

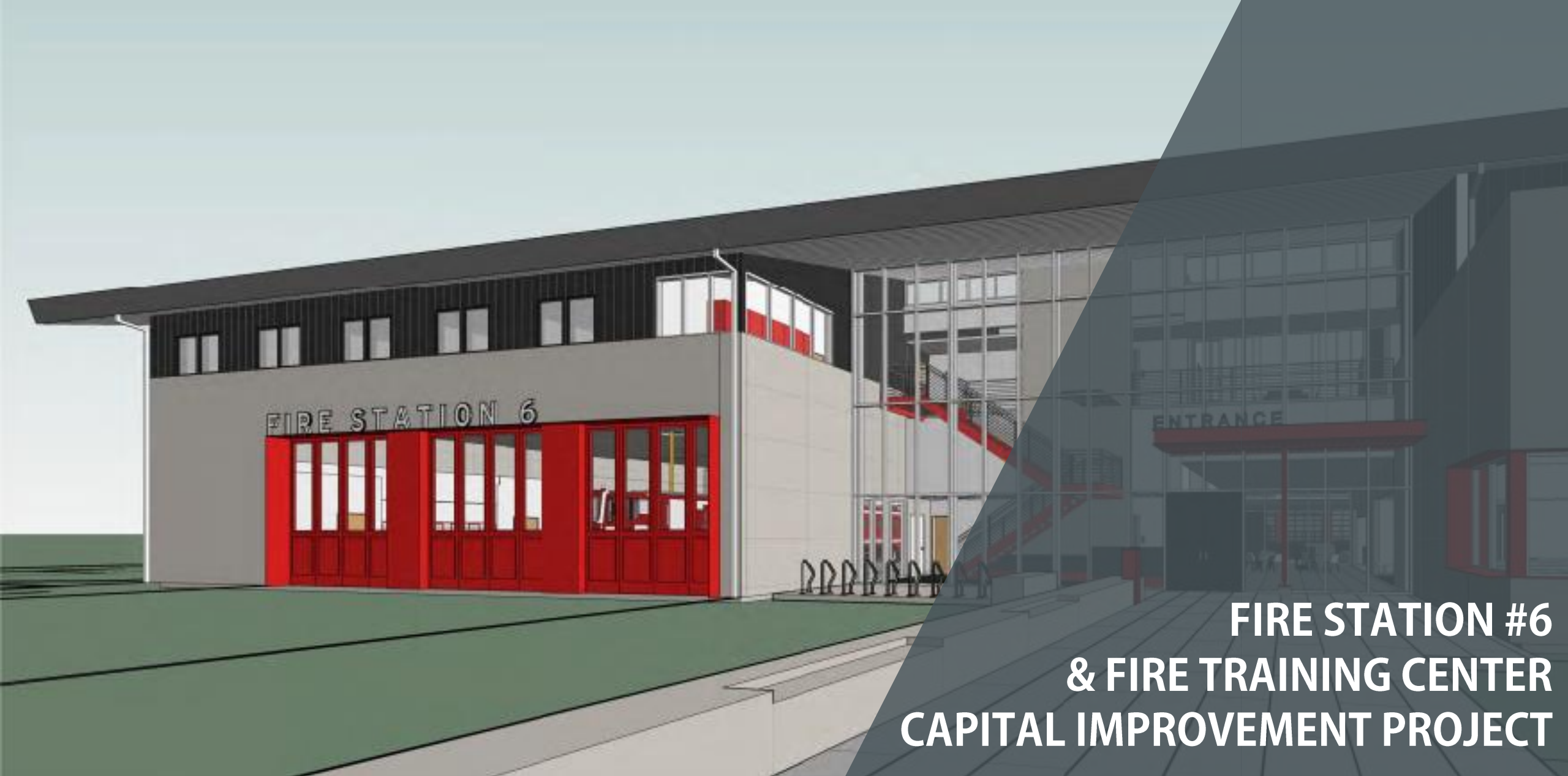
**PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 25, 2018**

