PLANNING COMMISSION MEETING
THURSDAY, MAY 23, 2019

PRESENTATIONS

STAFF PRESENTATION

ITEM #1 PUBLIC HEARING
PH #19-047

623-675 JACKSON STREET

SETON PACIFIC COMPANY

DEVELOPMENT SERVICES

Pine Vista Condominiums
653 Jackson Street
201606492

Carl Emura, Associate Planner

Planning Commission
May 23, 2019

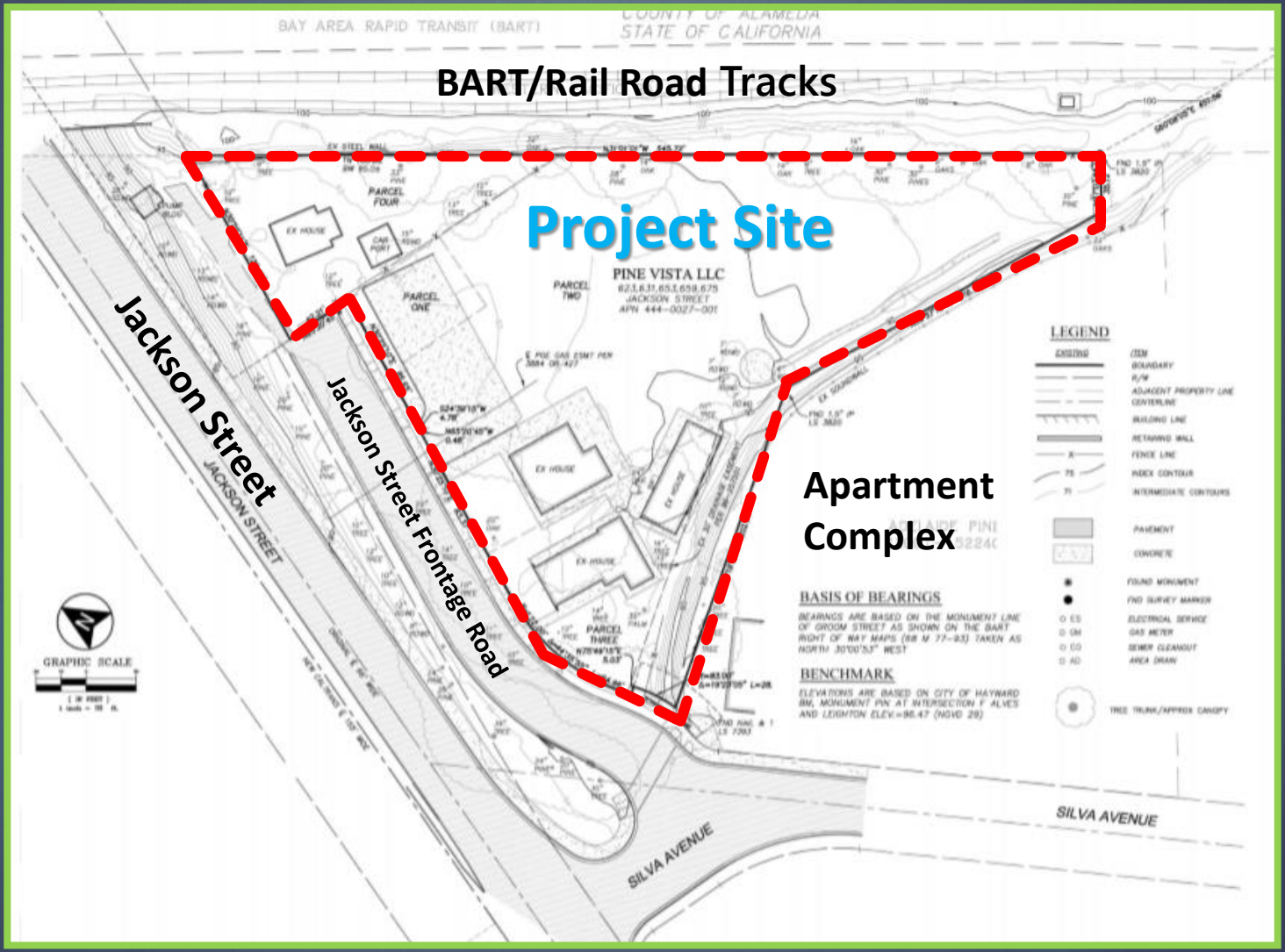
Project Request:

