

**PLANNING COMMISSION MEETING  
THURSDAY, MAY 10, 2017**

**PRESENTATIONS**

# **STAFF PRESENTATION**

**ITEM #1 PUBLIC HEARING  
Ph#18-034**

**25941 GADING ROAD**

# GADING II RESIDENTIAL DEVELOPMENT PROJECT

PLANNING COMMISSION PUBLIC HEARING  
JAY LEE, ASSOCIATE PLANNER  
MAY 10, 2018



ELEVATION 1A MISSION



ELEVATION 2C HACIENDA



ELEVATION 3B SPANISH RESORT

# PRESENTATION OUTLINE

1. Introduction & Background
2. Existing Conditions
3. Proposed Project
4. Staff Analysis
5. Staff Recommendation



# INTRODUCTION & BACKGROUND

**Applicant/Owner:** Dutra Enterprises

## **Requested Entitlements**

- 1. PD Rezone: RS & PD Districts to new PD District for lot size, lot coverage & setbacks**
- 2. Tentative Tract Map: subdivide 2 existing lots into 21 lots**
- 3. Site Plan Review: 18 SFRs, common open space & private street**

# INTRODUCTION & BACKGROUND



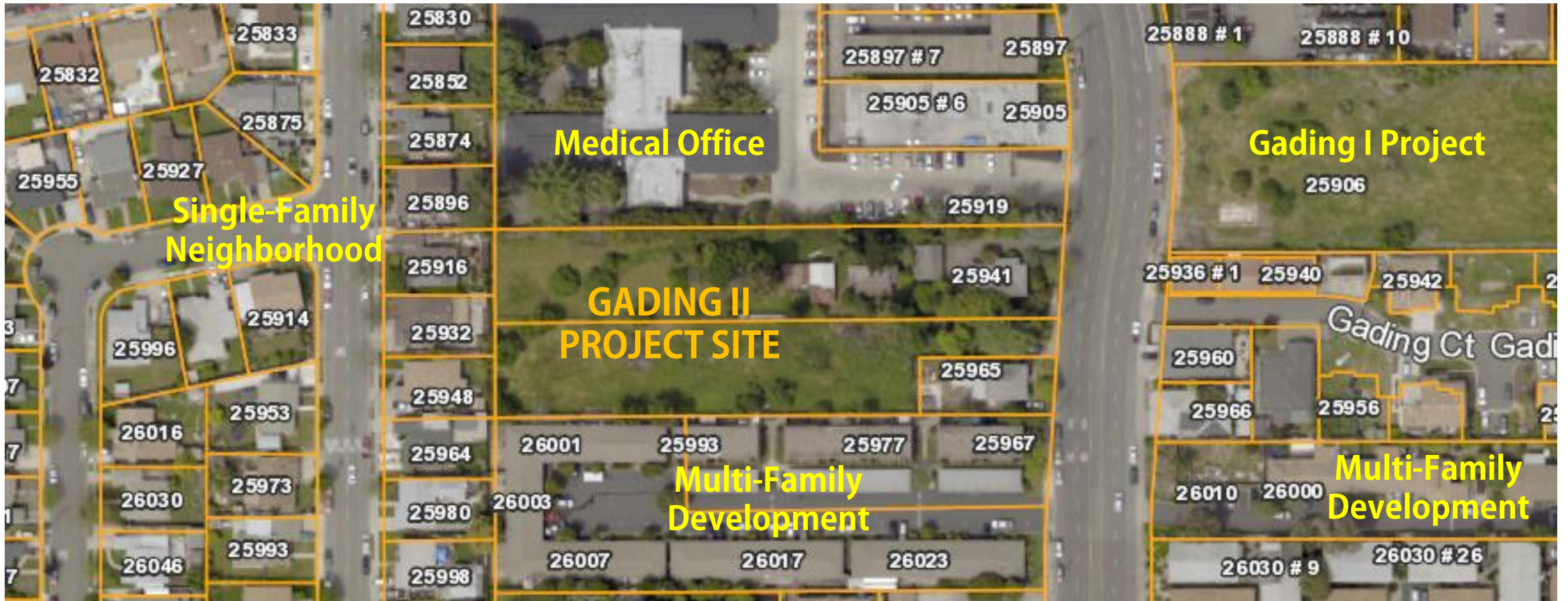
# INTRODUCTION & BACKGROUND

## Revisions

1. Enhanced street side elevation of corner lots
2. Additional articulation on side and rear elevations
3. More varied color palette



