

**PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 22, 2024**

PRESENTATIONS

STAFF PRESENTATION

ITEM #1 PH-24-005

Proposed Vesting Tentative Tract Map (Tract 8600) and Modification of an Affordable Housing and Density Bonus Plan from the Previously Approved Zone Change, Site Plan Review, Density Bonus and Environmental Review Application No. 202101491 for a 22 Unit Townhome Development located at 27865 Manon Avenue (APN 453-0090-014-00). Application No. TM-23-0009, Applicant: Abraham Halaw, Briscoe Construction; Owner: Sunflower Manon

Manon Townhomes

Vesting Tentative Tract Map and
Modification of Affordable Housing/Density Bonus Plan
for a Previously Approved Townhome Development
at 27865 Manon Avenue

Planning Commission Hearing
February 22, 2024
Elizabeth Blanton, AICP, Senior Planner





Project Entitlements

Previously Approved *(October 2022)*

- ✓ **Rezoning** from RS to RM
- ✓ **Site Plan Review** for 22-unit rental townhome development
- ✓ 30% **Density Bonus** and two Density Bonus waivers

New Application

- ✓ **Vesting Tentative Tract Map** to be able to sell the units individually
- ✓ Modifications to **Affordable Housing/Density Bonus Plan**

Tennyson High School

Tyrrell Elementary School

Cesar Chavez Middle School

Mission Blvd

Weekes Community Center Park & Library

South Hayward BART

Huntwood Ave



Tennyson Rd

Tennyson Park



Project Site

Project Location

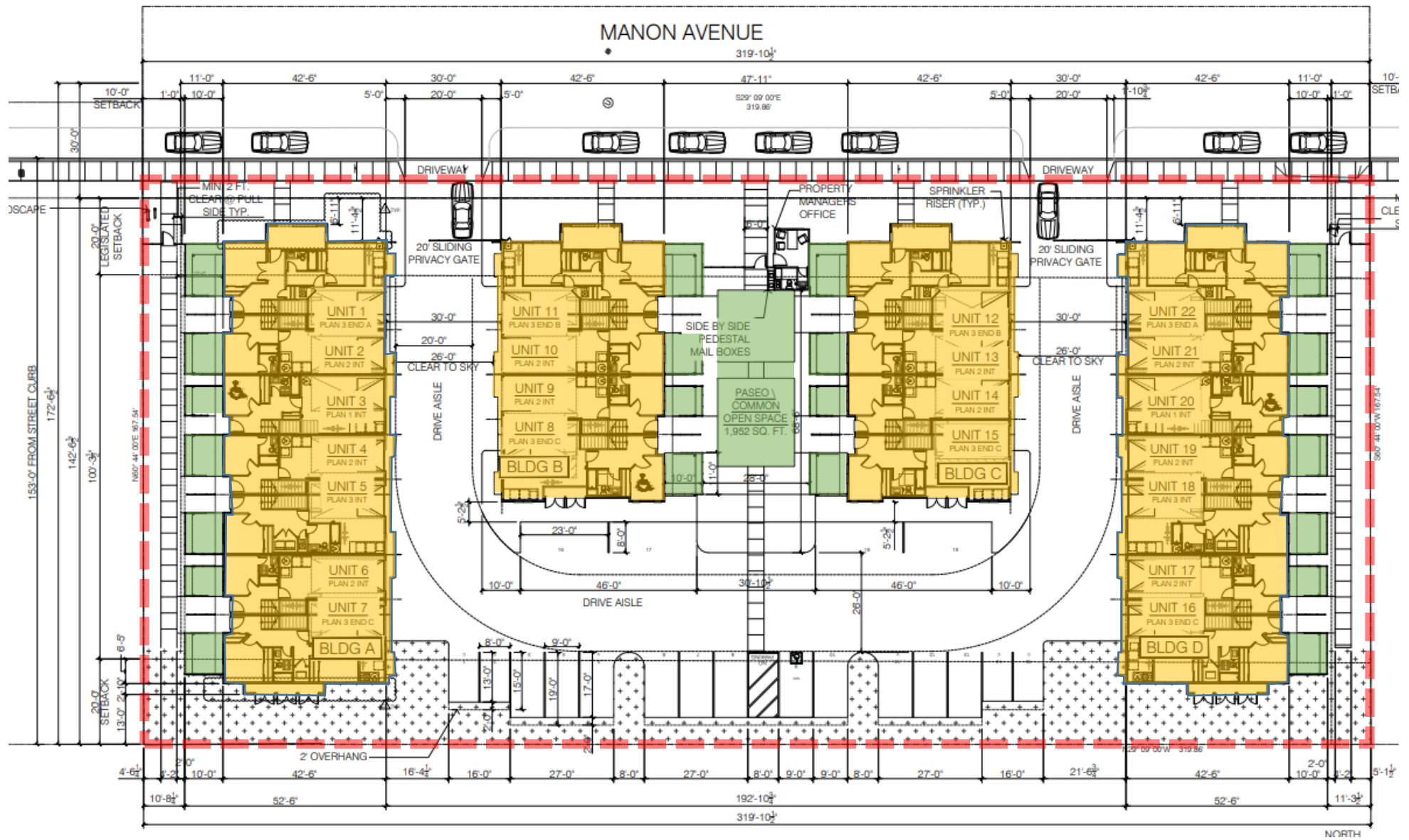
- ✓ 27865 Manon Avenue
- ✓ 0.98 acres

Zoning District

- ✓ Medium Density Residential (RM)

General Plan Land Use Designation

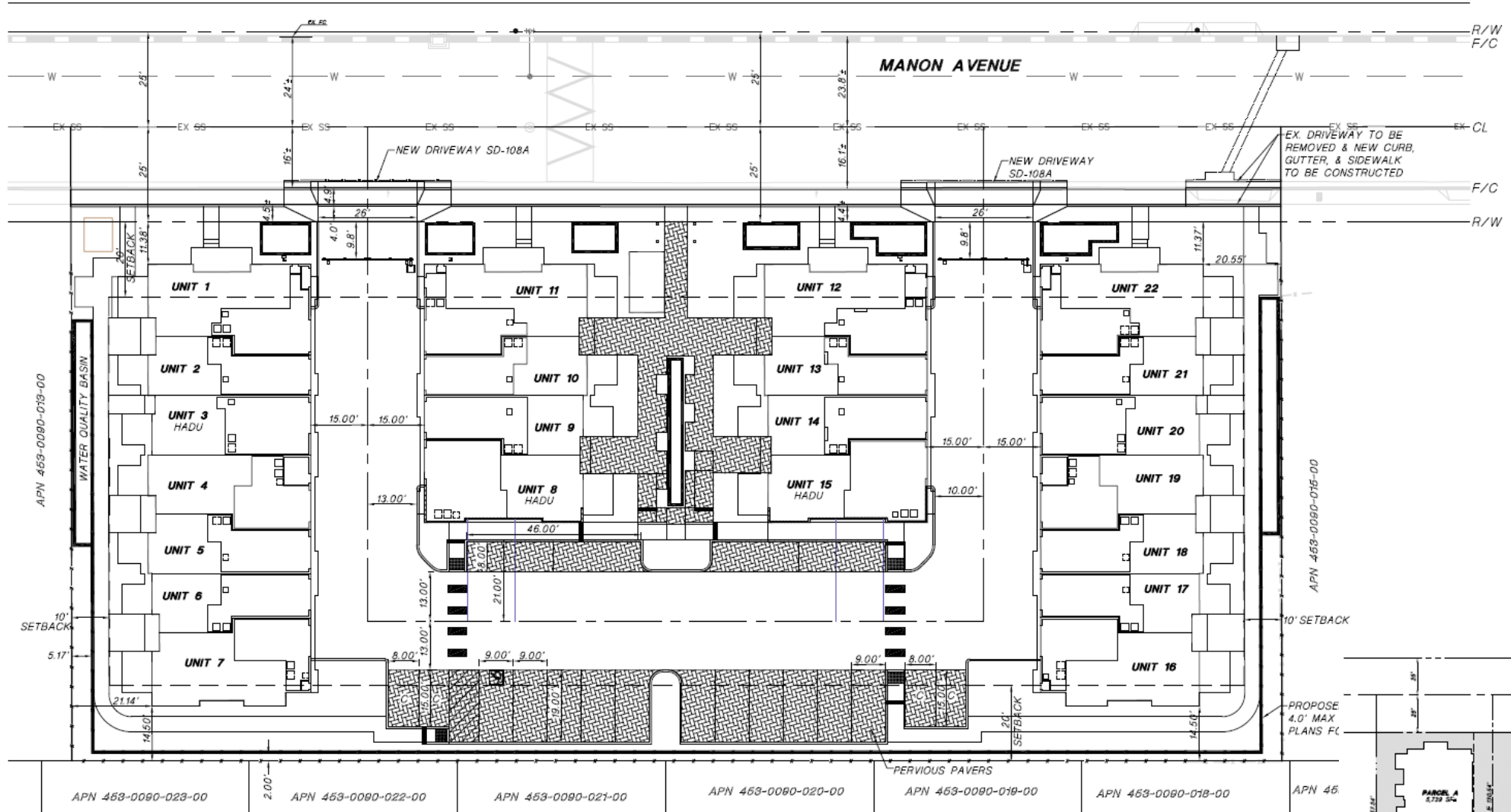
- ✓ Medium Density Residential (MDR)