The applicant is requesting approval of Tentative Tract Map No. 8339, Site Plan Review and Density Bonus Application No. 201606492, and the adoption of an Infill Consistency Checklist to combine 5 parcels totaling 2.06 acres to allow the construction of 40 townhouse style condominiums units, including seven affordable units, with common open space areas and related site and frontage improvements at 623-675 Jackson Street.

Area Map

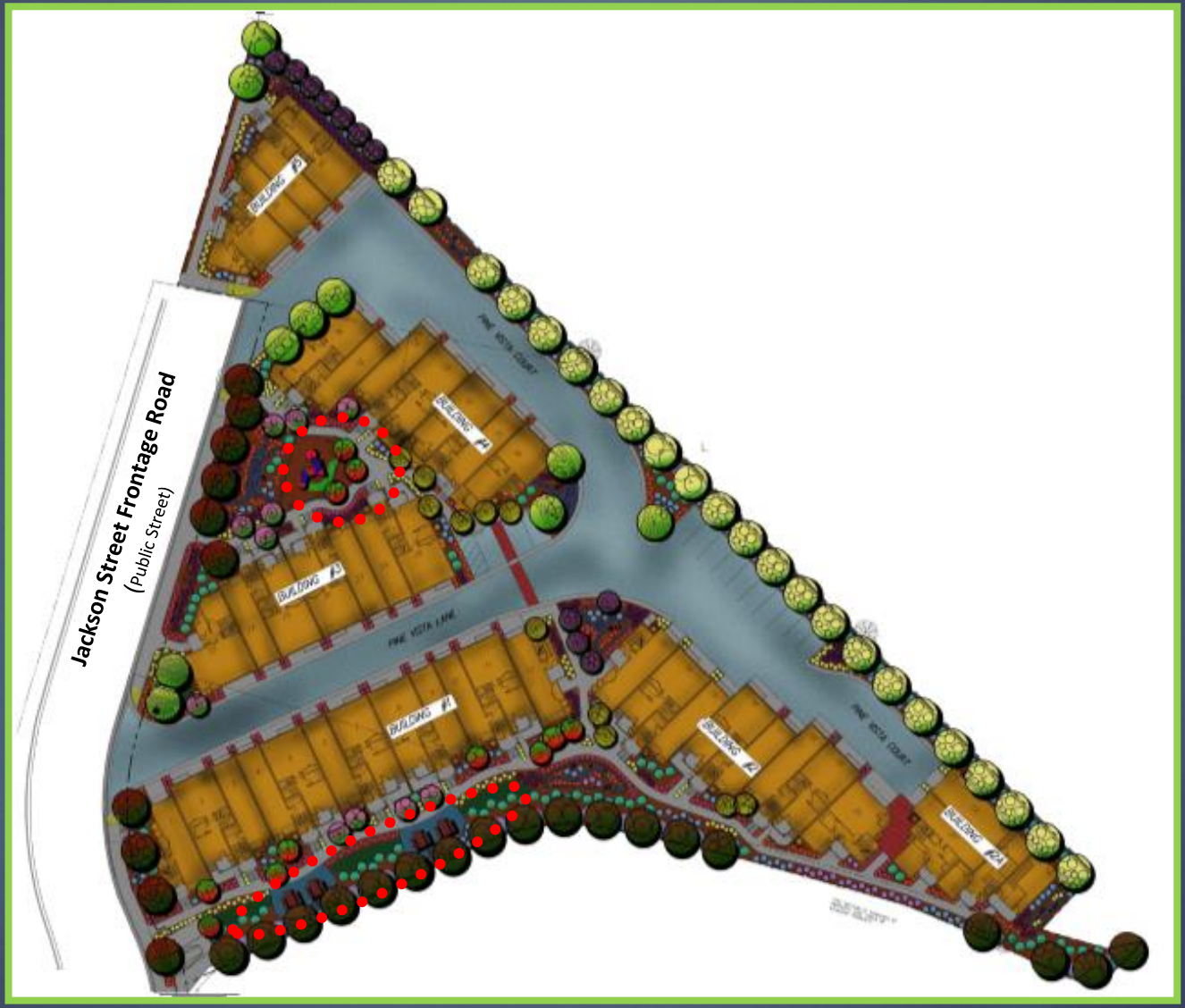
Chase Ave
Charing St
Dr
Dean St
Sutro St
Dean Pl
Jackson St
BART
Fletcher Ln
Fletcher Ln
Memorial Park
Jackson St
Ginedale Ct
Mission Blvd
Project Site
Meek Ave
Ward Creek
Lilly Ave

