PLANNING COMMISSION MEETING
TUESDAY, MARCH 24, 2016

PRESENTATIONS

DEVELOPMENT SERVICES

Jeannie Hamilton, AICP
Associate Planner

March 24, 2016

Site Plan Review, Warrant and Tentative Tract Map

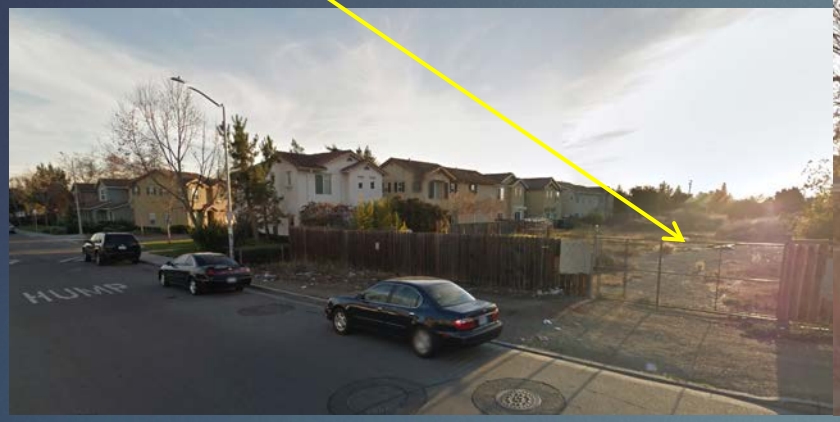
24755 O'Neil Avenue

- The subject project is for 16 single-family attached townhomes on a 0.79 gross acre site.
- The proposal includes a request for an exception to the 8 foot height limit for fences along the BART tracks.
- The proposed Tentative Tract map is for condominiums and associated common areas.

24755 O'Neil Avenue
Aerial and Photo

24755 O'Neil Avenue Surrounding Uses

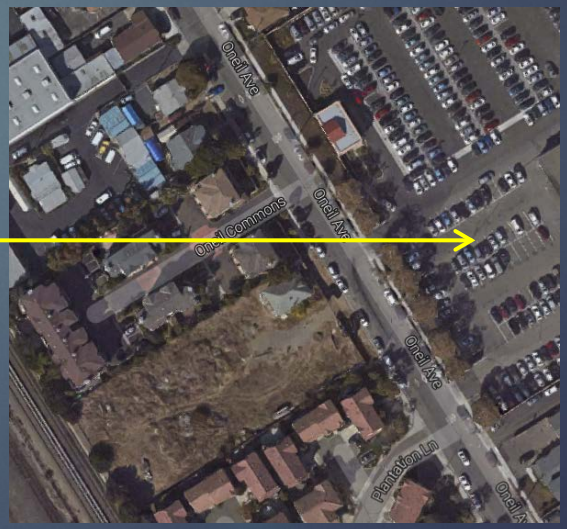
Subject Site



Adjacent 3-story townhomes to the north

Adjacent single-family to the south.

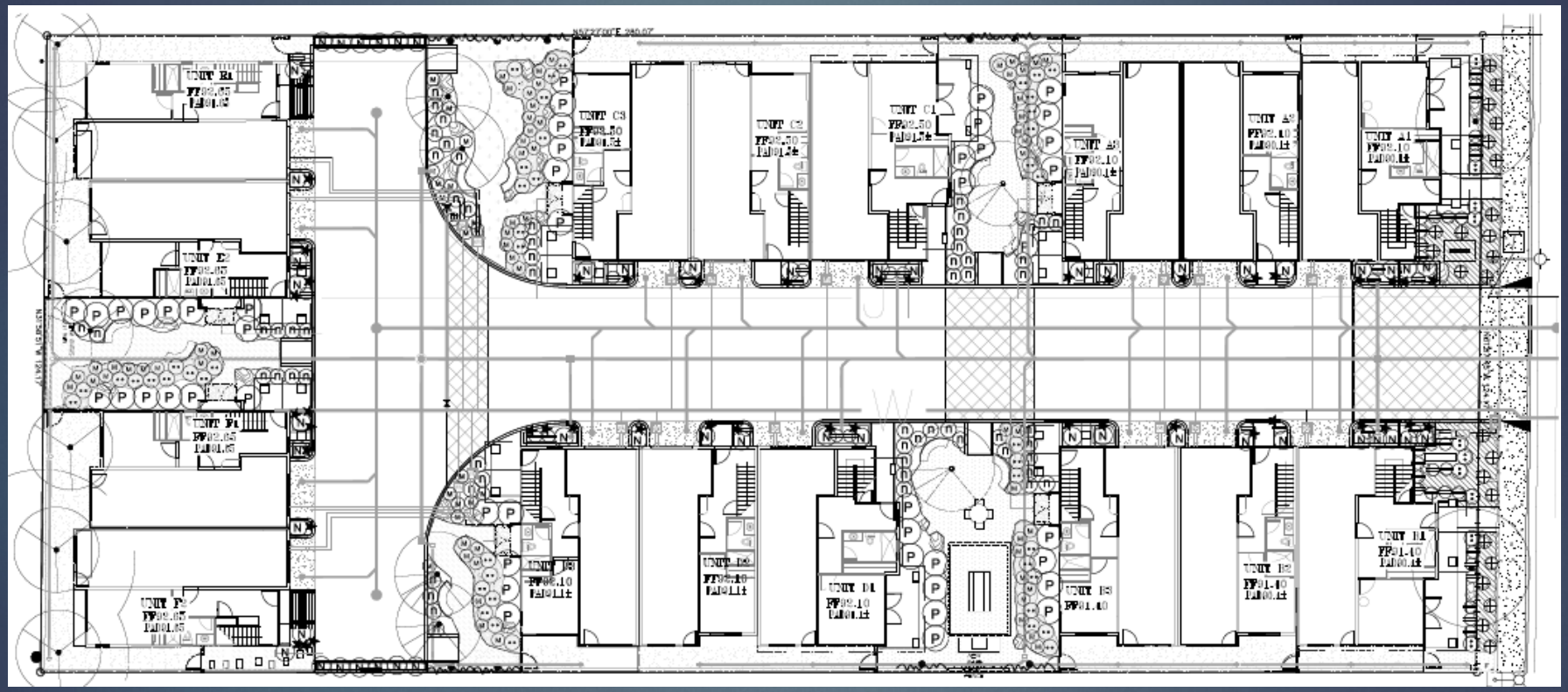
Back side of Mission Boulevard car dealership lots across O'Neil from site