PRESENTATIONS

STAFF PRESENTATION

ITEM #1 PUBLIC HEARING Ph#18-081

FIRE STATION #6 AND FIRE TRAINING CENTER IMPROVEMENT PROJECT



FIRE STATION #6 & FIRE TRAINING CENTER CAPITAL IMPROVEMENT PROJECT

PLANNING COMMISSION PUBLIC HEARING
MARCUS MARTINEZ, ASSISTANT PLANNER
OCTOBER 25, 2018

PROJECT SUMMARY

Site Plan Review Application

**Public Works Department and Fire Department
Capital Improvement Project:**

- Demolition of existing on-site structures;
- Development and expansion of the Fire Station #6 and Fire Training Center;
- Goal: Upgrade outdated training facilities, improve safety within the City, and support Hayward Executive Airport operations.

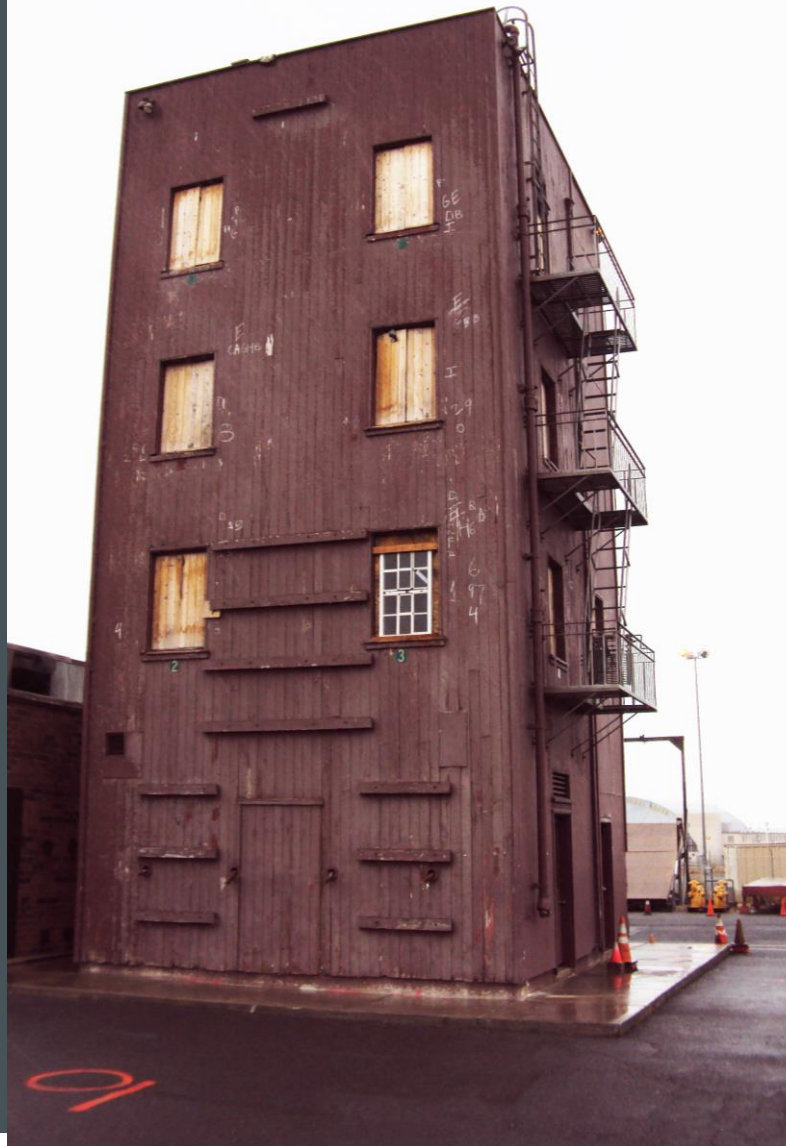


PROJECT SITE

- 1401 West Winton Avenue
- Zoning District: Airport Terminal
- General Plan: Industrial Corridor & Public Quasi-Public
- On Hayward Executive Airport Property (City-Owned)
- Direct Access to Airport Facilities
- 6.7-Acre Project Site
- Majority of Site Undeveloped