# EXISTING CONDITIONS



# EXISTING CONDITIONS

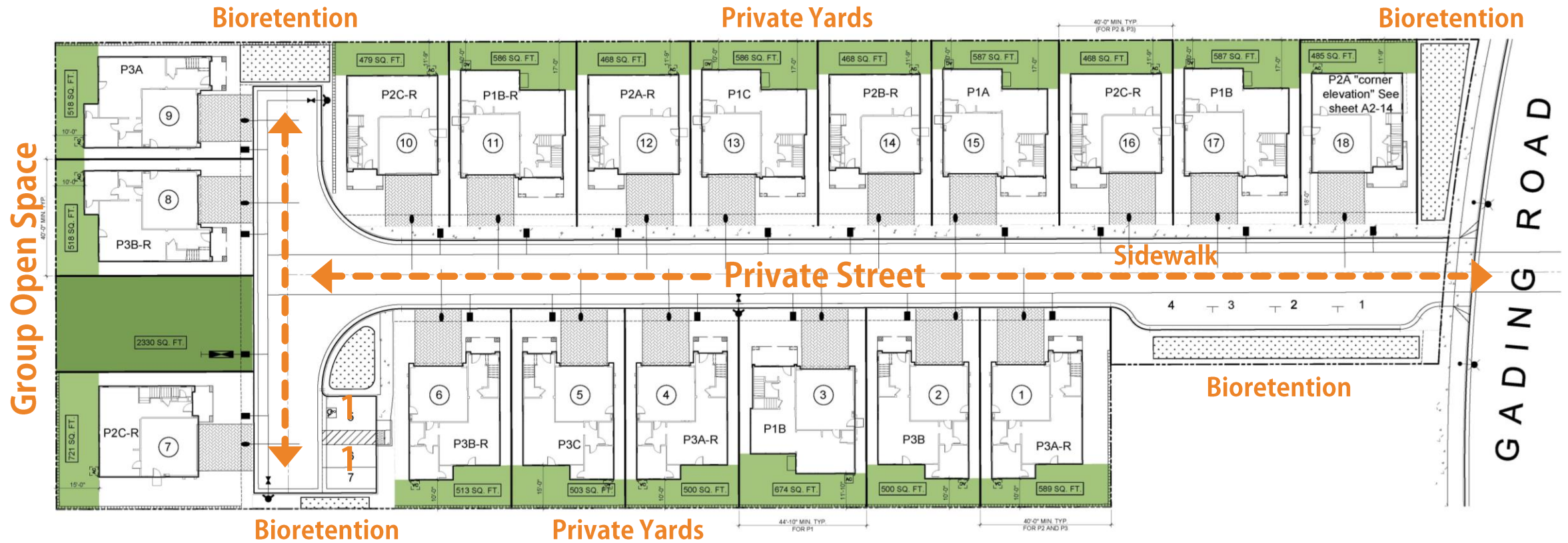




# EXISTING CONDITIONS



# PROPOSED PROJECT: OVERVIEW





This detailed site plan illustrates a residential development layout. The plan is bounded by **COURT A** to the west, **STREET A** in the center, and **GADING ROAD** to the east. The development is organized into two rows of lots, numbered **LOT 1** through **LOT 18**. Each lot contains a building footprint, often labeled with a plan number (e.g., PLAN 1, PLAN 2, PLAN 3). The plan also shows extensive landscaping, including numerous trees (some with specific codes like X1, X2, etc.) and green spaces. A central horizontal road, **STREET A**, runs through the middle of the site. To the left of the main lot grid is a curved area labeled **COURT A**. To the right, a vertical road is labeled **GADING ROAD**. The plan includes various annotations such as lot numbers, building footprints, and landscaping details.



# PROPOSED PROJECT: ARCHITECTURE



1A Materials-  
Concrete Roof Tile  
"Low Profile S Tile"  
12" Eaves, 2" Rakes  
Decorative Details  
Coach Light  
1x Stucco Finish Trim  
Corbels

ELEVATION 1A MISSION



1B Materials-  
Concrete Roof Tile  
"Low Profile S Tile"  
12" Eaves & Rakes  
Decorative Details  
Coach Light  
1x Stucco Finish Trim  
Brackets

ELEVATION 1B SPANISH RESORT



1C Materials-  
Concrete Roof Tile  
"Low Profile S Tile"  
12" Eaves & Rakes  
Decorative Details  
Coach Light  
1x Stucco Finish Trim  
Stone Veneer  
Shutters

ELEVATION 1C HACIENDA

# PROPOSED PROJECT: ARCHITECTURE



1A Materials-  
Concrete Roof Tile  
"Low Profile S Tile"  
12" Eaves, 2" Rakes  
Decorative Details  
Coach Light  
1x Stucco Finish Trim

ELEVATION 2A MISSION



1B Materials-  
Concrete Roof Tile  
"Low Profile S Tile"  
12" Eaves & Rakes  
Decorative Details  
Coach Light  
1x Stucco Finish Trim  
Brackets

ELEVATION 2B SPANISH RESORT



1C Materials-  
Concrete Roof Tile  
"Low Profile S Tile"  
12" Eaves & Rakes  
Decorative Details  
Coach Light  
1x Stucco Finish Trim  
Stone Veneer

ELEVATION 2C HACIENDA

# PROPOSED PROJECT: ARCHITECTURE



3A Materials-  
Concrete Roof Tile  
"Low Profile S Tile"  
12" Eaves, 2" Rakes  
Decorative Details  
Coach Light  
1x Stucco Finish Trim

ELEVATION 3A MISSION



3B Materials-  
Concrete Roof Tile  
"Low Profile S Tile"  
12" Eaves & Rakes  
Decorative Details  
Coach Light  
1x Stucco Finish Trim  
Brackets

ELEVATION 3B SPANISH RESORT



3C Materials-  
Concrete Roof Tile  
"Low Profile S Tile"  
12" Eaves & Rakes  
Decorative Details  
Coach Light  
1x Stucco Finish Trim  
Stone Veneer

ELEVATION 3C HACIENDA

# STAFF ANALYSIS: LAND USE

## General Plan

1. Land Use Designation: MDR (Medium Density Residential)
2. Density: 8.7 to 17.4 du/ac (15.3 du/ac proposed)
3. Allowed Uses: suburban/urban areas w/ mix of housing types
4. GP Policies:
  - Diversity of housing types
  - Residential uses close to services
  - Growth and infill development

# STAFF ANALYSIS: LAND USE

## Zoning

Development Standard	HMC Requirement	Proposed Project
Min. Lot Size	5,000 sq. ft.	2,657 sq. ft.
Min. Average Lot Width	50 ft. (interior) / 60 ft. (corner)	40 ft.
Min. Average Lot Depth	80 ft.	65 sq. ft.
Max Lot Coverage	40%	47%
Min. Front Yard Setback	20 ft.	18 ft.
Min. Side Yard Setback	5 ft. or 10% of lot width (10 ft. max)	4 ft.
Min. Side Street Yard Setback	10 ft.	5 ft.
Min. Rear Yard Setback	20 ft.	10 ft.