Existing Conditions



View from Jackson Street

Site Plan


Jackson Street Frontage Road
(Public Street)
BUILDING #1
BUILDING #2
BUILDING #3
BUILDING #4
BUILDING #5
BUILDING #6
BUILDING #7
PINE VISTA LANE
PINE VISTA COURT
PINE VISTA COURT

View From Jackson Street

Density Bonus

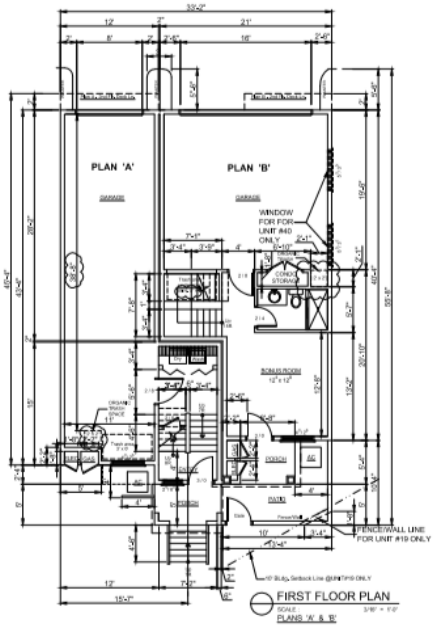
Building 1 – Front Elevation

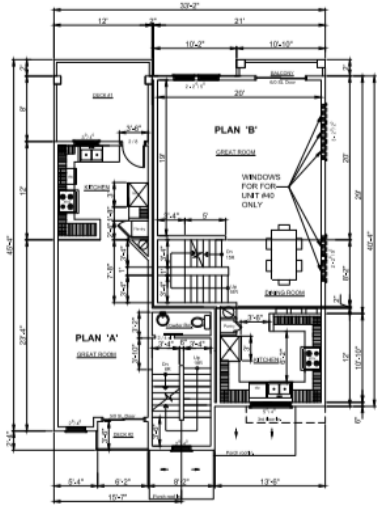
BUILDING # 1 ELEVATION: UNITS 1-12

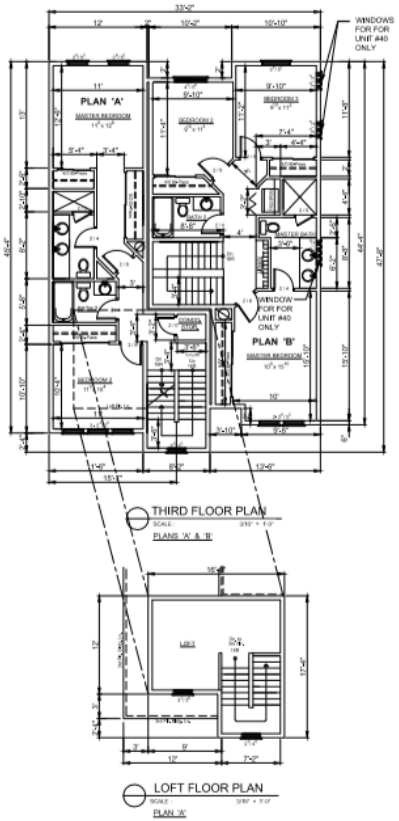
FRONT VIEW

Building 1 – Rear Elevation

Floor Plan A & B







PLAN 'A' UNITS # 4, 6, 10, 18, 27 & 34

PLAN 'A' (REVERSED) UNITS # 3, 9, 15, 17, 24, 28, 35, & 39

1ST FLOOR:	133 sq.ft.
2ND FLOOR:	473 sq.ft.
3RD FLOOR:	600 sq.ft.
LOFT:	230 sq.ft.
TOTAL:	1,385 sq.ft.

GARAGE:	520 sq.ft.
PORCH/PATIO:	41 sq.ft.
DECKS: #1	120 sq.ft. *
#2	22 sq.ft.
CONDO STOR.:	99 cu.ft. (90 cu.ft. REQ.)

* Qualifies as "Private" open space

PLAN 'B' UNITS # 5, 7, 11 & 19

PLAN 'B' (REVERSED) UNITS # 2, 8, 14, 16, 32, & 40

1ST FLOOR:	335 sq.ft.
2ND FLOOR:	705 sq.ft.
3RD FLOOR:	748 sq.ft.
TOTAL:	1,797 sq.ft.

GARAGE:	432 sq.ft.
PORCH/PATIO:	138 sq.ft. *
BALCONY:	21 sq.ft.
CONDO STOR.:	96 cu.ft. (90 cu.ft. REQ.)