24755 O'Neil Avenue

- Units front onto O'Neil Avenue
- Architectural details
- Entry porches on front & end units
- Central access Drive
- Variety of finish materials
- Mid & upper floor articulation

24755 O'Neil Avenue
Proposed Site Plan



- 16 units/6 buildings
- Open space totaling 5,230 sq. ft.
- Barbeque/Sitting areas
- Private rear yard/patio area
- All required setbacks met
- Bioretention areas integrated into the landscaping

Revised Condition
24755 O'Neil Avenue

66. Public Improvement

Prior to final map recordation, the developer shall obtain design approval and bond for all necessary public improvements along O'Neil Avenue frontage, including but not limited to the following:

c. Grind, overlay, and restripe the entire frontage of O'Neil Avenue from curb-to-curb with 2 inches hot mix asphalt with dig outs as necessary after the water main, sewer main, and storm drain connections are completed.

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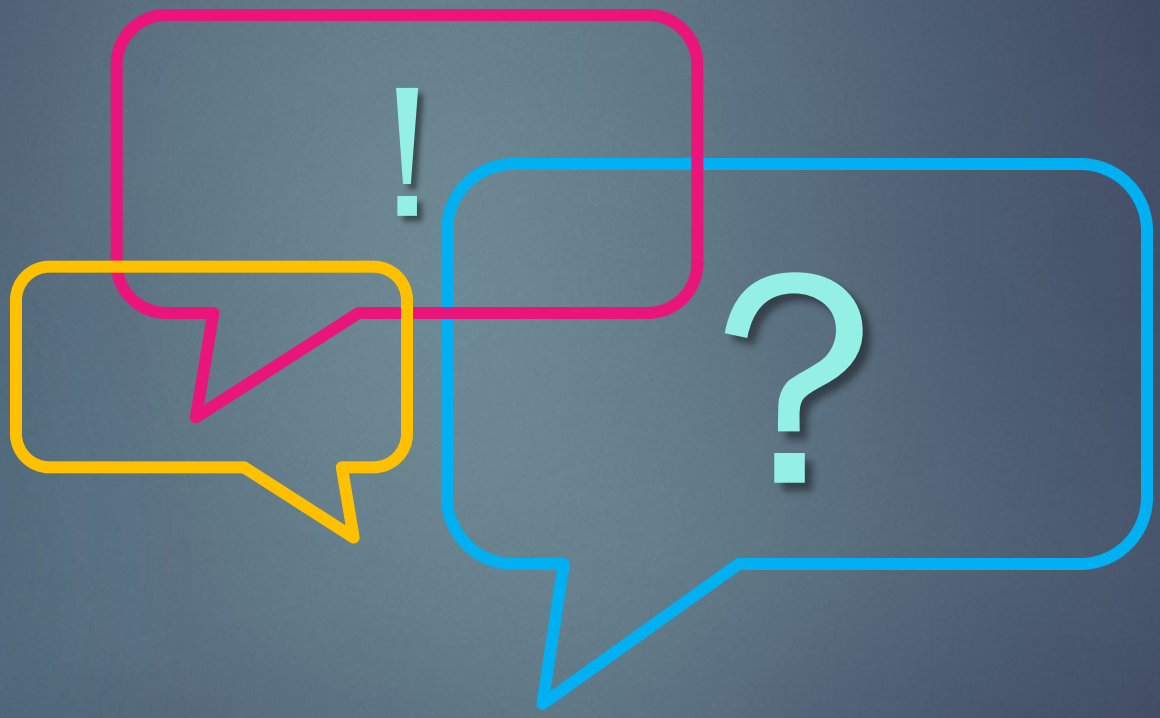
Staff Recommendation 24755 O'Neil Avenue

- Staff recommends that the Planning Commission approve the subject Site Plan Review, Warrant to fence height, and Tentative Tract Map 8289 subject to standard and special conditions as presented in the Staff Report.

Questions & Discussion



Dollar Place

25891 and 25915 Dollar Street

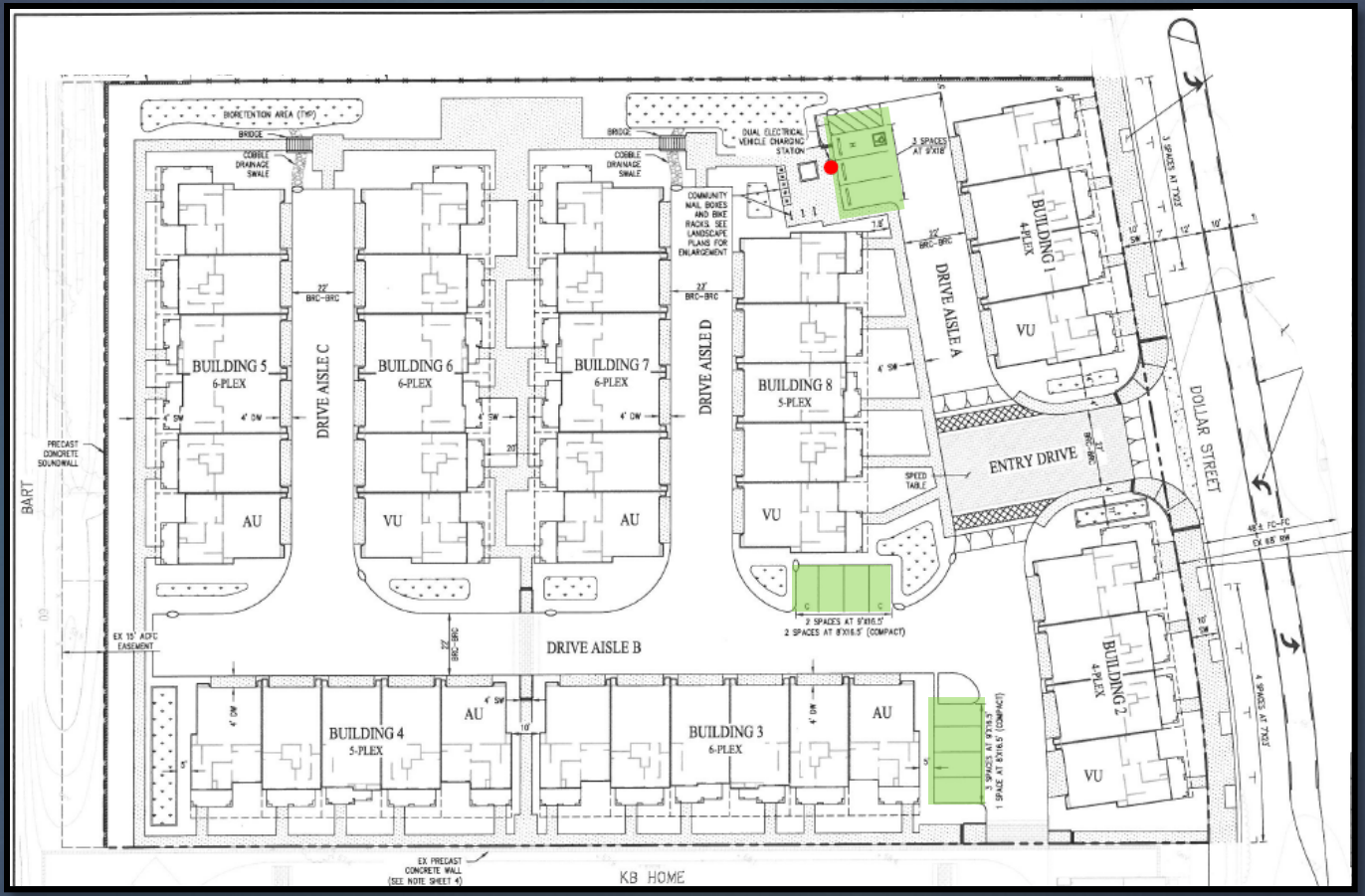
Arlynne J. Camire, AICP, Associate Planner