# STAFF ANALYSIS: LAND USE

## Strategic Initiatives

### 1. Complete Communities

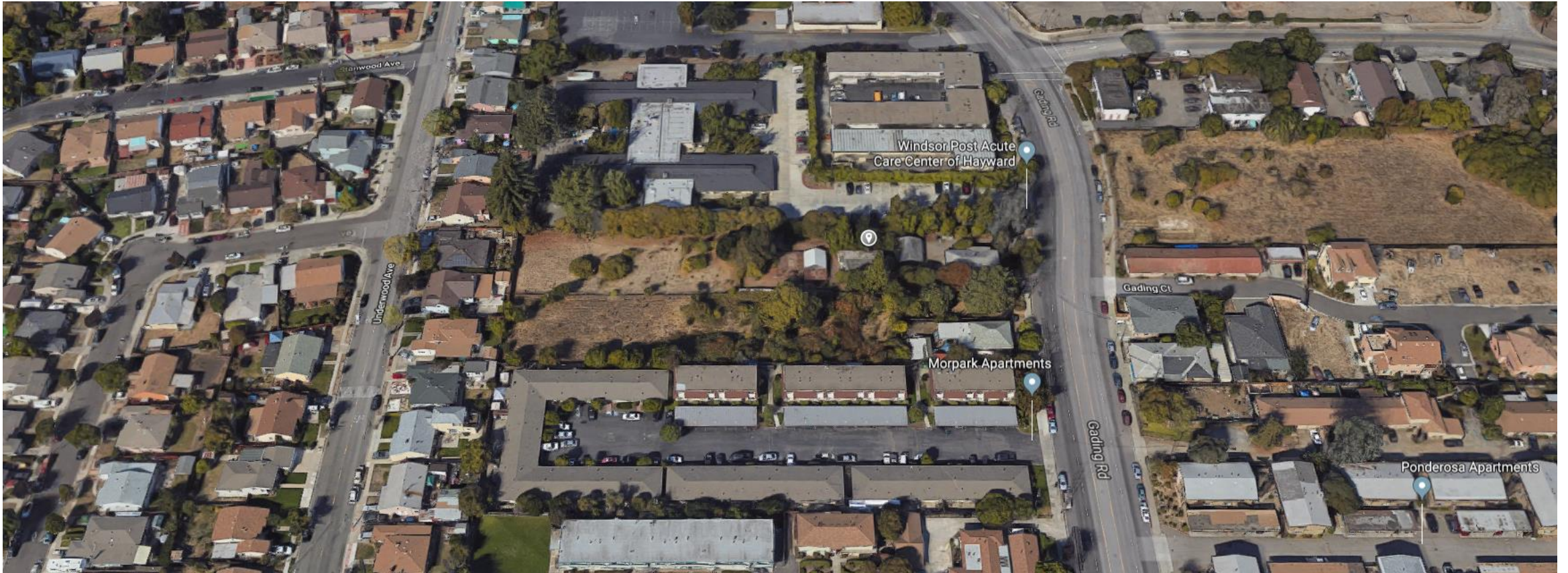
- Quality of life
- Resilient/sustainable neighborhoods
- Mix of housing types

### 2. Complete Streets

- All modes of travel
- Roadway construction & retrofit projects w/ complete streets elements