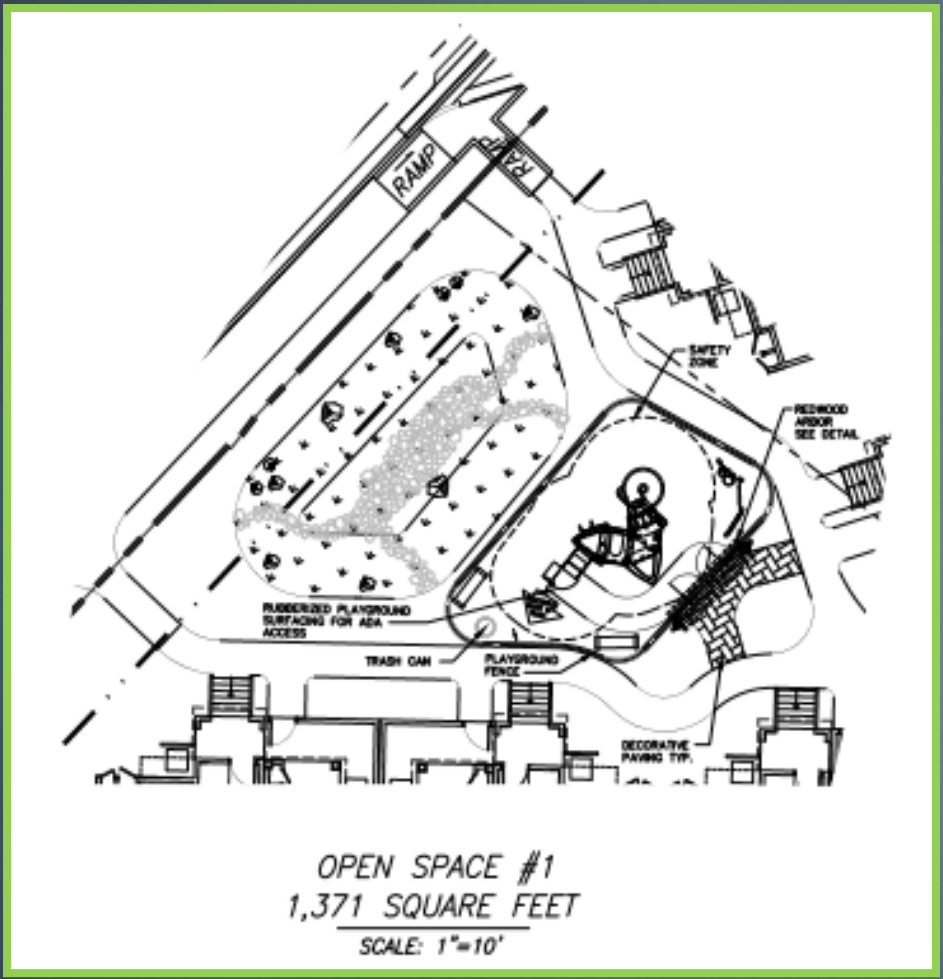
* Qualifies as "Private" open space

Color Palette