Site Plan *(Approved in 2022)*

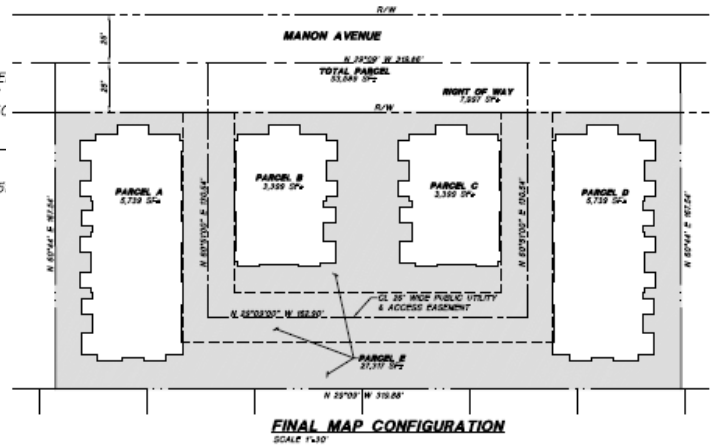


Elevations from Manon Ave *(Approved in 2022)*



EX. DRIVEWAY TO BE REMOVED & NEW CURB, GUTTER, & SIDEWALK TO BE CONSTRUCTED

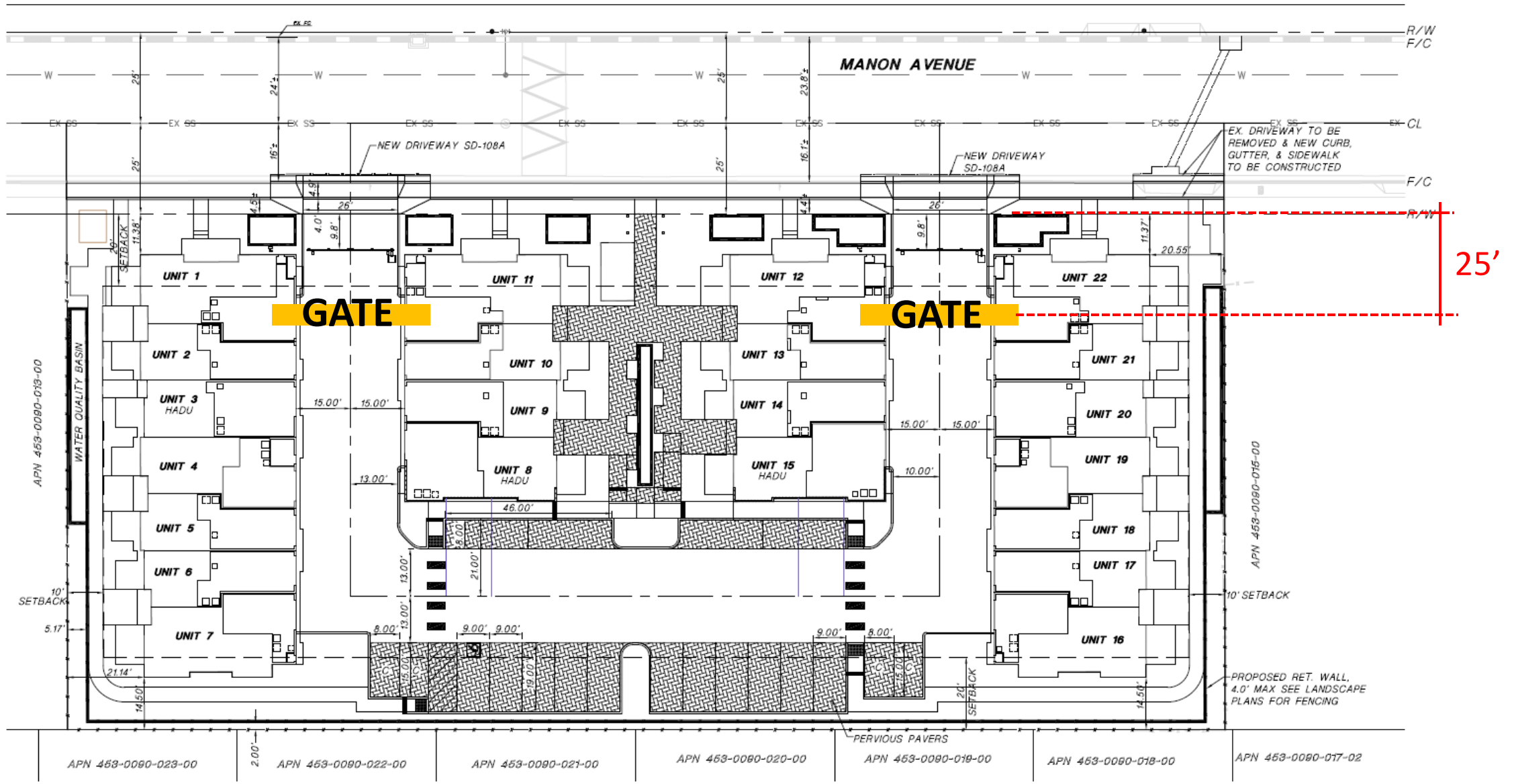
PROPOSE 4.0' MAX PLANS FC



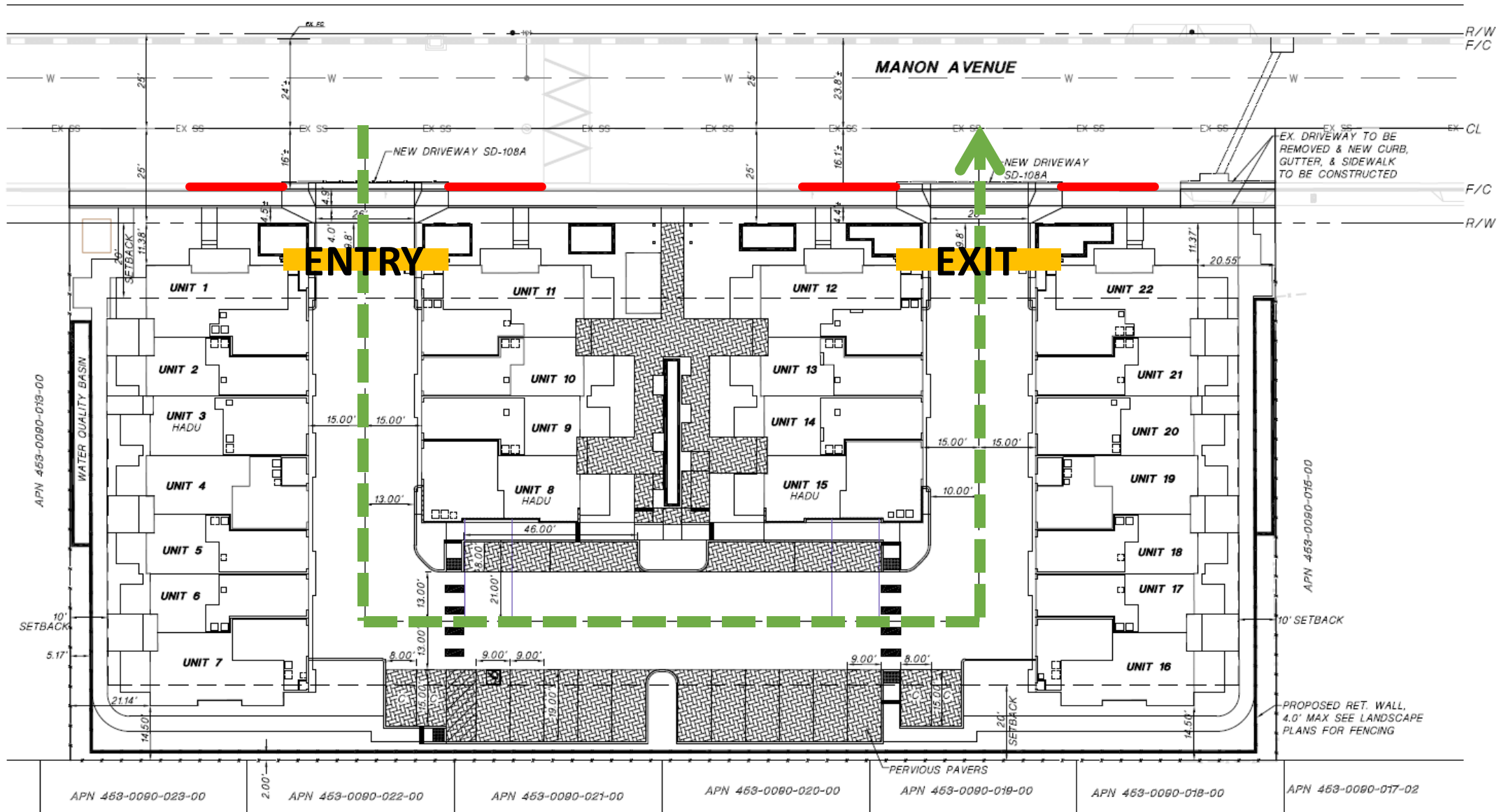
Vesting Tentative Tract Map

	Previously Approved	Proposed Revision
Affordable Units	<ul style="list-style-type: none"> Two rental units deed-restricted to be affordable to very low-income households 	<ul style="list-style-type: none"> Two ownership units deed-restricted to be affordable to very low-income households Payment of an in-lieu fee for 0.04 fractional unit
Density Bonus Waivers	<ul style="list-style-type: none"> Reduced front yard setback Reduced rear yard setback 	<ul style="list-style-type: none"> Reduced front yard setback Reduced rear yard setback Reduced queuing space for vehicles in front of security gate Removal of turnaround area for vehicles in front of security gate