# STAFF ANALYSIS: LAND USE





# STAFF ANALYSIS: ARCHITECTURE



ELEVATION 1A MISSION



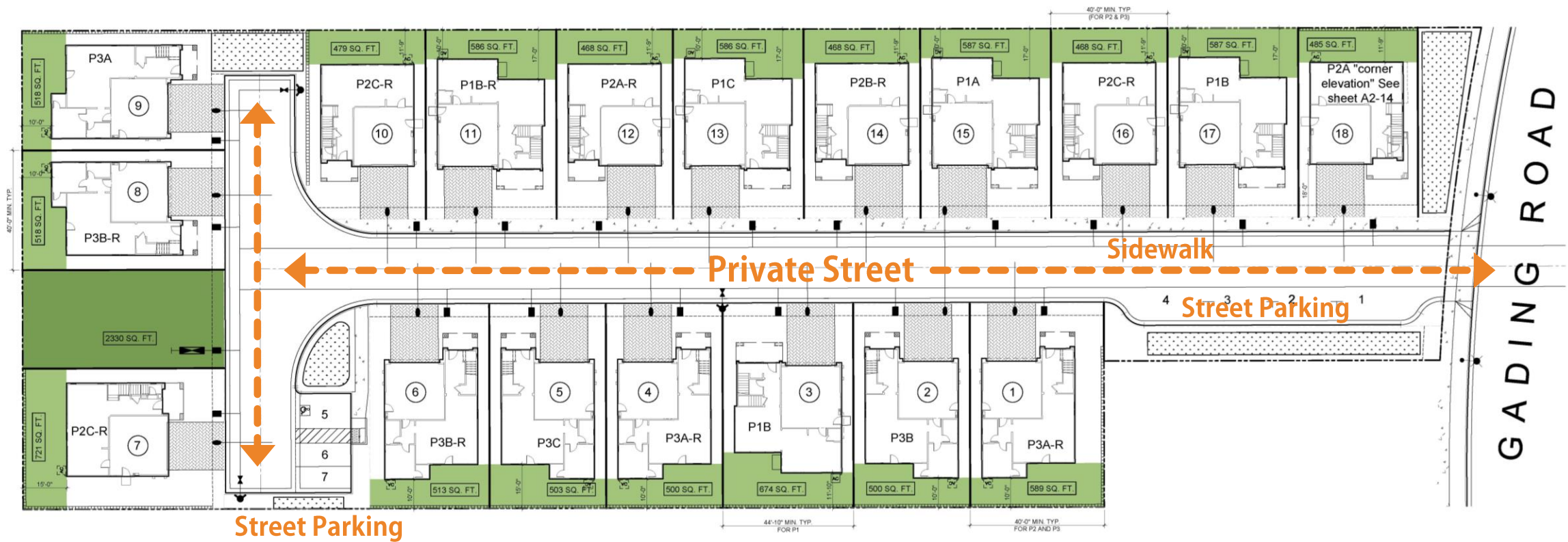
ELEVATION 2C HACIENDA



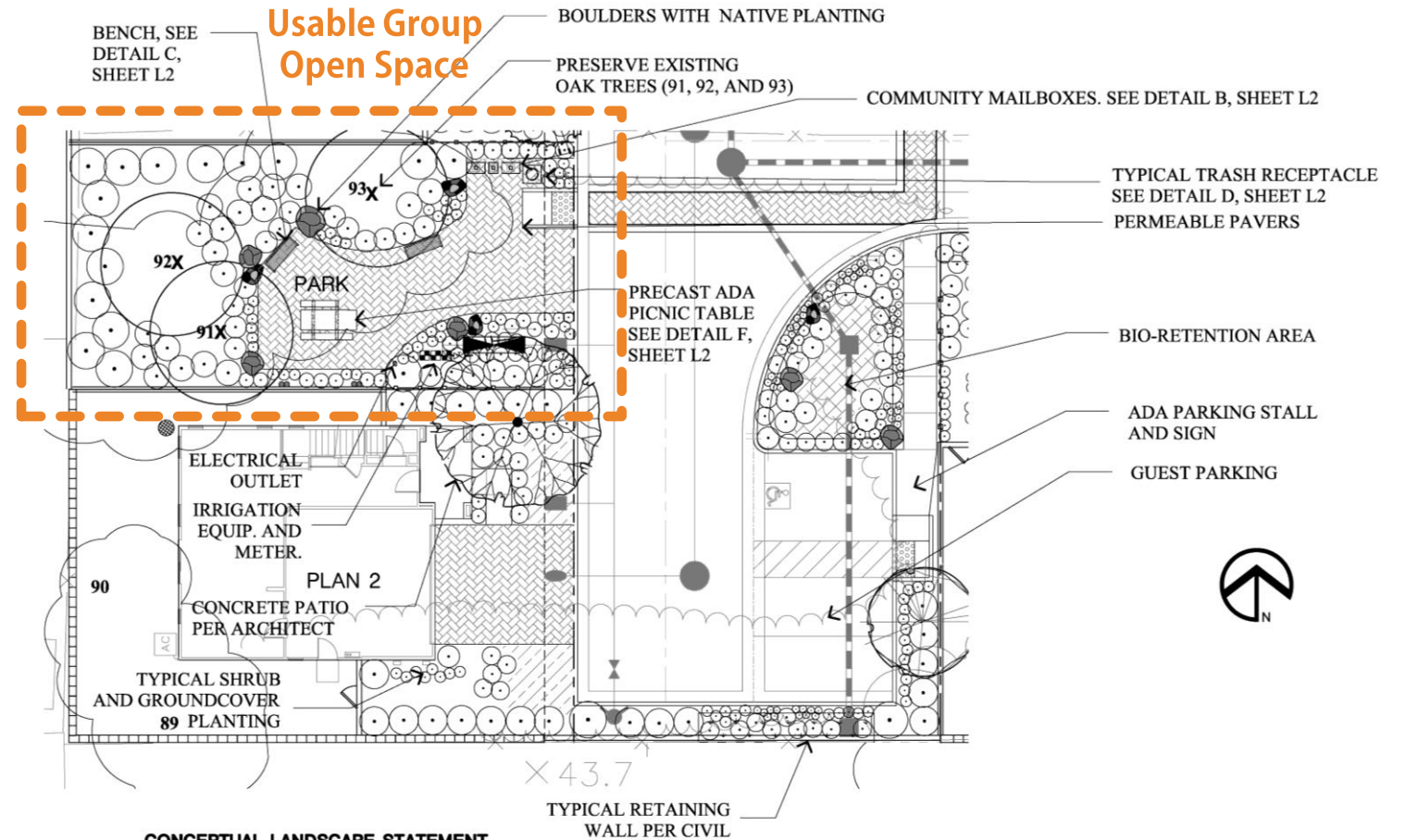
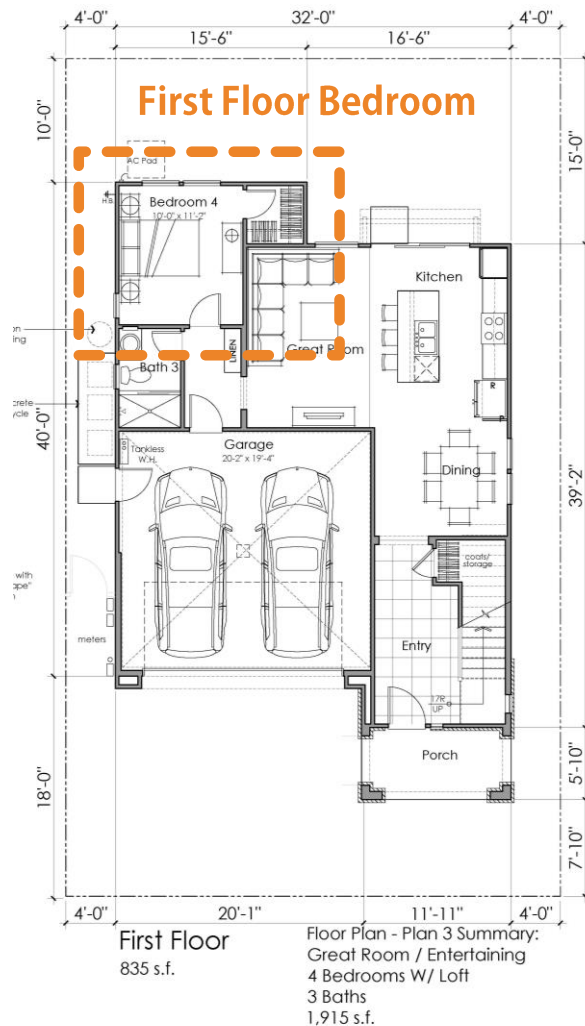
ELEVATION 3B SPANISH RESORT



# STAFF ANALYSIS: CIRCULATION



# STAFF ANALYSIS: PD AMENITIES



# STAFF ANALYSIS: ENVIRONMENTAL IMPACTS

## Potential Impacts & Mitigation Measures

1. Biological Resources
2. Cultural Resources
3. Geology & Soils
4. Tribal Cultural Resources

**Response to Comments:** Band of Miwok Indians (AB 52 Consultation)

# STAFF RECOMMENDATION

## Staff Recommendation

- 1. Recommend approval of PD Rezone, Vesting Tentative Tract Map No. 8432, & Site Plan Review Application No. 201706285**
- 2. Recommend adoption of Mitigated Negative Declaration (MND) with Mitigation Monitoring & Reporting Program (MMRP) & MND Response to Comments Memo**
- 3. Recommend revisions to Conditions of Approval**