March 24, 2016

Location, Zoning & Surrounding Uses

Site Photos

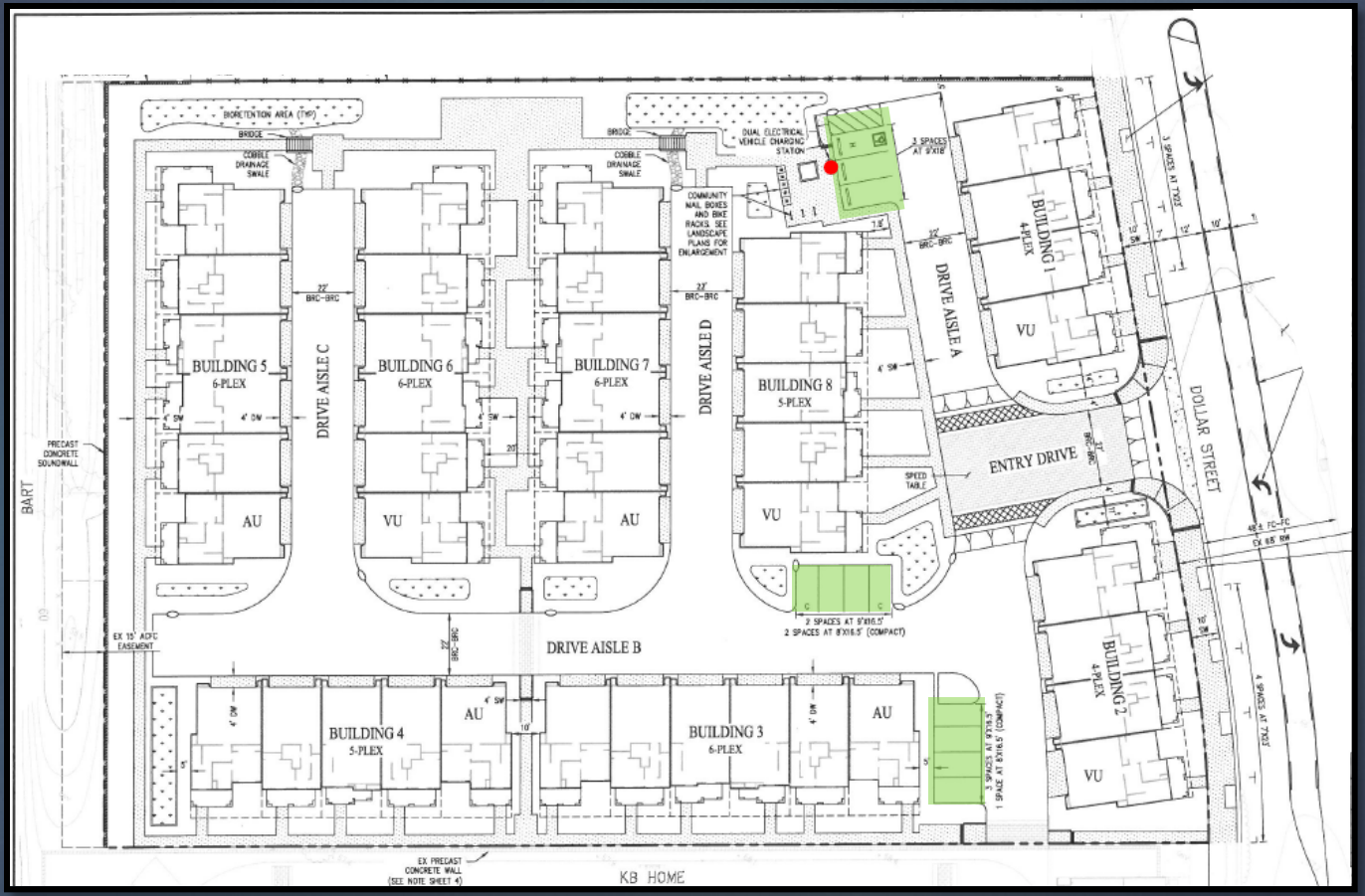
Site Plan


BIORETENTION AREA (TYP)
BRIDGE
COBBLE DRAINAGE SWALE
DUAL ELECTRICAL VEHICLE CHARGING STATION
COMMUNITY MAIL BOXES AND BIKE RACKS. SEE LANDSCAPE PLANS FOR ENLARGEMENT
BUILDING 5
6-PLEX
BUILDING 6
6-PLEX
BUILDING 7
6-PLEX
BUILDING 8
5-PLEX
BUILDING 1
4-PLEX
BUILDING 2
4-PLEX
BUILDING 3
6-PLEX
BUILDING 4
5-PLEX
DRIVE AISLE A
DRIVE AISLE B
DRIVE AISLE C
DRIVE AISLE D
ENTRY DRIVE
DOLLAR STREET
BART
PRECAST CONCRETE SOUNDWALL
EX 15' AC/FC EASEMENT
EX PRECAST CONCRETE WALL (SEE NOTE SHEET 4)
SPEED TABLE
AU
VU
KB HOME