EXISTING SITE CONDITIONS

- Existing Structures Constructed in 1970s
- Approximately 18,000 Square-Feet of Floor Area
- 2014 Facility Needs Assessment Determined Substantial Upgrades Were Needed

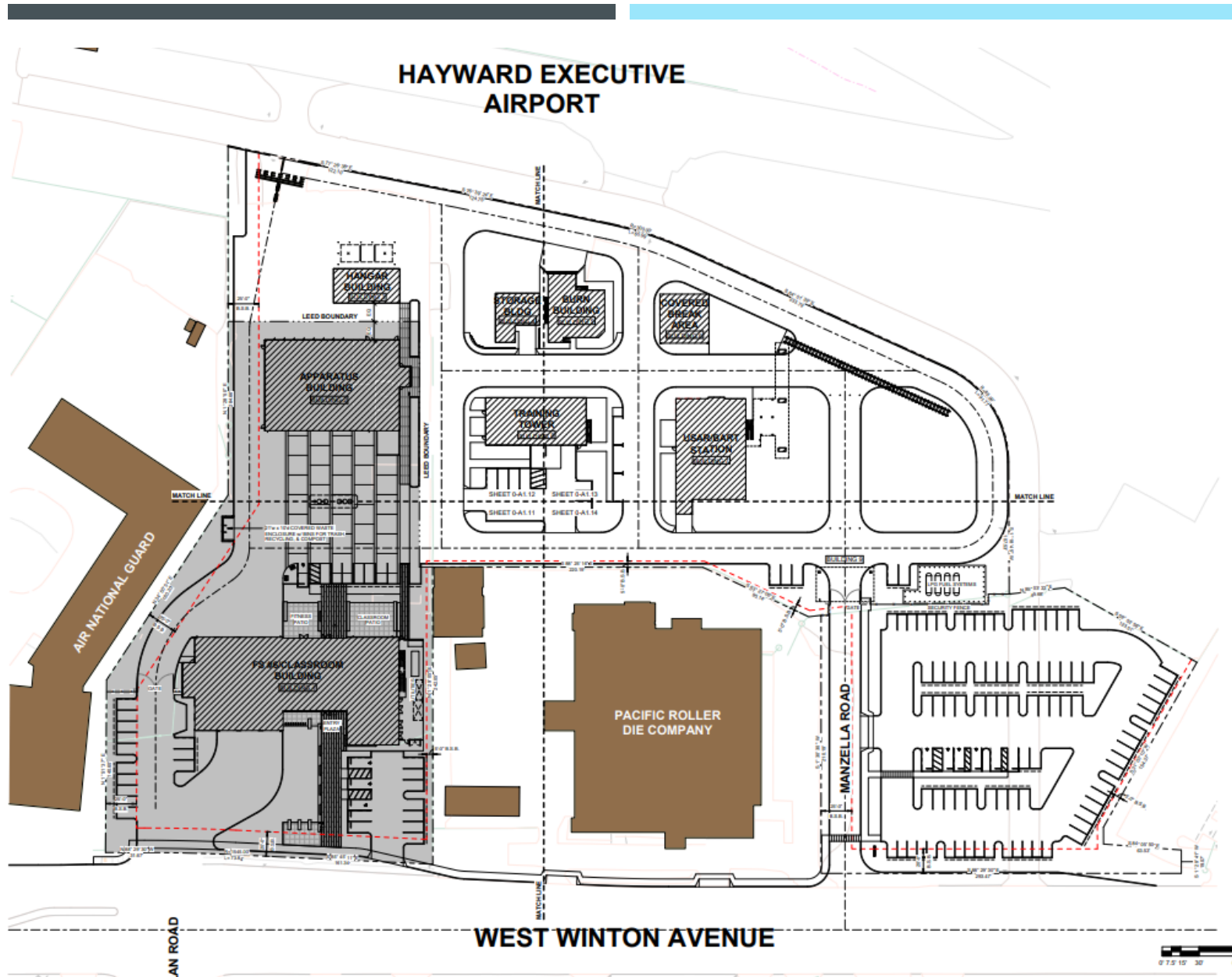


PROJECT DESCRIPTION

- **Development of 9 New Structures (~ 66,300 Square-Feet of Building Area)**
- **On and Off-Site Improvements:**
 - Stormwater Management Improvements (e.g. bio-retentions)
 - New Landscaping and Vegetation
 - 130 On-Site Parking Spaces
 - Deceleration Lanes
- **Sustainability**
 - Leadership in Energy and Environmental Design (LEED) Silver Design
 - Solar Panels, Low Water Use Appliances, etc.
 - Goal for Zero Net Energy

