024**

**PRESENTATIONS**

## **STAFF PRESENTATION**

### **ITEM #1 PH-24-004**

**Main and B Street: Proposed Six-Story Mixed-Use Development Containing 30 Residential Apartment Units, a 1,005-Square-Foot Ground Floor Commercial Space and Parking Garage with Automated Parking Stacker System on a Vacant 0.17-Acre Parcel Located at 966 B Street (APN 428-0056-057-00) Requiring Approval of Major Site Plan Review, a Density Bonus and Environmental Consistency Checklist pursuant to CEQA for Application No. SP-23-0006;  
Applicant/Architect: Toby Long and Joshua Jewett of Clever Homes by Toby Long design; Property Owner: Chris Music, Main & B Developments LLC.**

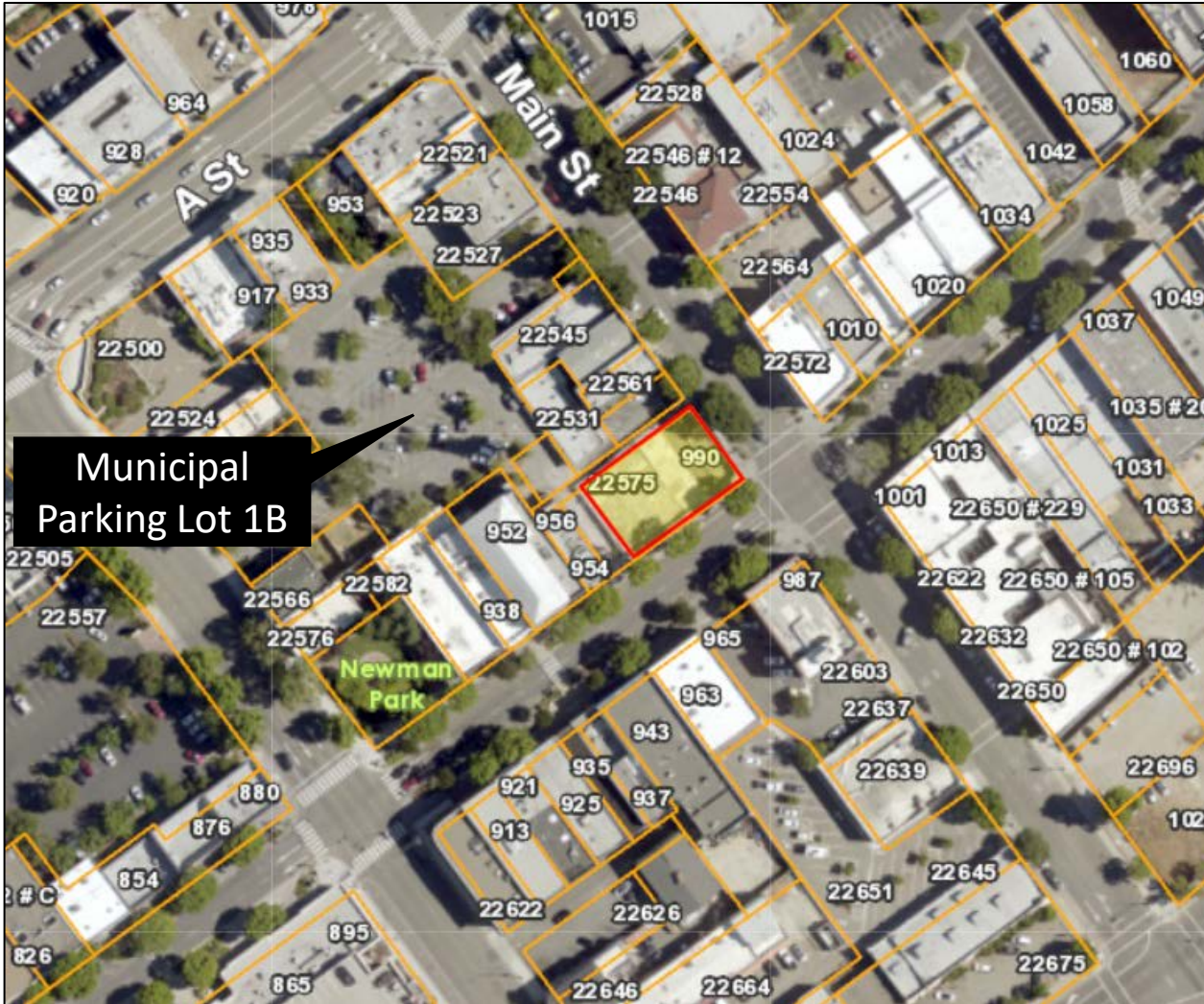
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# 966 B Street Mixed-Use Development