Proposed Revisions to Affordable Housing/ Density Bonus Plan



Security Gate Requirements



New Conditions of Approval



27865 Manon Avenue Townhome Project

Environmental Consistency Checklist Pursuant to
CEQA Guidelines Section 15183

prepared by
City of Hayward
Development Services Department, Planning Division
777 B Street
Hayward, California 94541
Contact: Elizabeth Blanton, AICP, Senior Planner

prepared with the assistance of
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, California 94612

June 2022



Infill Consistency Checklist

- ✓ Prepared for the original entitlement application
- ✓ No changes to the buildings, landscaping, or grading are proposed
- ✓ No further environmental review is required

Environmental Review



- ✓ Vesting Tentative Tract Map **complies with development standards** of the RM zoning district and **Subdivision Map Act requirements**
- ✓ Modified Affordable Housing/Density Bonus Plan **complies with Affordable Housing Ordinance** requirements for ownership projects
- ✓ **Additional Density Bonus waivers are permitted** per State Density Bonus Law

Staff Analysis

STAFF RECOMMENDATION

That the Planning Commission:

- ✓ Recommend that the City Council approve the proposed Vesting Tentative Tract Map and Modification to the Affordable Housing/Density Bonus Plan

STAFF PRESENTATION

ITEM #1 RPT 24-012

General Plan Annual Progress Report - 2024

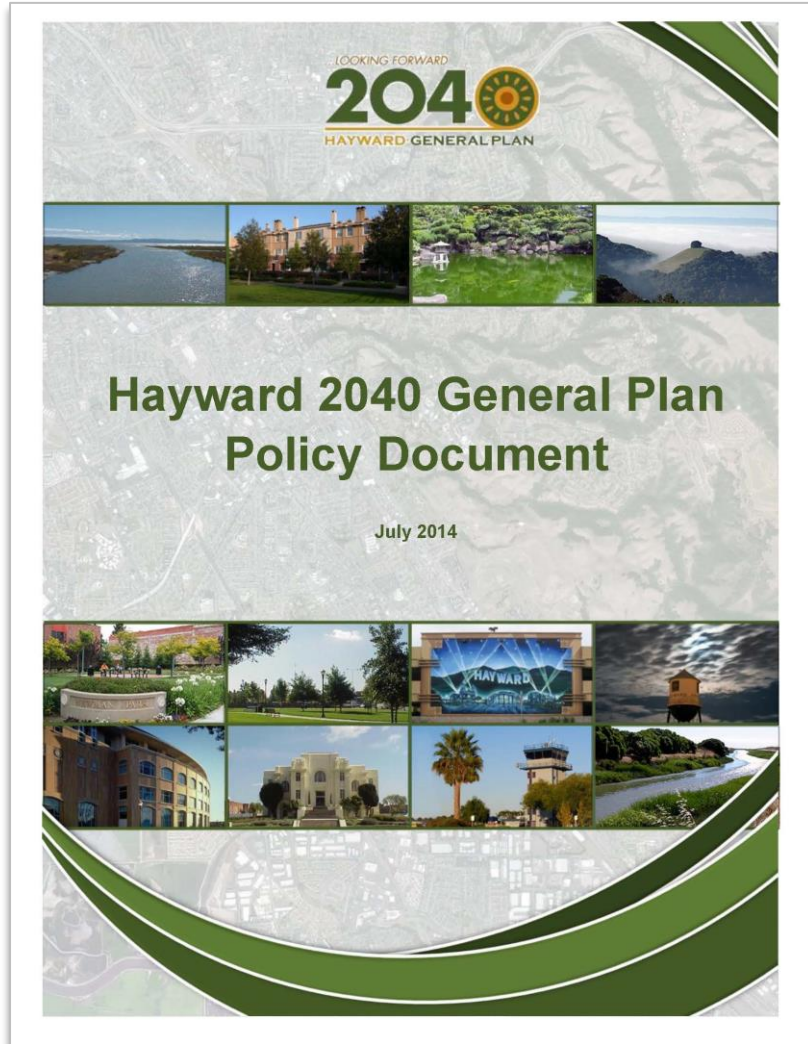
Hayward 2040 General Plan

Annual Progress Report

Planning Commission
February 22, 2024



Background

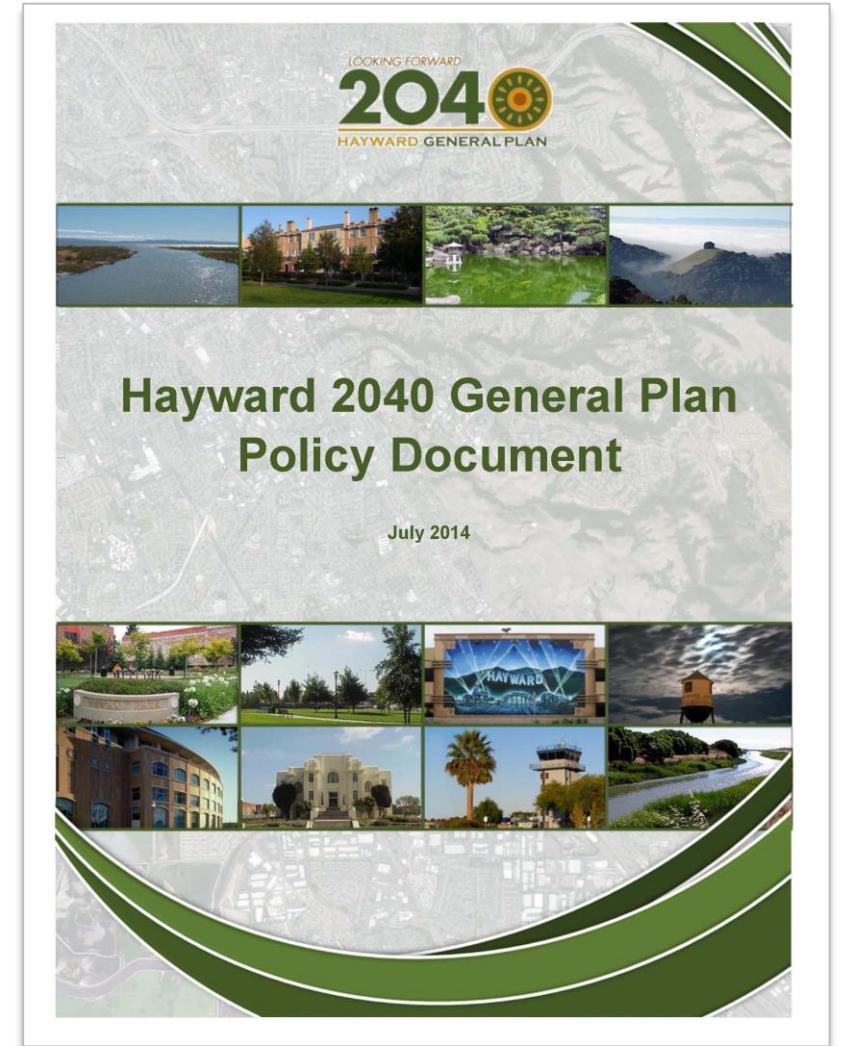


- California Government Code requires the City to annually review the General Plan to reflect progress on Plan implementation.
- An annual report must be prepared for review and approval by the Council and forwarded to the State Office of Planning and Research and the State Housing and Community Development 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

- 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, Environmental Justice, and Housing) contain policies and programs that will guide future development in the City



General Plan Program Priorities

Timelines of Program Implementation

<u>2014-2019</u>	107 Programs	<u>2014-2019</u>
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59 Annual/Ongoing
48 One-Time

<u>2020-2040</u>	36 Programs	<u>2020-2040</u>
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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