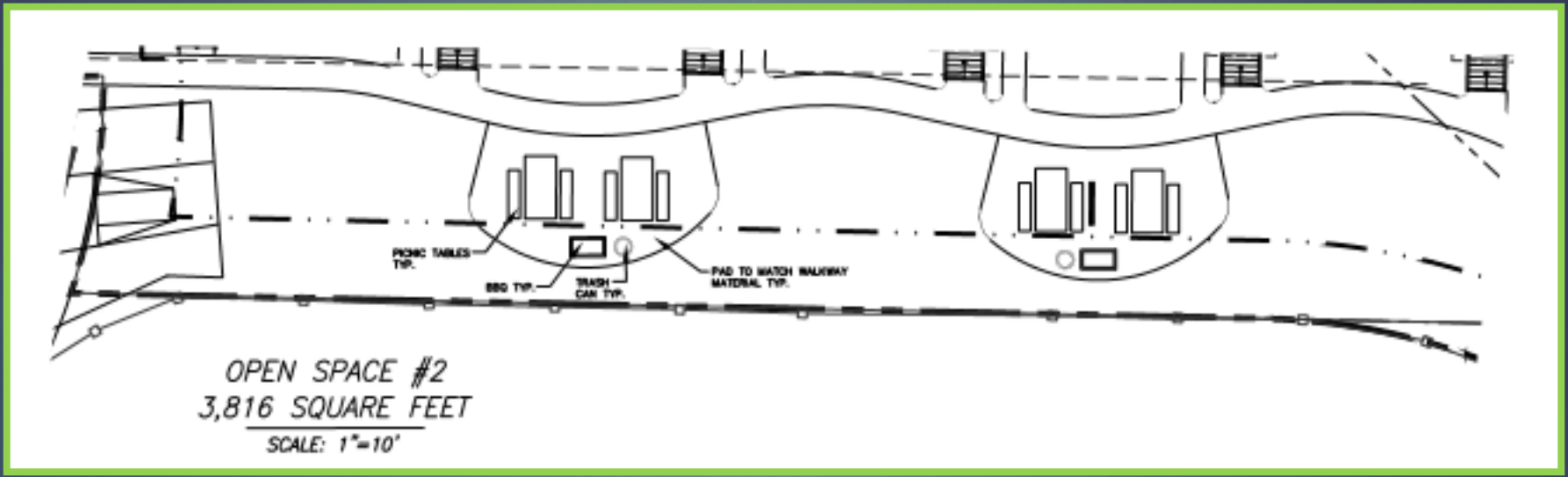
BUILDING # 1 ELEVATION: UNITS 1-12

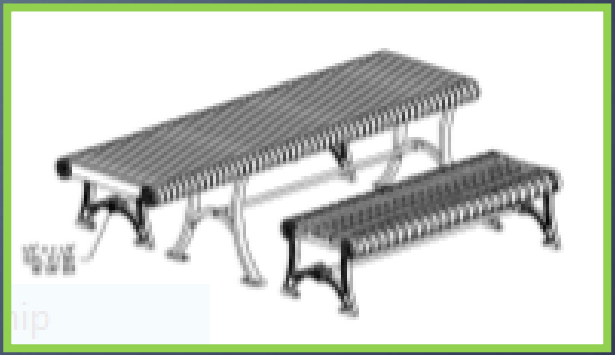