# STAFF RECOMMENDATION

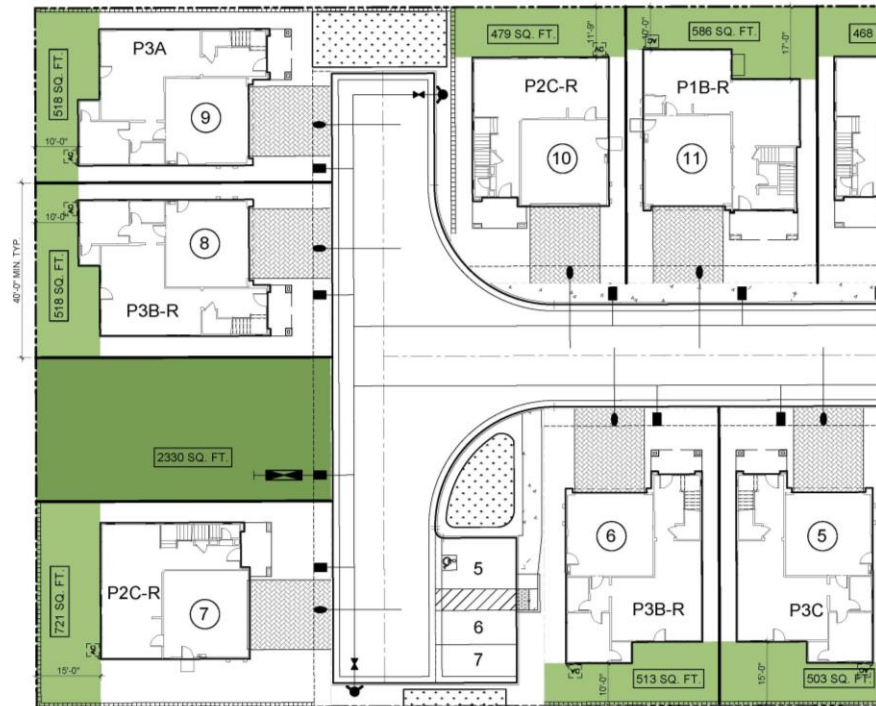
## Proposed Revisions to Conditions of Approval

### 1. New COAs:

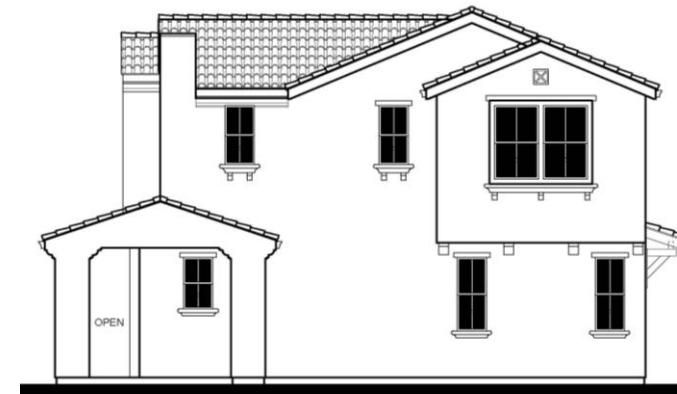
- *The Precise Development Plan shall provide enhanced architecture for side elevations facing the group open space or private street facing Gading Road for Lots 6, 7, 8, and 10. These enhanced elevations shall be comparable to the side elevation of Lot 18 facing Gading Road subject to the review and approval of the Planning Division.*
- *The Precise Development Plan shall provide adequate backup space for street parking space no. 7 subject to the review and approval of the Planning Division.*



# STAFF RECOMMENDATION



LEFT



RIGHT - CORNER

# STAFF RECOMMENDATION

## Proposed Revisions to Conditions of Approval (Contd.)

### 2. Delete COAs

- Delete No. 33: *Public utility easement along the north side of the Street A will be relocated to the sidewalk area. The base information shall be updated in coordination with the civil plan.*

### 3. Revised COAs:

- No. 34: *Bio-retention area shall not extend in the privatepublic storm drain easement by Lot 9 unless approved by the City Engineer.*
- No. 36: *One additional tree shall be added for Lot 1 between Lot 1 and 2 at the discretion of the City Landscape Architect.*

# STAFF RECOMMENDATION

Questions?



**STAFF**

**PRESENTATION**

**ITEM #2 PUBLIC HEARING  
Ph#18-036**

**FY 2019-FY 2028  
CAPITAL IMPROVEMENT PROGRAM**



# 2019-2028

## capital improvement program

Planning Commission  
May 10, 2018

Alex Ameri, Interim Director of Public Works

# CIP Overview



## Timeline

Ongoing	Project development – all City departments
November	CIP instructions and calendar issued
January	Project requests received from all departments
February	CIP Screening Committee Meetings
March	Present draft CIP Fund Summaries to City Manager
April	Develop full Draft Recommended CIP
April	Present CIP to the Council Infrastructure Committee
May 2	Council work session for CIP
May 10	Presentation of Draft CIP to the Planning Commission
May 22	Council Public Hearing on Operating Budget & CIP



# CIP Overview



- ▶ Annual CIP cycle
- ▶ \$503 million programmed for FY19 - FY28
- ▶ Approximately \$152 million in FY19
- ▶ Emphasis on City Council Priorities
- ▶ Unmet needs exceed \$410 million