PROJECT DESCRIPTION - OPERATION

- Fire Station response to calls for service;
- Aircraft Rescue Firefighting (ARFF) Unit to support Hayward Executive Airport;
- Classroom/drill ground training for firefighters;
- Fire training academy for upcoming cadets; and
- Partnership with Chabot College for EMT, fire technology, courses, etc.



PROJECT SITE PLAN

Development will include:

- Fire Station #6 and Classroom Building
- Apparatus Building
- Hangar Building
- Storage Building
- Burn Building (Prop)
- Training Tower (Prop)
- USAR/BART Station (Prop)
- Covered Break Area
- Entry Canopy



**FACADE RENDERING
(FROM WEST WINTON AVENUE)**

STAFF ANALYSIS

The project will be consistent with the Hayward 2040 General Plan by:

- **Replacing an outdated fire station with a State-of-the-Art emergency response and training facility;**
- **Improving response times for the Industrial sector of Hayward and continue to support the Hayward Executive Airport;**
- **Training existing and prospective Fire Prevention and Public Safety personnel;**
- **Fostering partnerships with local colleges by offering courses in fire sciences and emergency medical training; and**
- **Developing a LEED Silver public facility by incorporating clean, renewable energy systems.**

ENVIRONMENTAL REVIEW (CEQA)

- ✓ Initial Study and Mitigated Negative Declaration (IS/MND) were prepared for the proposed project.
- ✓ No comments were received on the IS/MND.
- ✓ Impacts identified are related to Biological Resources, Geology & Soils, and Hazards & Hazardous Materials.
- ✓ Mitigation Measures were incorporated as Conditions of Approval and the Mitigation Monitoring and Reporting Program to minimize such impacts to a level of less than significant.

STAFF RECOMMENDATION

That the Planning Commission:

- ✓ **APPROVE** the Site Plan Review based on the required Findings and subject to the Conditions of Approval; and
- ✓ **ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the proposed project.



Questions?

PRESENTATION

ITEM #2 PUBLIC HEARING

Ph#18-080

**TOWNHOUSE CONDOMINIUMS
420 SMALLEY AVENUE**



PLANNING COMMISSION PUBLIC HEARING
JAY LEE, ASSOCIATE PLANNER
OCTOBER 25, 2018

420 SMALLEY AVENUE TOWNHOMES

INTRODUCTION & BACKGROUND

Applicant: GKW Architects

Owner: Tommy Tam

Requested Entitlements

- 1. PD Rezone: RM to PD for minimum lot area per dwelling unit**
- 2. Tentative Tract Map: condominium subdivision for 8 units**
- 3. Site Plan Review: 8-unit townhouse development with related site improvements**