FRONT VIEW

Group Open Space #1

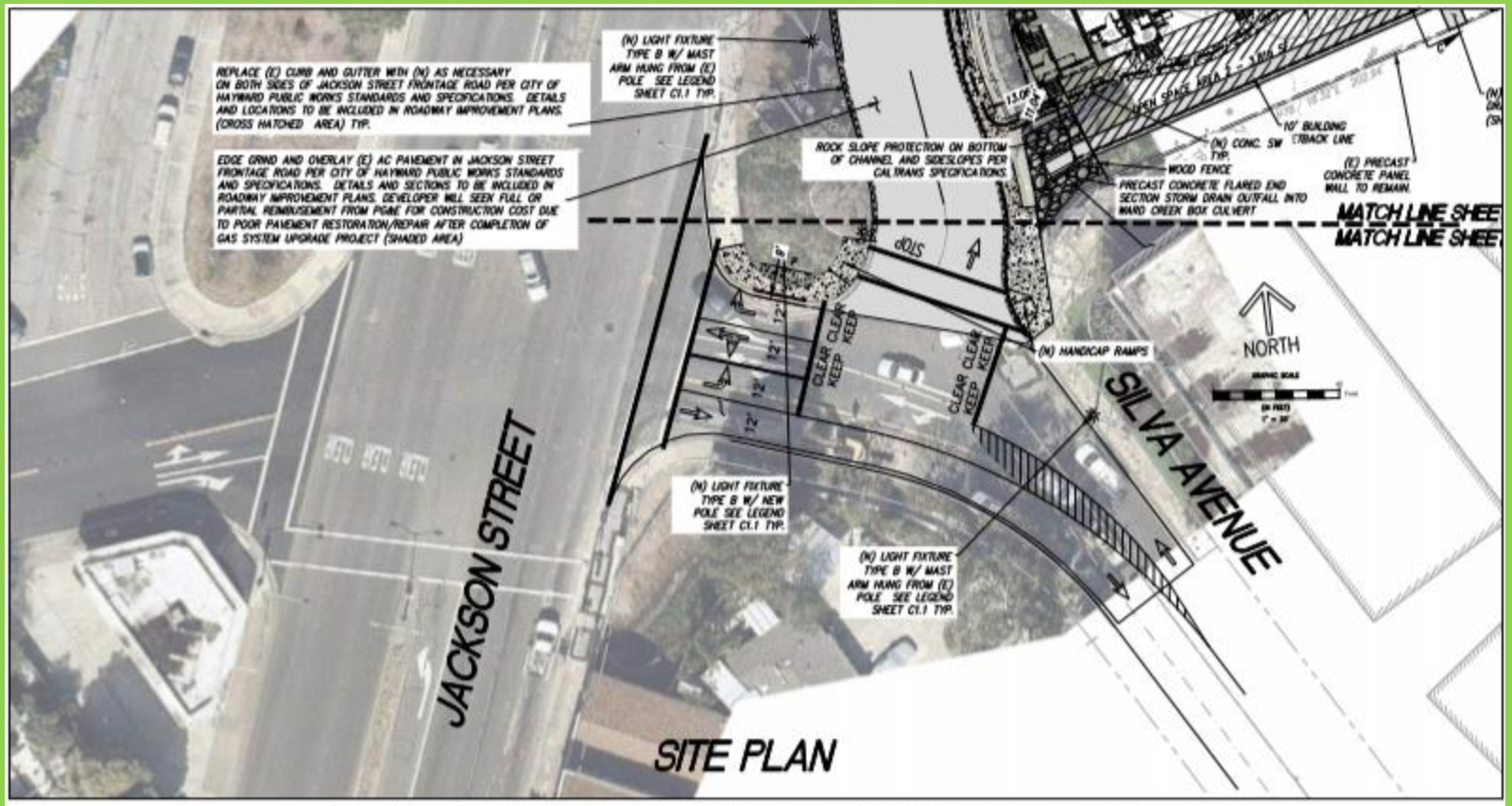