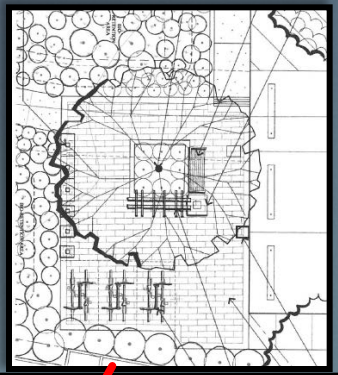
Dollar Street Frontage

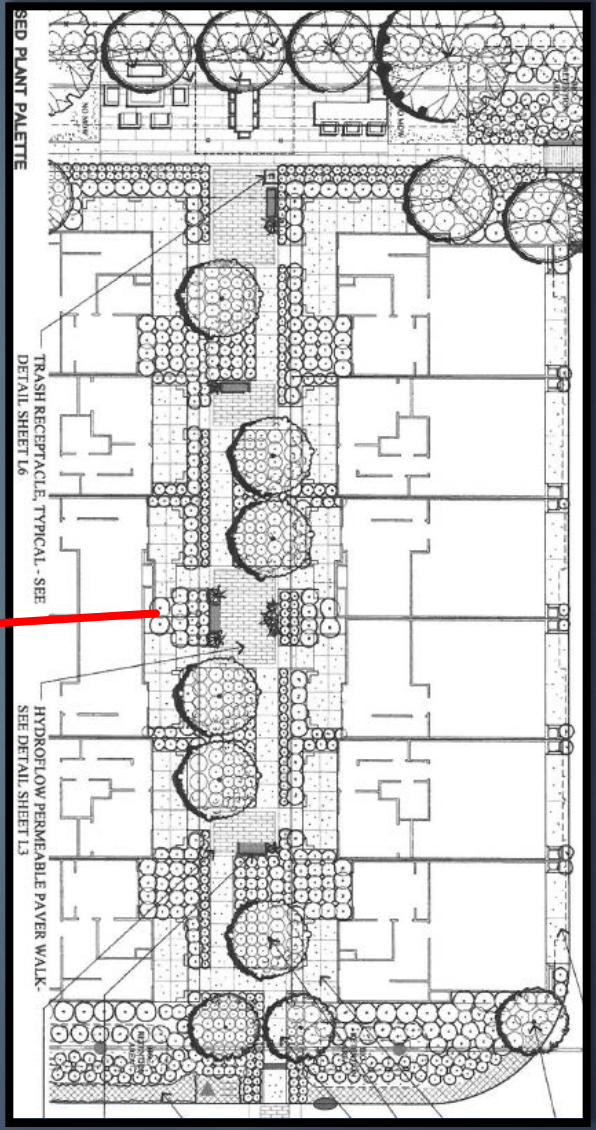
Rear and Side Elevations

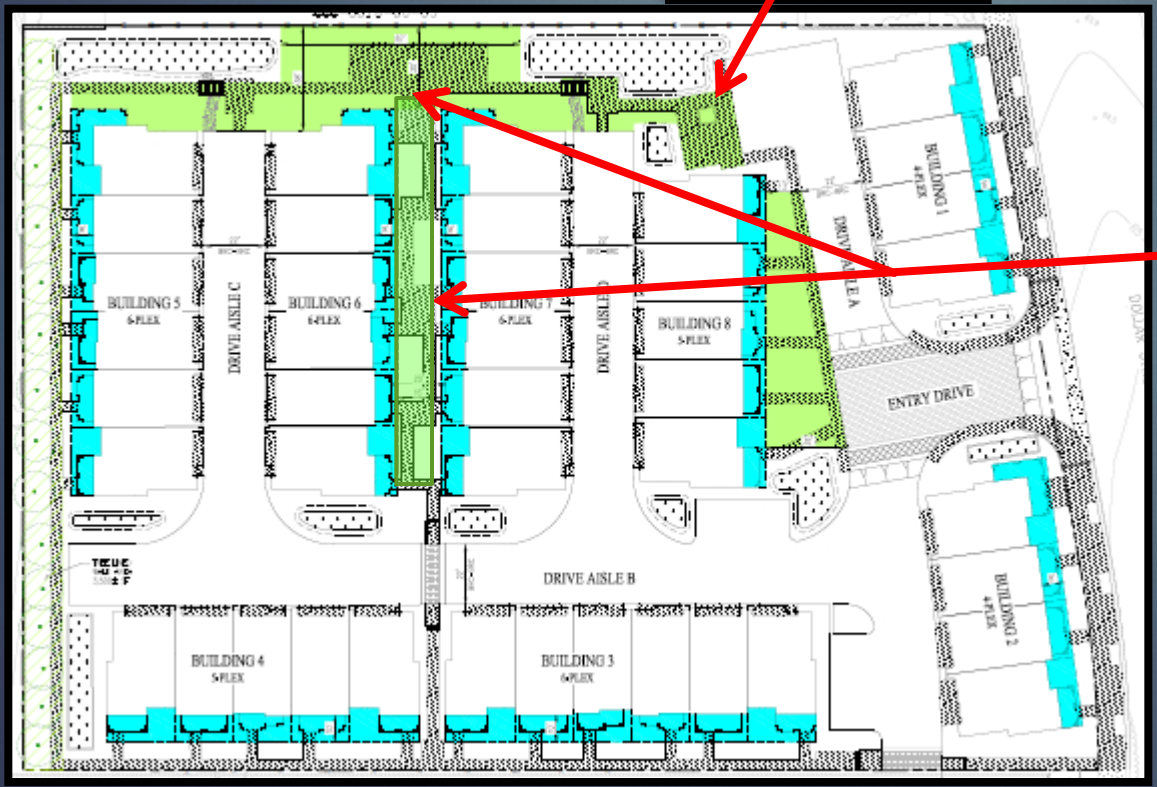
Parking Warrant



Private, Common and Community Open Space







Thoroughfare Plan

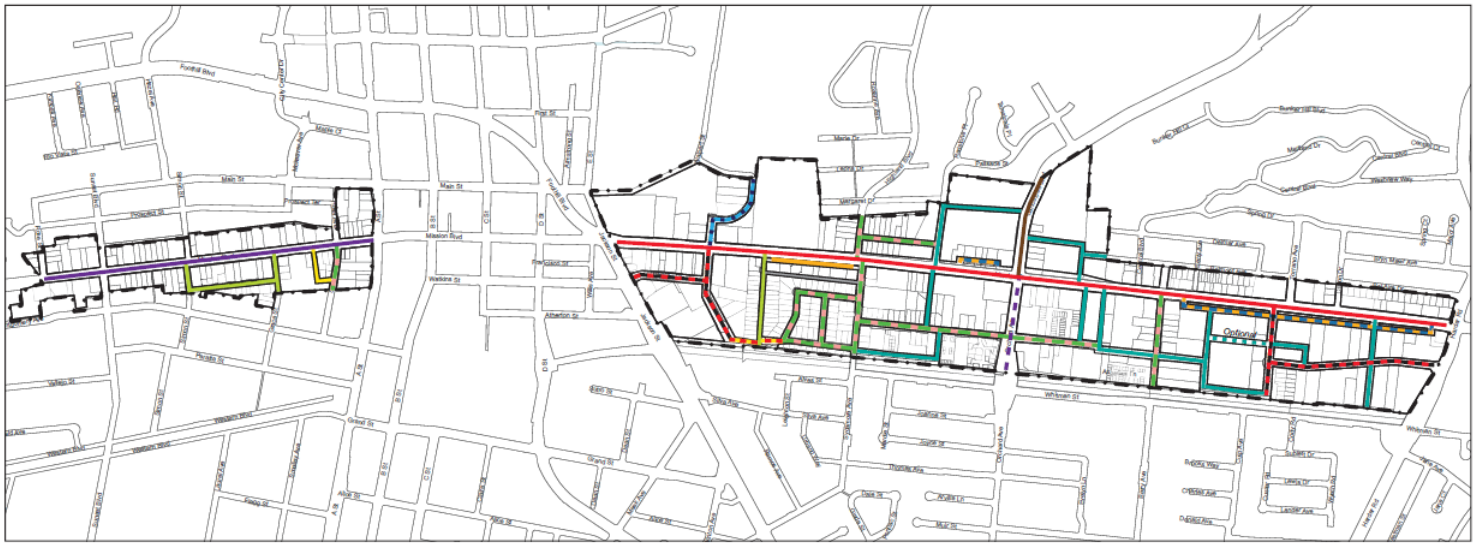


Figure 4-2: Thoroughfare Plan

- Project Area
- Parcels
- RA-24-24
- ST-24-20-BR
- ST-32-20-BR
- ST-40-28-BR
- ST-50-34-BR
- ST-52-40-BL