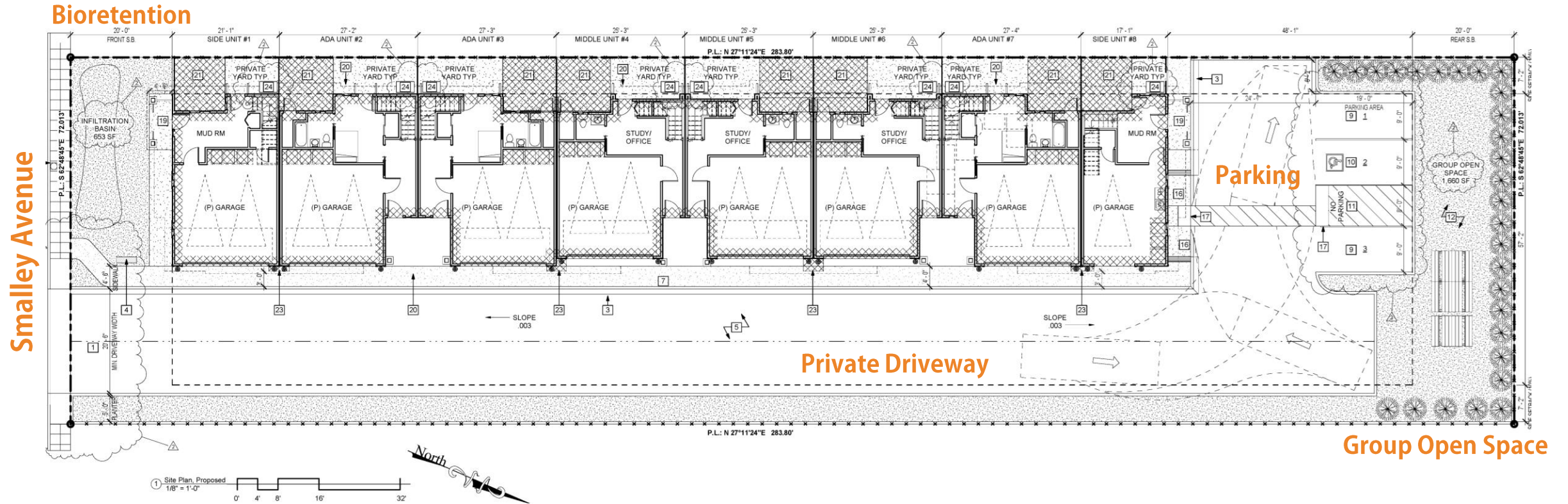
INTRODUCTION & BACKGROUND: EXISTING



INTRODUCTION & BACKGROUND: REVISIONS



PROPOSED PROJECT: OVERVIEW



PROPOSED PROJECT: ARCHITECTURE



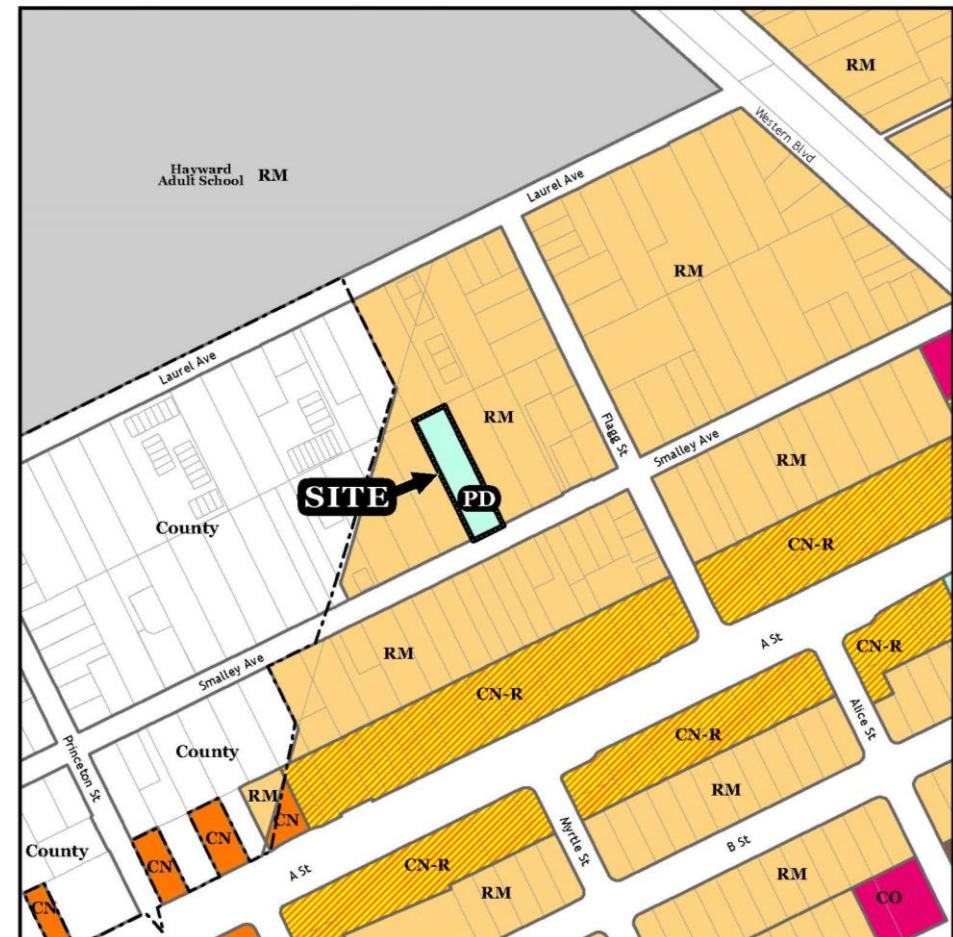