# CIP Overview

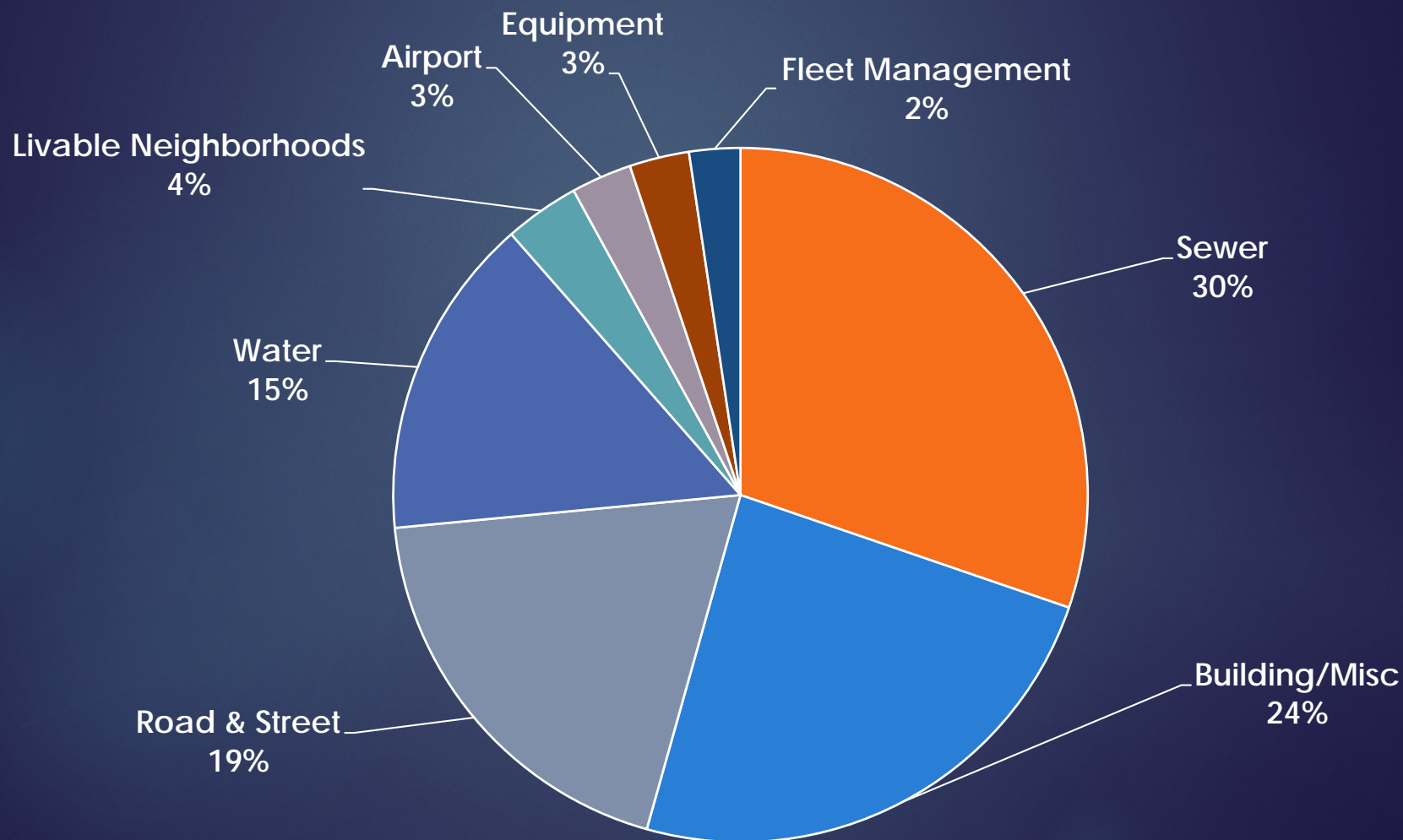


## FY 2019 Expenditure Totals by Category

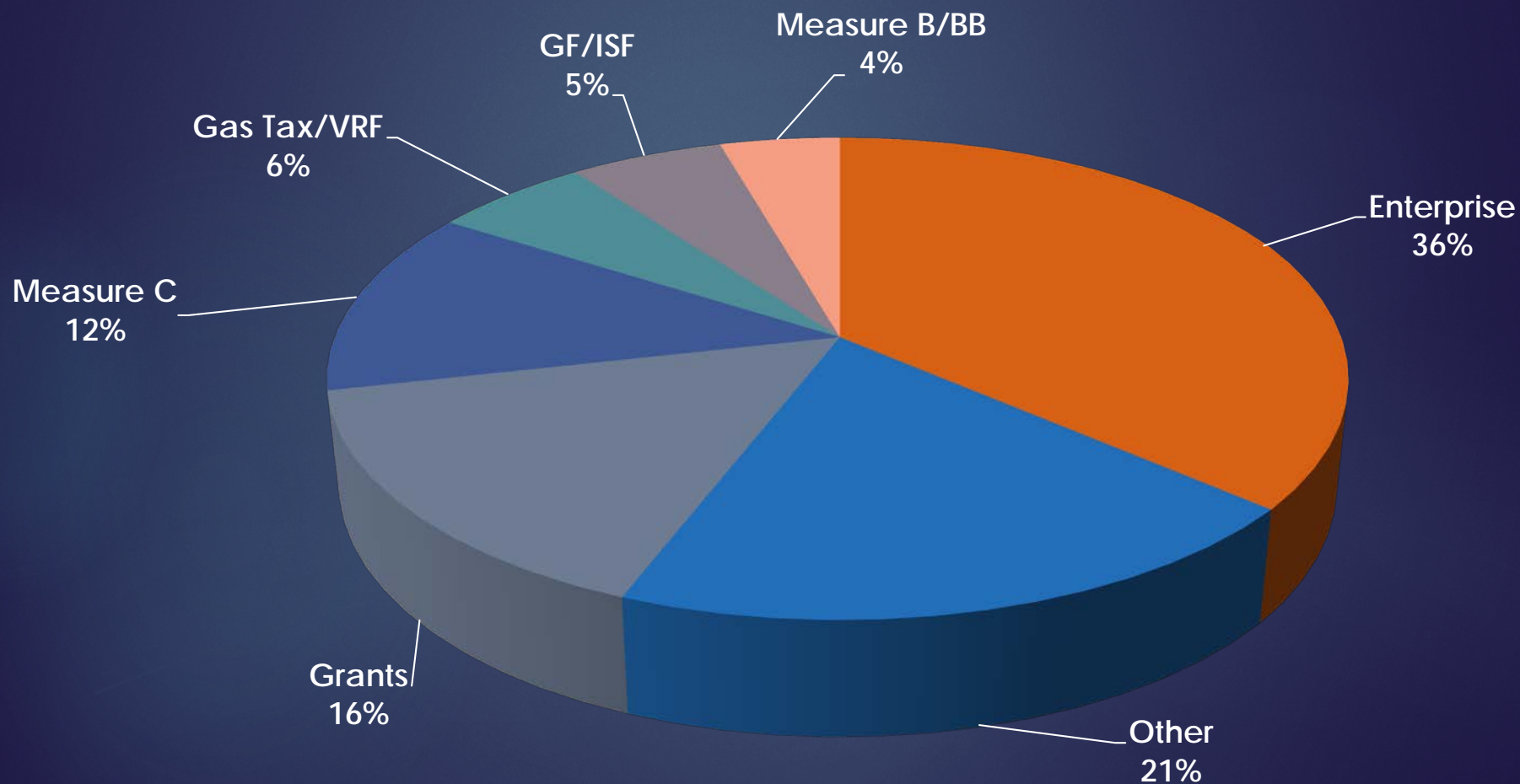
Sewer	\$46M
Building/Misc.	\$37M
Road & Street	\$29M
Water	\$23M
Livable Neighborhoods	\$5.3M
Equipment	\$4.2M
Airport	\$4.2M
Fleet Management	\$2.5M