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Planning Commission Hearing  
February 8, 2024  
Steve Kowalski, Associate Planner





## Site Details

- 7,668 sq. ft. parcel (0.176 acres)
- Previously developed with commercial buildings that burned down in 2020
- Bordered by B & Main Streets and public alleys leading to Municipal Parking Lot 1B
- Zoning: Downtown-Main Street (DT-MS)
- General Plan Land Use Designation: City Center-Retail & Office Commercial
- Nearby public parking provided in Lot 1B, on-street along B & Main Streets

**Project Site**



# Background/History

- **Circa 1920s:** Property is first developed with commercial buildings; various businesses occupy them over several decades
- **January 2019:** City Council approves CUP to allow 990 Bar & Lounge to occupy corner tenant space
- **December 2019:** Buildings are severely damaged by fire that started accidentally while roofs were being repaired
- **January 2020:** City issues demolition permit to allow removal of remaining portions of damaged structures
- **May 26, 2022:** Applicant presents proposal to Council Economic Development Committee to obtain preliminary feedback
- **January 24, 2023:** Applicant submits Major Site Plan Review & Density Bonus applications

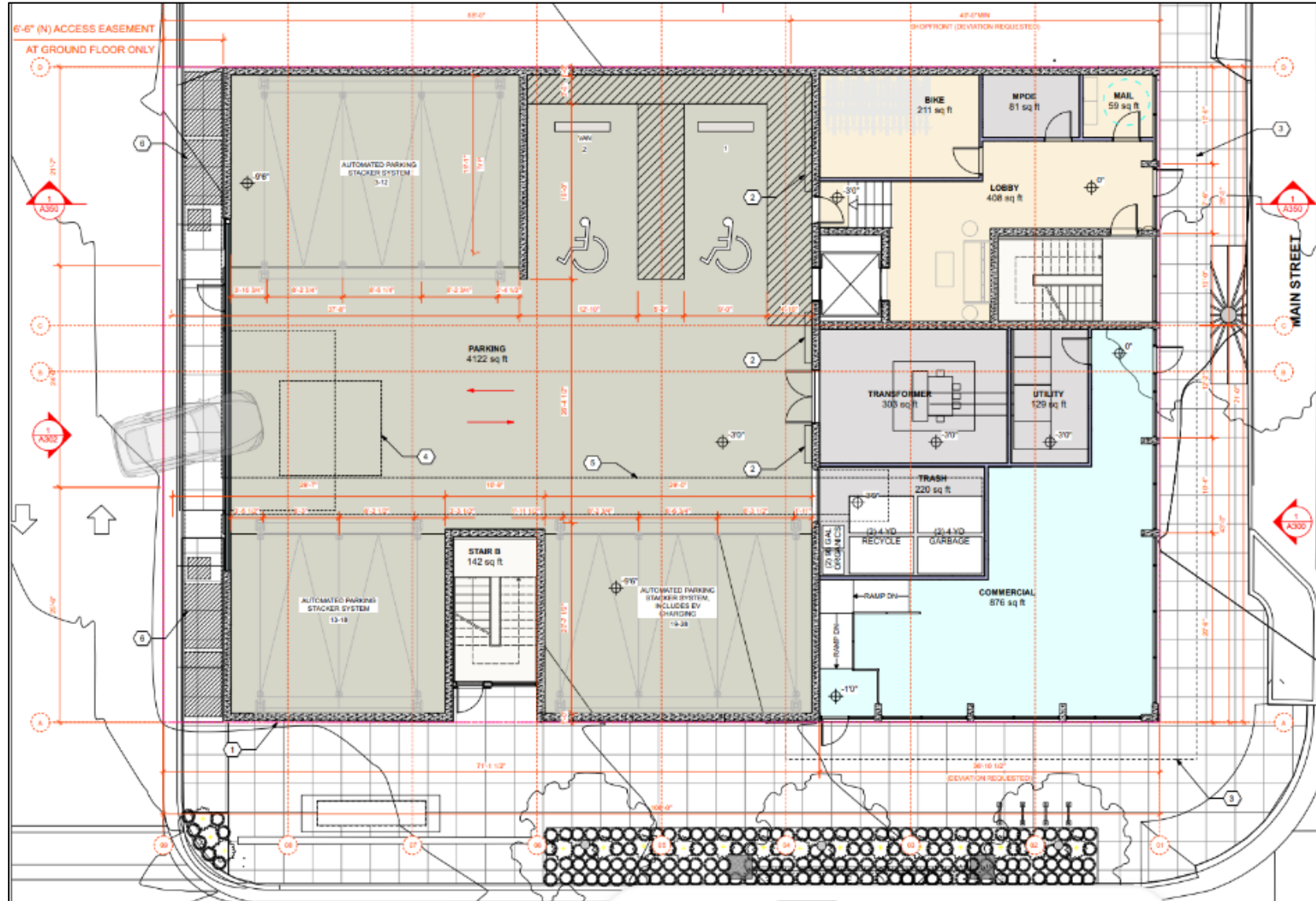
# Proposal

- 6-story mixed-use building w/ commercial space and parking garage on ground floor & 30 residential apartments on upper 5 floors, including 10 one-bedroom, 10 two-bedroom and 10 three-bedroom units
- 1,005 sq. ft. ground-floor commercial space adjacent to street corner
- Residential lobby w/ elevator, mail room and bike storage room along Main St.
- 28-space parking garage w/ automated vehicle stacker system accessed through roll-up door via alley off B Street
- Rooftop deck w/ shared outdoor amenities for residents and room for future solar panel installation
- Removal of all existing street trees along B Street and replacement with new crape myrtles to match City-selected species for future street tree plantings