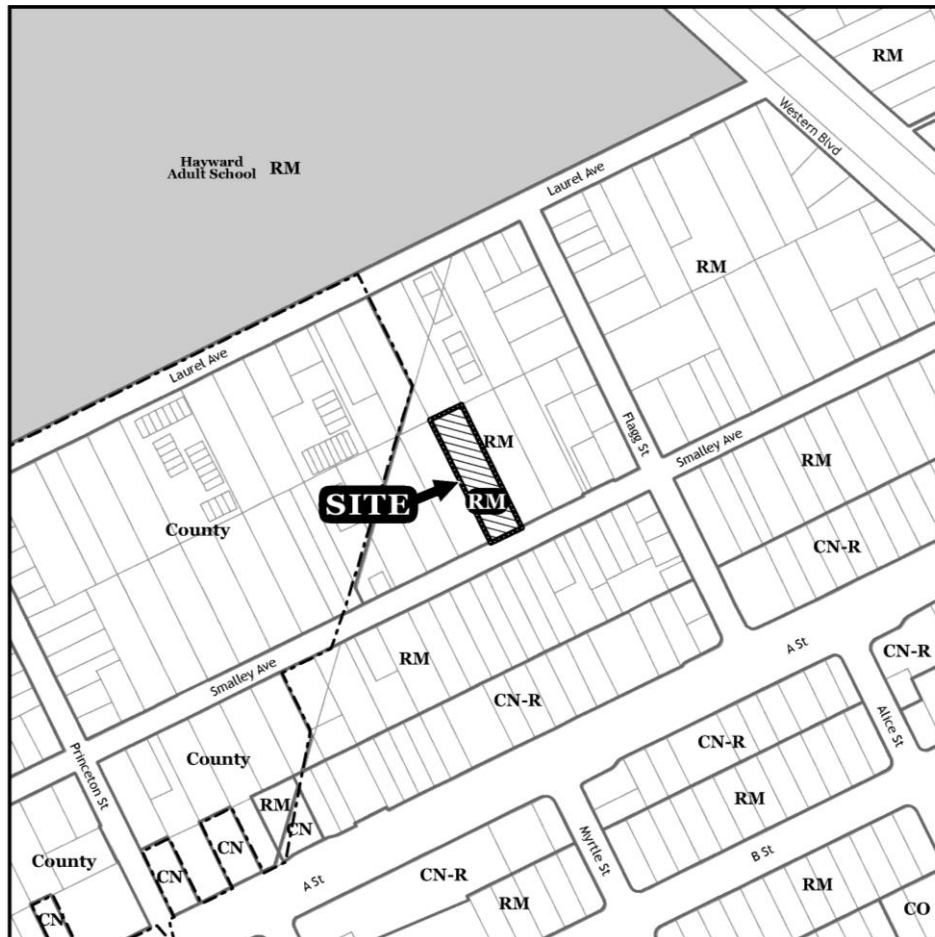
STAFF ANALYSIS: LAND USE



General Plan Policies

- 1. Diversity of housing types**
- 2. Residential uses close to services**
- 3. Growth and infill development**