## FY19 CIP Projects By Category



# FY 2019 CIP Project Cost By Funding Source







# Roads and Street Projects

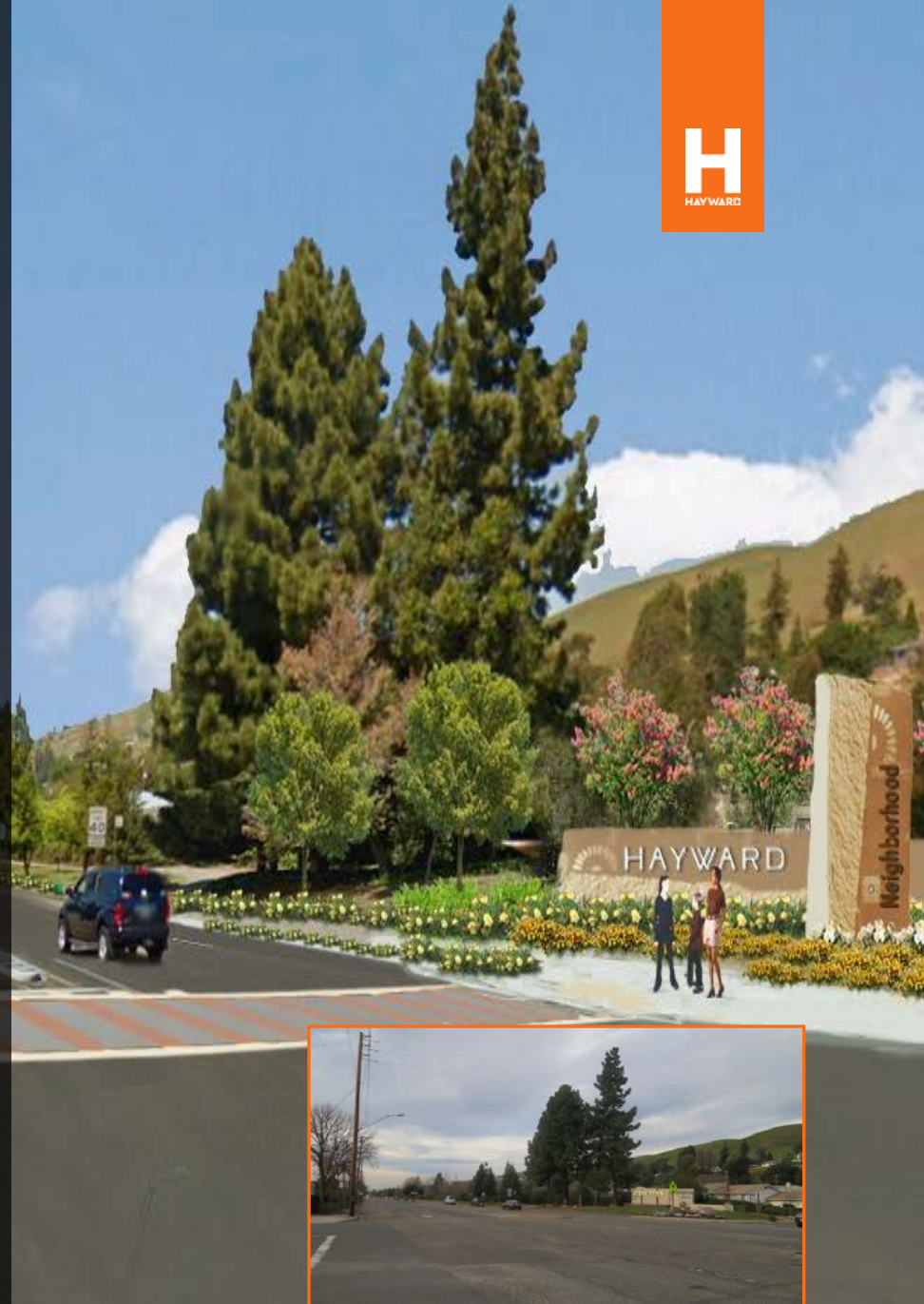


- ▶ Street Network of 654 lane miles
- ▶ Metropolitan Transportation Commission's Street Pavement Software
- ▶ Pavement Condition Index (PCI)
- ▶ Funding Sources (Total ~ \$10.3M)
  - ▶ Measures B and BB (\$4.25M)
  - ▶ Gas Tax/VRF/RRAA (\$4.2M)
  - ▶ OBAG (\$1.75)



# Transportation

- ▶ Complete Streets Council Initiative
  - ▶ Main Street Complete Streets (\$2.25M)
- ▶ Citywide Intersection Improvement (\$474k)
- ▶ Bicycle & Pedestrian Masterplan Update (\$340k)
- ▶ Downtown Parking (\$180k)
- ▶ Neighborhood Traffic Calming Program Study (\$110k)







## Livable Neighborhoods



- ▶ Sidewalks
- ▶ Accessible Ramps
- ▶ Street lighting
- ▶ Mural art

# Building Projects

- ▶ 21st Century Library & Community Learning Center and Heritage Plaza Arboretum (\$61.5M)
- ▶ New Fire Station No. 6 & Fire Training Center (\$60.4M)







# Utilities & Environmental Services



## Sewer & Water Systems

- ▶ Solar Power at Various Water Facilities (\$3M)
- ▶ Annual Cast Iron Water Pipeline Replacement (\$750k)
- ▶ Sewer Main Installation I-880/Industrial (\$500k)



# Utilities & Environmental Services



## Recycled Water

- ▶ Recycled Water Storage & Distribution Facilities (\$27.8M)

## Sewer & Water Systems

- ▶ Groundwater Sustainability Plan Implementation (\$3M)







# Utilities & Environmental Services



## Water Pollution Control Facility (WPCF)

- ▶ WPCF Solar Power Design & Construction Phase II (\$6.3M)
- ▶ Renovate or Rebuild Administration Building (\$4.6M) & Operations Building (\$5.6M)
- ▶ Grit Removal System (\$3.6M)