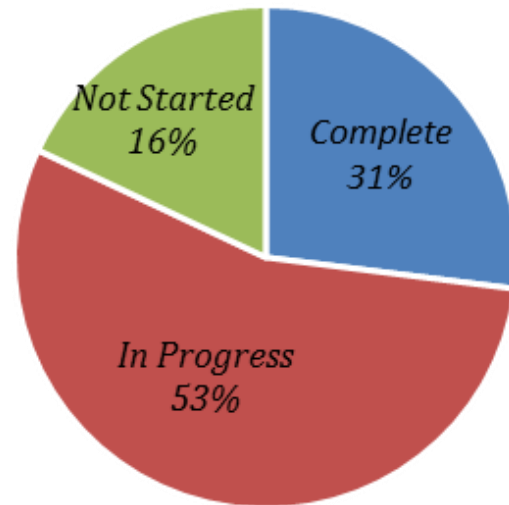
Implementation Program Status

Table 1: Status of General Plan Implementation Programs, February 2024

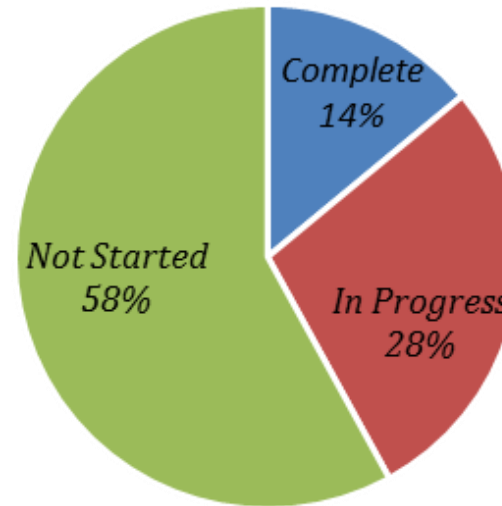
<i>Timeframe</i>	<i>Complete</i>		<i>In Progress</i>		<i>Not Started</i>		<i>Total</i>
	<i>#</i>	<i>%</i>	<i>#</i>	<i>%</i>	<i>#</i>	<i>%</i>	
2014 – 2019	24	48%	12	27%	12	25%	48
Ongoing/annual, initiated in 2014 - 2019	9	17%	45	75%	5	8%	59
<i>Subtotal 2014 – 2019</i>	33	31%	57	53%	17	16%	107
2020 – 2040	3	10%	8	26%	20	64%	31
Ongoing/annual, initiated in 2020 - 2040	2	40%	2	40%	1	20%	5
<i>Subtotal 2020 – 2040</i>	5	14%	10	28%	21	58%	36
Total	38	26%	67	48%	38	26%	143

Implementation Program Status

2014-2019 Timeframe



2020-2040 Timeframe



Completed Programs

- LU-3 Comprehensive Design Guidelines Update
- 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-10 Town-Gown Economic Partnership
- 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
- H-9 Density Bonus

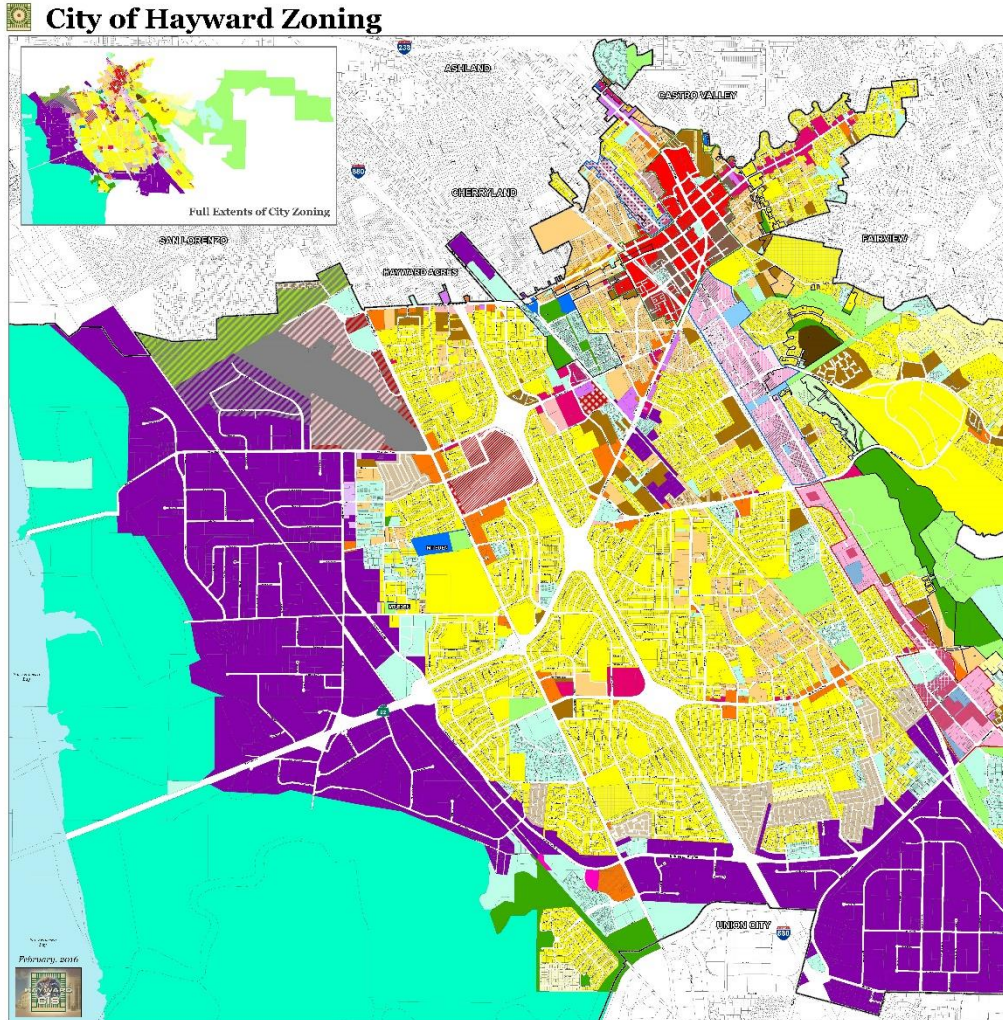
Programs In-Progress



Fifty-seven 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 and Subdivision Ordinance
- Urban Forest Management Plan
- Seismic Retrofit Feasibility Study for City Facilities
- Tree Preservation Ordinance Update
- Updates to Grading Ordinance