STAFF ANALYSIS: LAND USE

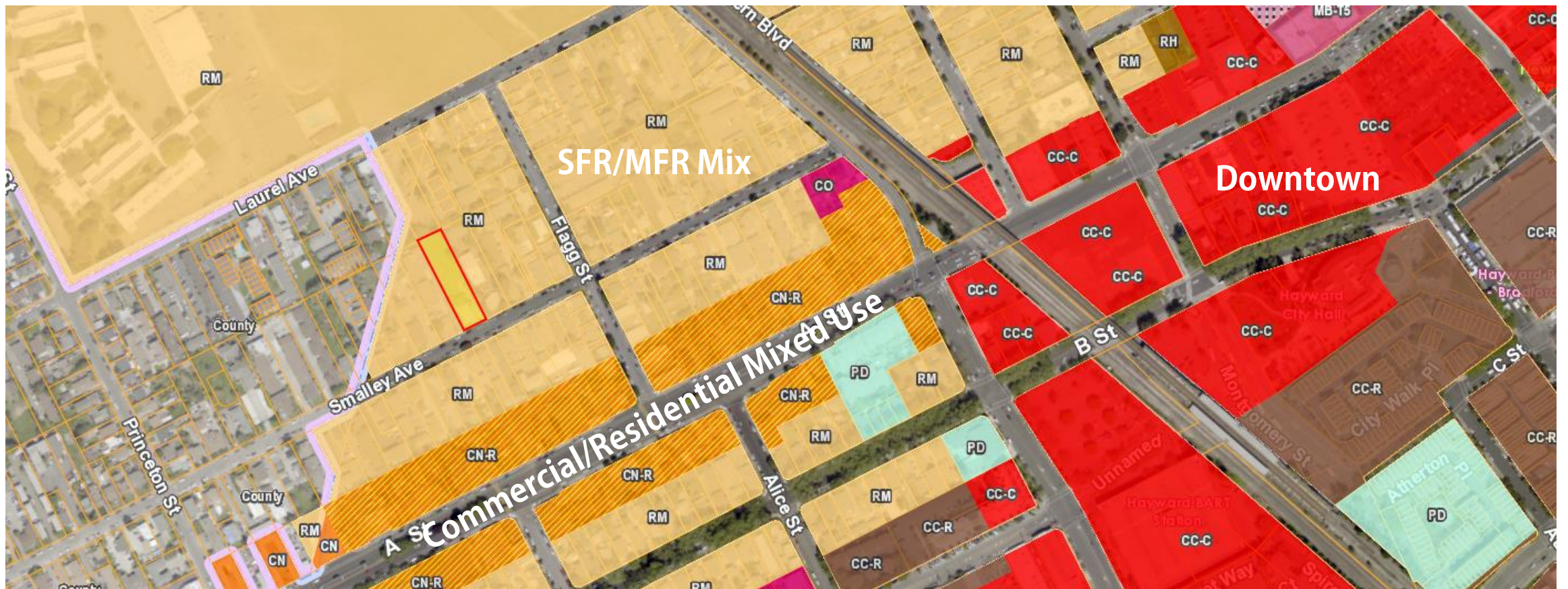


STAFF ANALYSIS: LAND USE

Zoning

Development Standard	HMC Requirement	Proposed Project
Min. Lot Size	N/A for townhomes	N/A for townhomes
Min. Lot Area per Dwelling Unit	3,500 sq. ft.	2,556 sq. ft
Max. Lot Coverage	40%	29.4%
Min. Front Yard Setback	20 ft.	20 ft.
Min. Side Yard Setback	7 ft. 2 in.	7 ft. 2 in.
Min. Rear Yard Setback	20 ft.	68 ft. 1 in.
Max. Building Height	40 ft.	30 ft. 8 in.
Min. Off-Street Parking	17 spaces (8 covered and 9 uncovered)	18 spaces (15 covered and 3 uncovered)
Min. Open Space	2,800 sq. ft.	3,070 sq. ft.