- ST-56-34-BR
- ST-56-34-BR - Optional. Required with new development, as feasible
- SL-39-23-BR
- SL-47-31-BR
- AV-68-36-BR
- AV-80-58-BR
- AV-88-58-BR
- AV-100-64/76-TR
- AV-110-72-BR

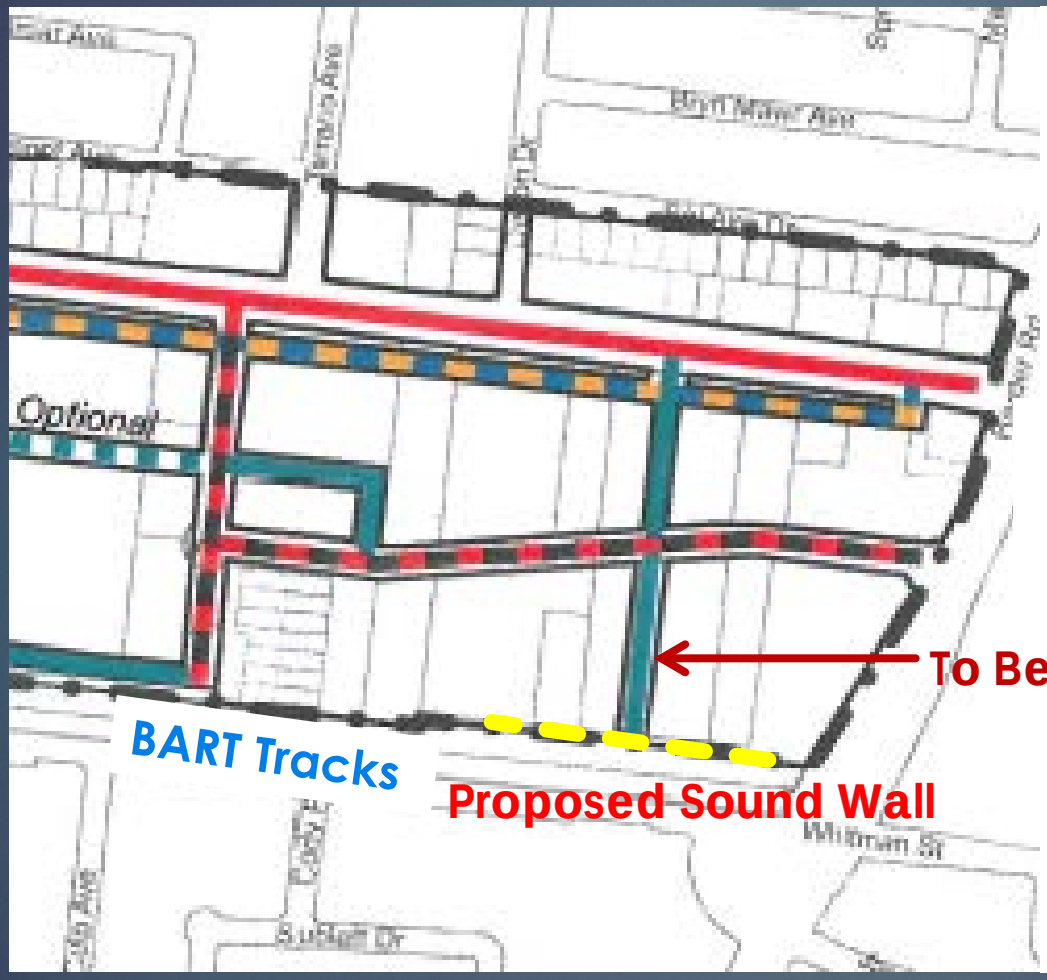
THOROUGHFARE TYPES

Boulevard :	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Slip Lane:	SL
Rear Alley:	RA
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Passage:	PS
Transit Route:	TR