## Facilities

- ▶ Flooring Replacement at HPD & Facilities Building (\$225k)
- ▶ HPD Records Remodel (\$120k)



# Hayward Executive Airport

- ▶ Sulphur Creek Mitigation Design (FY18) & Construction - FY19 (\$3.7M)

\*\$3.3M will be reimbursed from FAA

- ▶ Realignment of Taxiway Zulu Design FY19 (\$300k), Construction FY20 (\$2.4M)

\*\$2.5M will be reimbursed from FAA

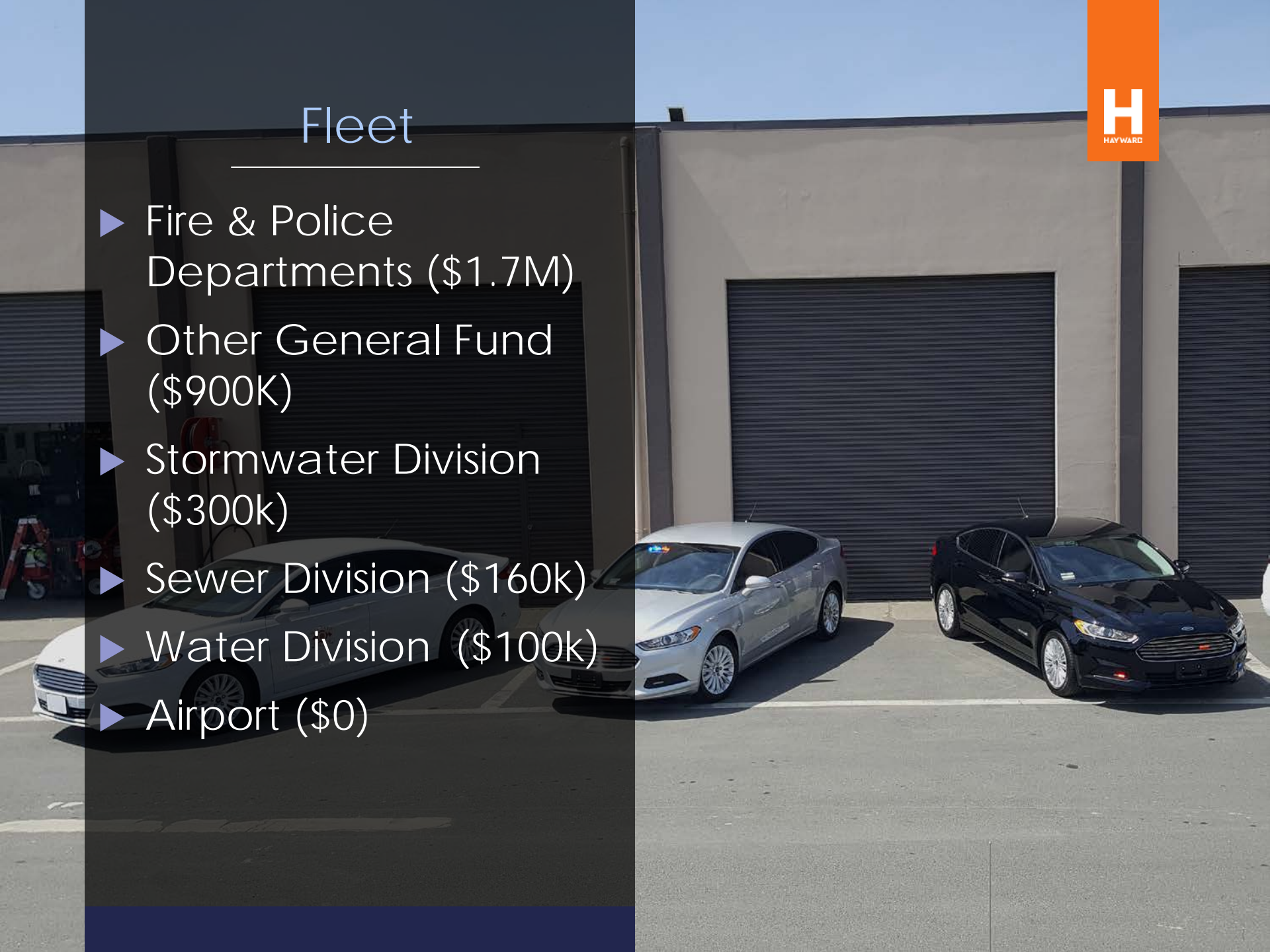
- ▶ Taxiway Alpha & Foxtrot Pavement Rehabilitation (\$479k - FY19)



# Fleet

---

- ▶ Fire & Police Departments (\$1.7M)
- ▶ Other General Fund (\$900K)
- ▶ Stormwater Division (\$300k)
- ▶ Sewer Division (\$160k)
- ▶ Water Division (\$100k)
- ▶ Airport (\$0)





# Information Technology

- ▶ Highspeed Hayward - Fiber Optic (\$3.5M\*)
- ▶ Network Infrastructure Replacement (\$398k)
- ▶ EBRCs Subscription (\$324k)

Funding primarily through ISF charges on departments, and GF transfers

\* \$2.7M provided by an EDA Grant

# Identified Capital Needs Summary

---

- ▶ Street & Transportation (\$201M)
- ▶ Facilities & Equipment (\$189M)
- ▶ Airport (\$18M)
- ▶ Miscellaneous (\$850k)
- ▶ Fleet (\$300k)
- ▶ Technology Services (\$0)

---

Total ~ \$410M

# Capital Needs - Highlights



## Airport

Pavement Rehabilitation	\$9.5M
New Air Traffic Control Tower	\$7M
Renovation of T-Hangars	\$1.5M

## Facilities & Improvement Projects

New Police Station	\$130M
New Corporation Yard	\$50M
Fire Station No. 9	\$8.6M

## Fleet

Emergency Response Vehicle	\$300k
----------------------------	--------

## Miscellaneous

Unified Development Code	\$850k
--------------------------	--------

## Street & Transportation

Improve and Maintain City-wide PCI	\$90M
Whitesell/Clawiter/SR 92 Interchange	\$63M



# Questions & Discussion