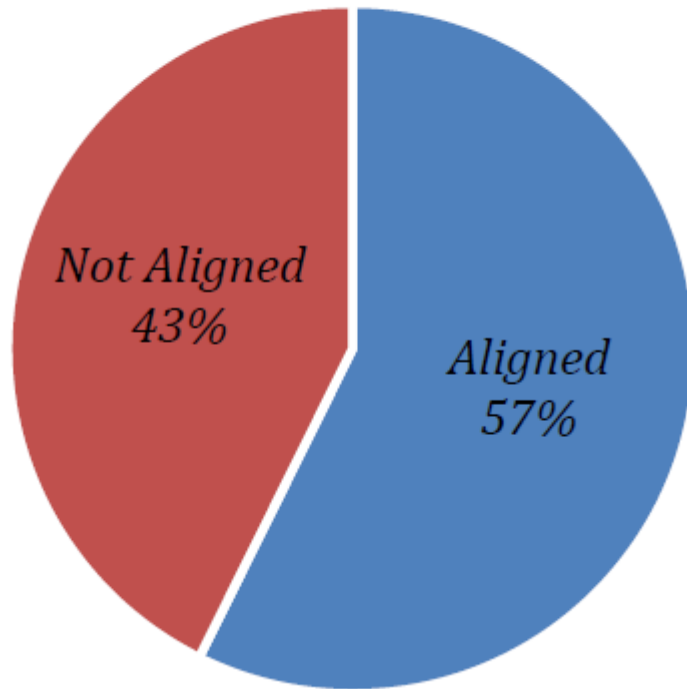
Upcoming Priorities in 2024 & Beyond

The following programs have been identified as priorities and/or are currently in progress for 2024:

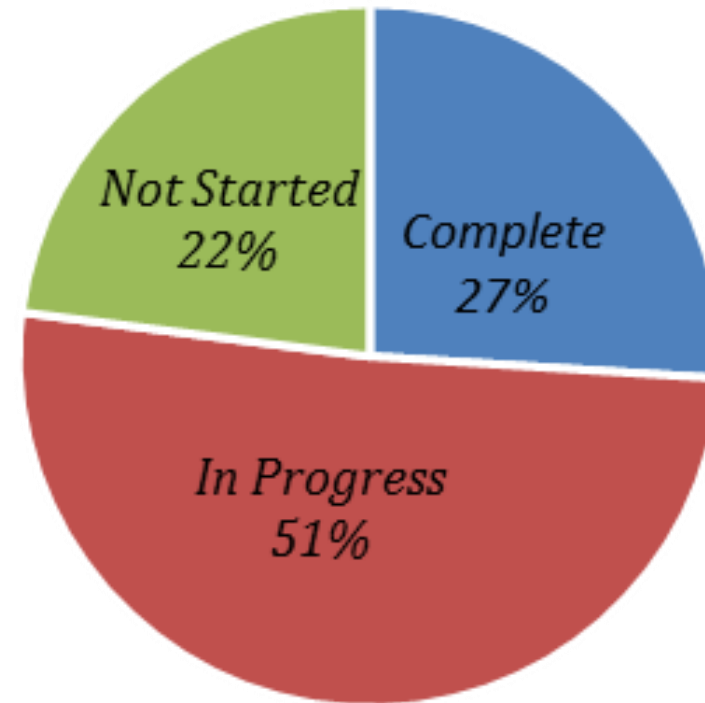
- General Plan Update – Housing Element
- Master Plans, Strategies, and Programs Updates.
- Complete Neighborhood Strategy
- Historic Preservation Resource Center
- Collision Data Reporting
- Improved Traffic Flow Program
- Private Transportation Companies
- City Employee Car/Bike Share Programs
- City Commuter Benefits
- Economic Development Strategic Plan Annual Report
- 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

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:

- **Comprehensive Zoning Ordinance Update**
GP Program LU-1: Comprehensive Zoning Ordinance Update; SRM Project: Preserve, Protect and Produce Housing for All (4d); Grow the Economy (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)
- **Collision Data Reporting**
GP Program M-5: Density Bonus; SRM Projects: Preserve, Support Quality of Life (16)

Next Steps

The General Plan Annual Report will be presented to the City Council on March 19th

- 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