KEY ST-57-20-BL

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

Thoroughfare Plan



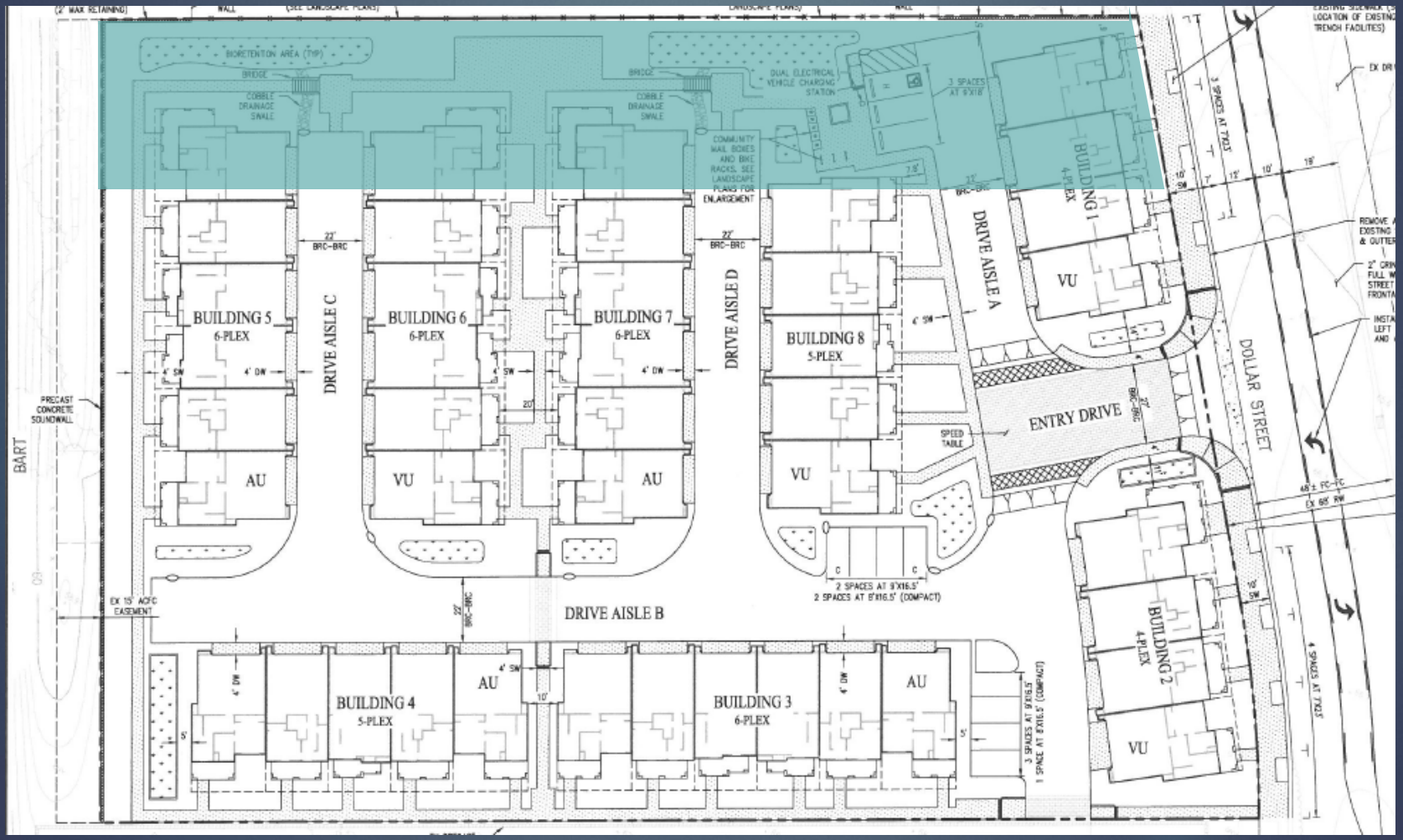
THOROUGHFARE TYPES

Avenue	AV
Street	ST
Bicycle Route	BR

ST-56-34-BR

AV-68-36-BR

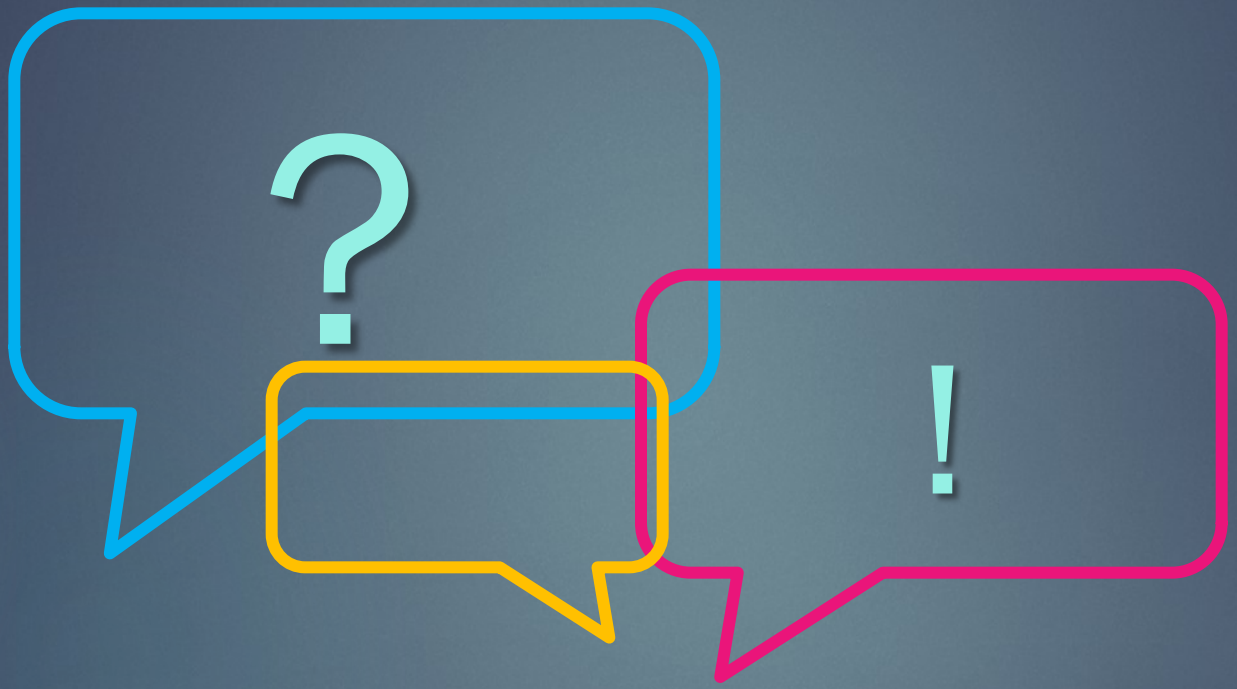
Thoroughfare Location



Staff Recommendation

- That the Planning Commission recommends to the City Council approval of the proposed, Plan/Code Amendment, Warrants, and Vesting Tentative Tract Map 8301, subject to the Findings and recommended Conditions of Approval
- And that the City Council finds the project exempt from the CEQA Guidelines, pursuant to Section 15322: *In-Fill Development Projects*

Questions & Discussion



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March 24, 2016

DEVELOPMENT SERVICES

Linda Ajello, AICP
Senior Planner

March 24, 2016

Green Shutter Hotel

Conversion of ground floor commercial storage space to residential units.

- Conditional use permit required

Project Location

Private Walkway

Public Walkway

Green Shutter Hotel - Background

- Constructed in 1920 – ground floor retail and offices
- Hotel addition in 1926 – offices converted to apartments
- Post WWII - apartments converted to SRO units
- Listed on National Historic Registry in 2004 – retail and 85 SRO units