# Architect's 3-D Rendering

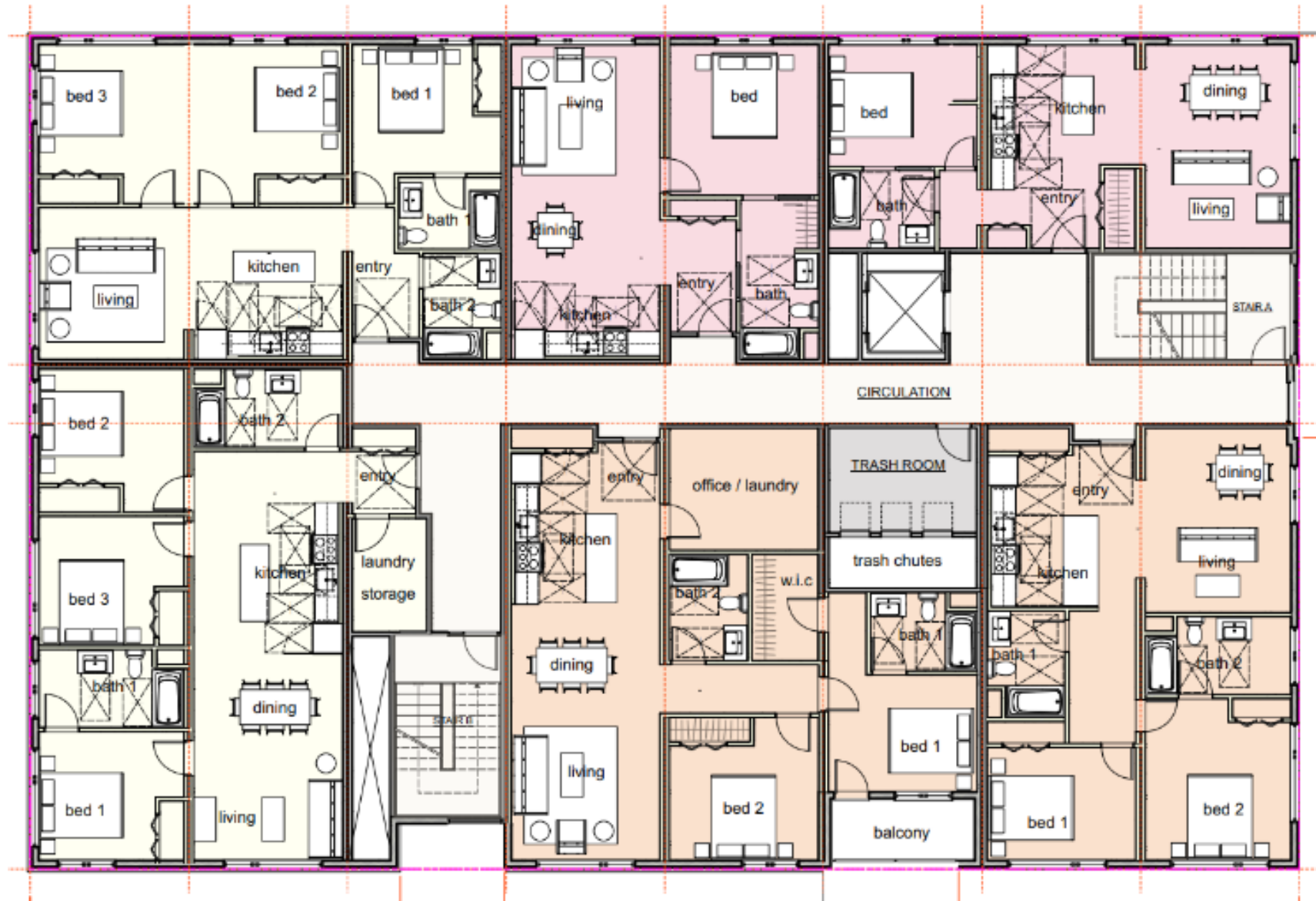


# Ground Floor/Street Level Plan

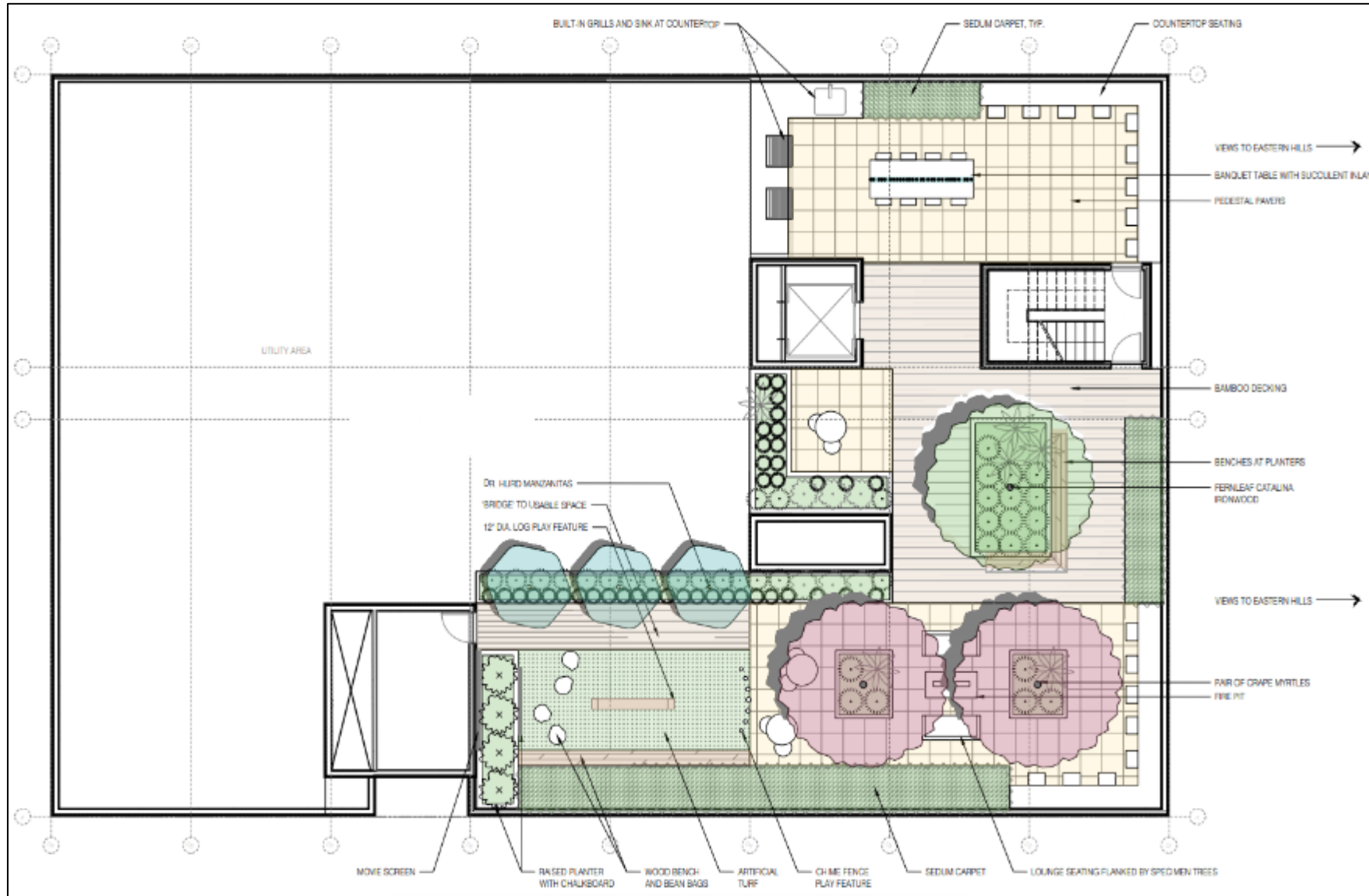




# Floor Plan for Floors 2-6



# Roof-Level Floor Plan



# Density Bonus Request

- Zoning of Property allows for up to 20 units (base # of allowable units)
- By providing 15% of base # of allowable units (3 units) as affordable to Very Low-Income (VLI) households earning 30%-50% of AMI, applicant is entitled to a 50% density bonus
- 50% of base # of allowable units is 10 additional units
- Project is entitled to a total of 30 units (27 market-rate units and 3 VLI units)
- Project is also entitled to unlimited # of waivers from applicable development standards and up to 3 concessions

# Requested Density Bonus Waivers

- To exceed maximum Floor Area Ratio (FAR) limit of 1.5 prescribed by General Plan
  - Proposed FAR is 5.75 (a building complying with the maximum 1.5 FAR limit could only 1.5 floors)
- To exceed maximum parapet height of 75 feet
  - Building is approximately 78 feet to top of parapet
- To exceed maximum lot coverage limit of 95%
  - Building footprint covers 100% of lot
- To not meet minimum ground-floor building depth requirement of 40 feet
  - Ground floor building depth is only ±37 feet because parking garage takes up remainder of 1<sup>st</sup> floor