STAFF ANALYSIS: LAND USE



STAFF ANALYSIS: ARCHITECTURE



STAFF ANALYSIS: AMENITIES

Amenity	Benefit
Rooftop solar panels	Environment (renewable energy)
Bedroom on 1 st floor of 3 units	Social (aging in place & multi-generational lifestyle)
One moderate-income affordable dwelling unit	Social (incorporated affordable housing)
3,070 sq. ft. of private and common open space	Recreational (exceeds requirement)

CEQA ANALYSIS

Infill Checklist

- 1. Tiers off Hayward 2040 General Plan EIR**
- 2. Streamlined process for eligible infill projects**
- 3. No significant impacts on environment that either (1) have not already been previously analyzed, (2) are more significant than previously analyzed, or (3) would not be substantially mitigated by uniformly applicable development policies**

STAFF RECOMMENDATION

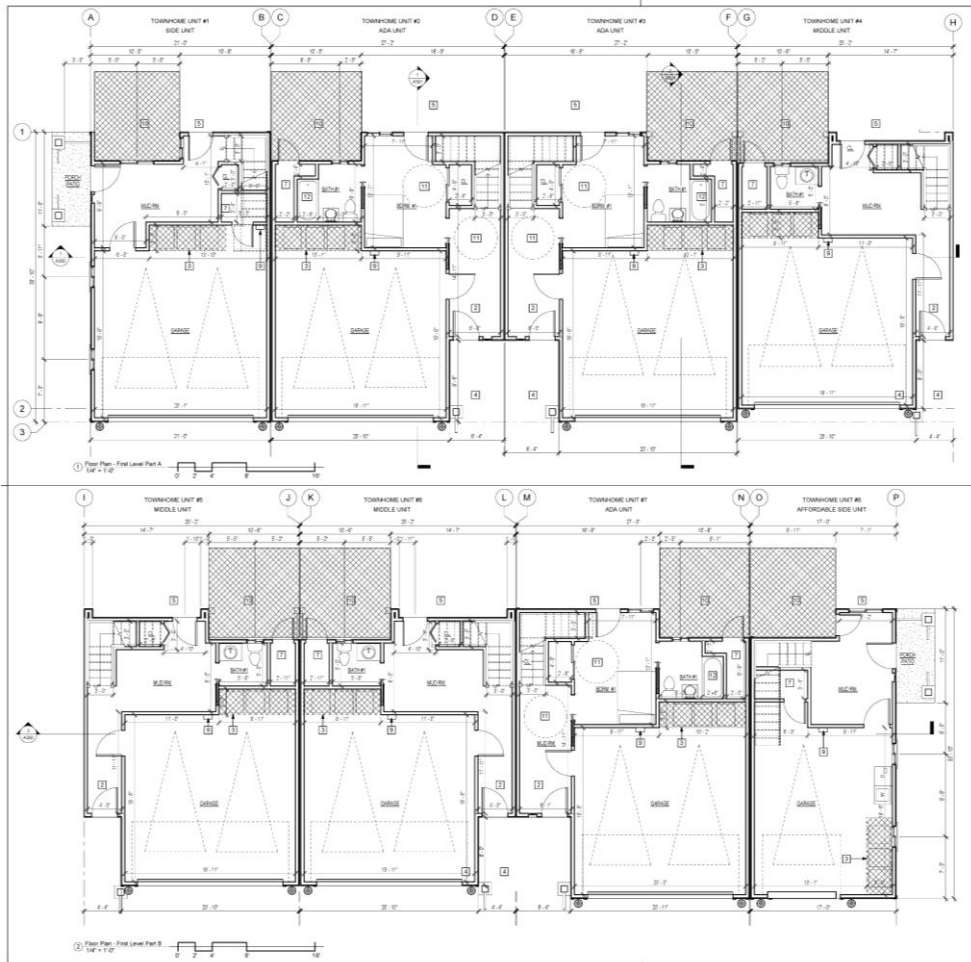
Staff Recommendation

- 1. Recommend approval of PD Rezone & Preliminary Plan, Vesting Tentative Tract Map No. 8429, & Site Plan Review Application No. 201704262 with a revision to COA No. 23 as shown below:**
3 of the 8All units shall provide a bedroom suite on the first floor.
- 2. Recommend adoption of CEQA Infill Checklist**

STAFF RECOMMENDATION

Questions?

FLOOR PLANS



FLOOR PLANS