Historic Photos – Courtesy of Hayward Historical Society

Historic Photos – Courtesy of Hayward Historical Society

Historic and Current Photos

Historic and Current Photos

Historic and Current Photos

Existing Condition – Interior

Site Photos

B and Main Streets

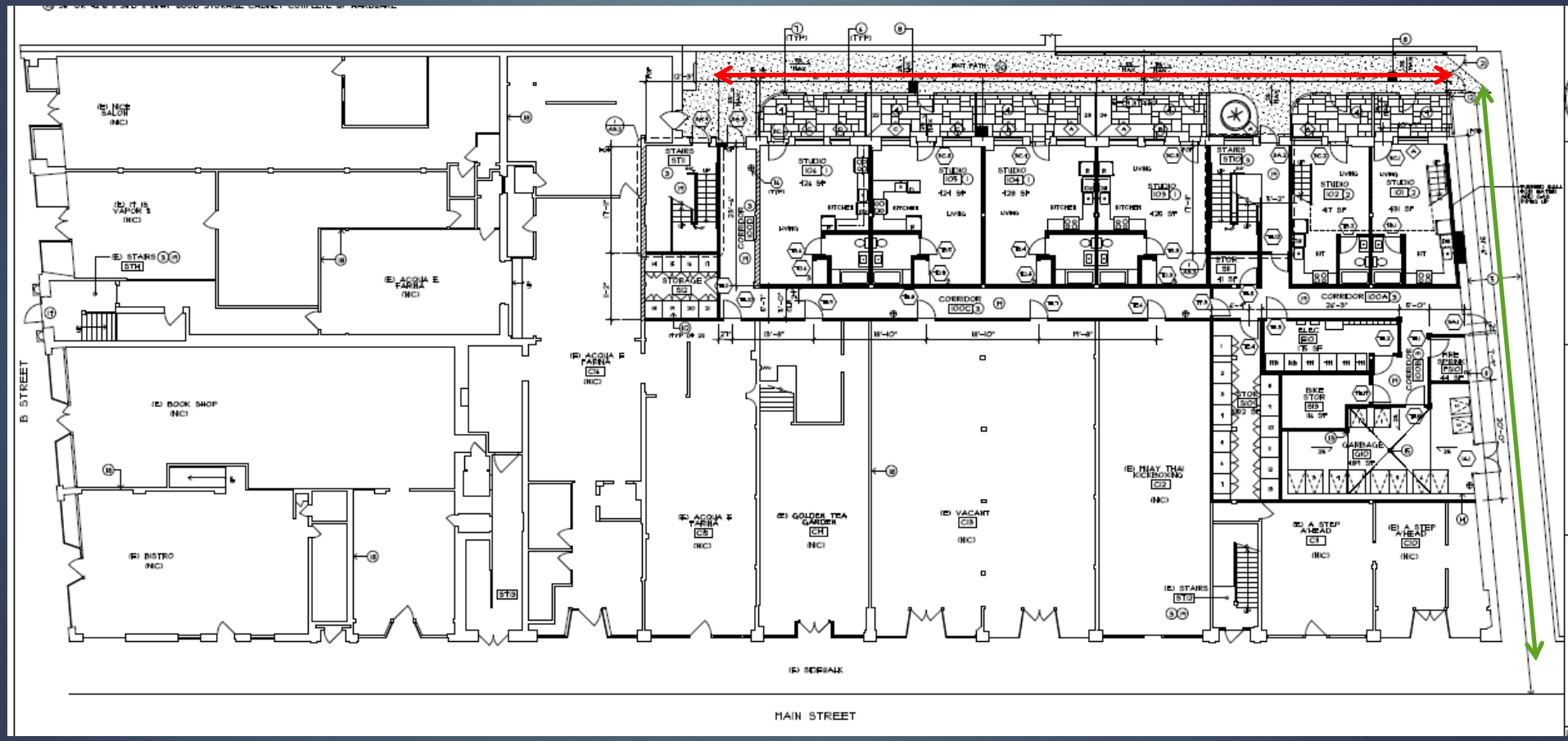
B Street

Ground floor Units Access and Location