- To not meet minimum building stepback requirement of 10 feet for the 6<sup>th</sup> floor
  - 6<sup>th</sup> floor has no stepback from property lines, just like floors 1-5
- To not meet minimum residential parking requirement of 1 space per unit
  - Project provides 28 total spaces for 30 total units, 2 short of minimum requirement
- To not meet minimum parking stall width requirement for standard-sized garage parking spaces
  - Parking spaces are approximately 1 foot narrower than minimum requirement, but proposed automated stacker system will still accommodate all standard-sized vehicles



# Downtown Specific Plan Conformance



- ✓ **Land Use Goal 1** – Downtown is transformed into a vibrant, walkable City Center that serves as a regional destination to live, work, and play for City residents, neighboring communities, and local college students.
- ✓ **Land Use Policy LU-3 – Opportunity Sites:** Encourage development and improvement of opportunity sites that have potential to attract developer interest in the Downtown and generate more economic activity.
- ✓ **Housing Policy H-1 – Housing Supply:** Encourage residential development at the maximum density allowed in the General Plan, where feasible, to spur more housing production, including affordable and market-rate housing, and attract a wide spectrum of people to live Downtown.
- ✓ **Long Term Vision Goal 2.2** – Downtown Hayward is a regional destination, celebrated for its distinct history, culture, and diversity; providing shopping, entertainment, employment, and housing options for residents and visitors of all ages and backgrounds...

# General Plan Conformance

GP Policies calling for establishment of Downtown as a revitalized, vibrant mixed-use district offering variety of housing opportunities for all income levels & thriving street-level commercial uses:



- ✓ **Land Use Policy LU-1.4** – Revitalization and Redevelopment
- ✓ **Land Use Policy LU-1.5** – Transit-Oriented Development
- ✓ **Land Use Policy LU-2.4** – Downtown Retail Frontages
- ✓ **Land Use Policy LU-2.5** – Downtown Housing
- ✓ **Housing Policy H-2.3** – Inclusionary Housing
- ✓ **Housing Policy H-3.1** – Diversity of Housing Types
- ✓ **Housing Policy H-3.4** – Residential Uses Close to Services

A nighttime photograph of a city and a bridge over water. The city lights are visible in the foreground and middle ground, while the bridge spans across the water in the background. The sky is dark with some light trails.

## **STAFF RECOMMENDATION:**

That the Planning Commission approve the proposed project and Density Bonus request based on the draft findings and subject to the recommended conditions.