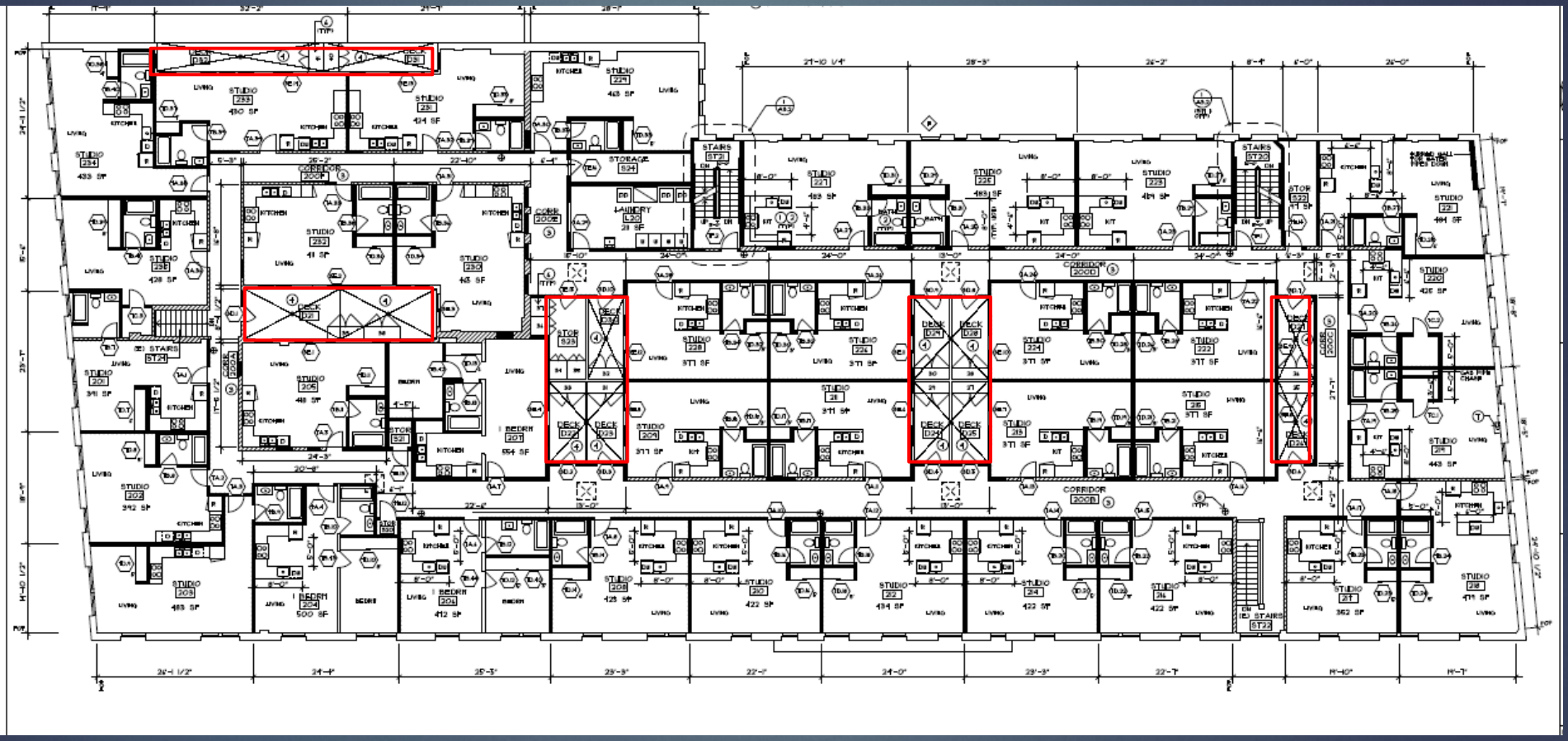
Public Walkway to Main Street

Private Walkway to new ground floor units

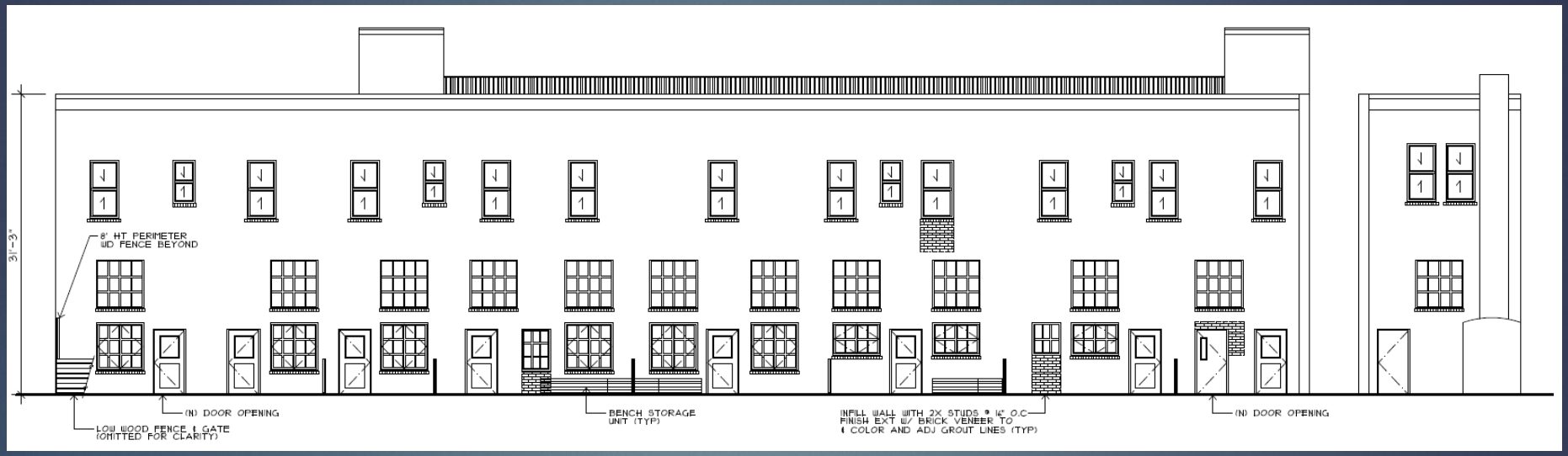
Ground Floor Studio Units



Second Floor Units



Proposed Elevations



CEQA

- Categorically Exempt
  - Section 15301 – Existing Facilities
  - Sections 15331 – Historic Resource Restoration/Rehabilitation

Questions?