Group Open Space #2

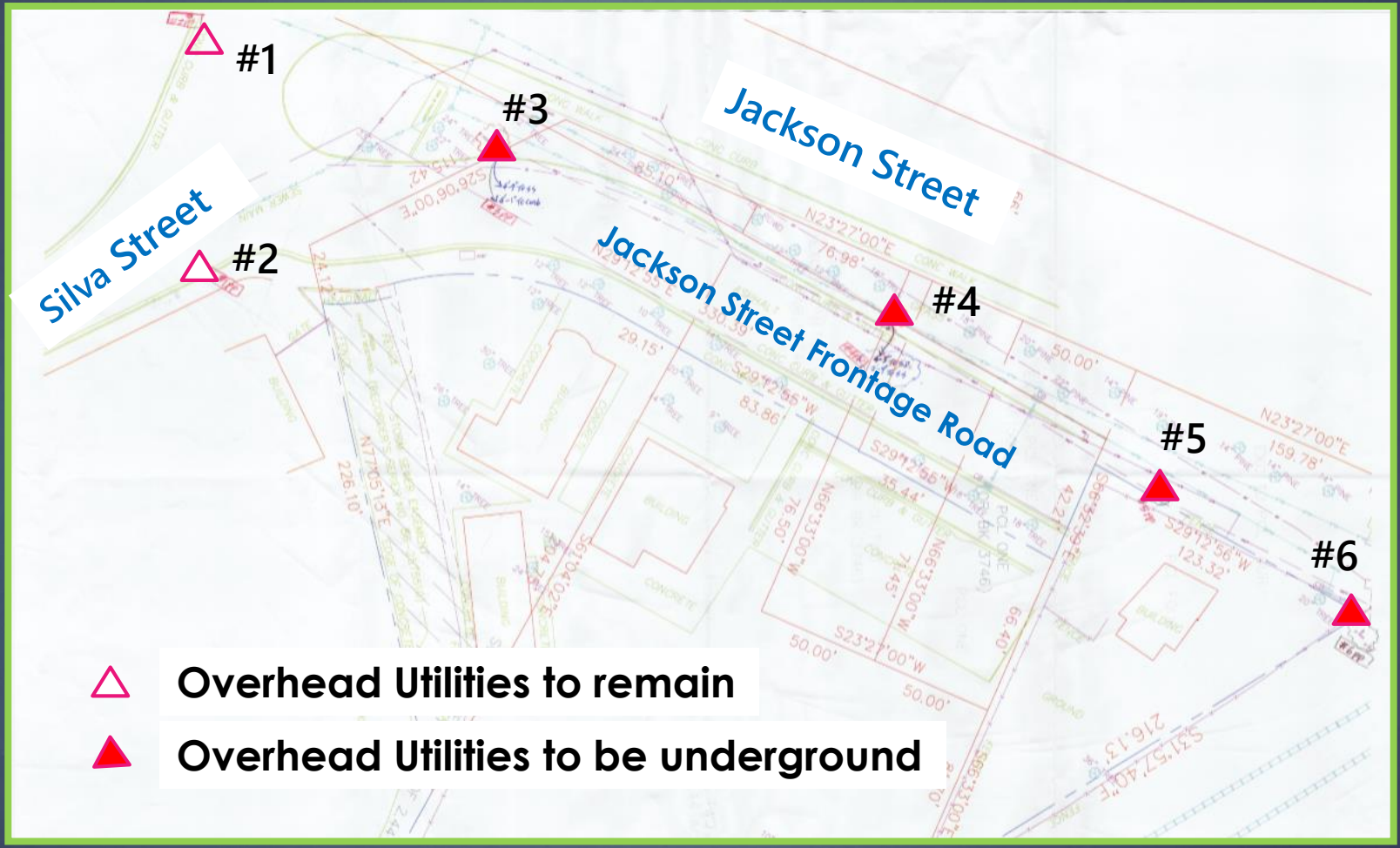




Jackson /Silva Intersection



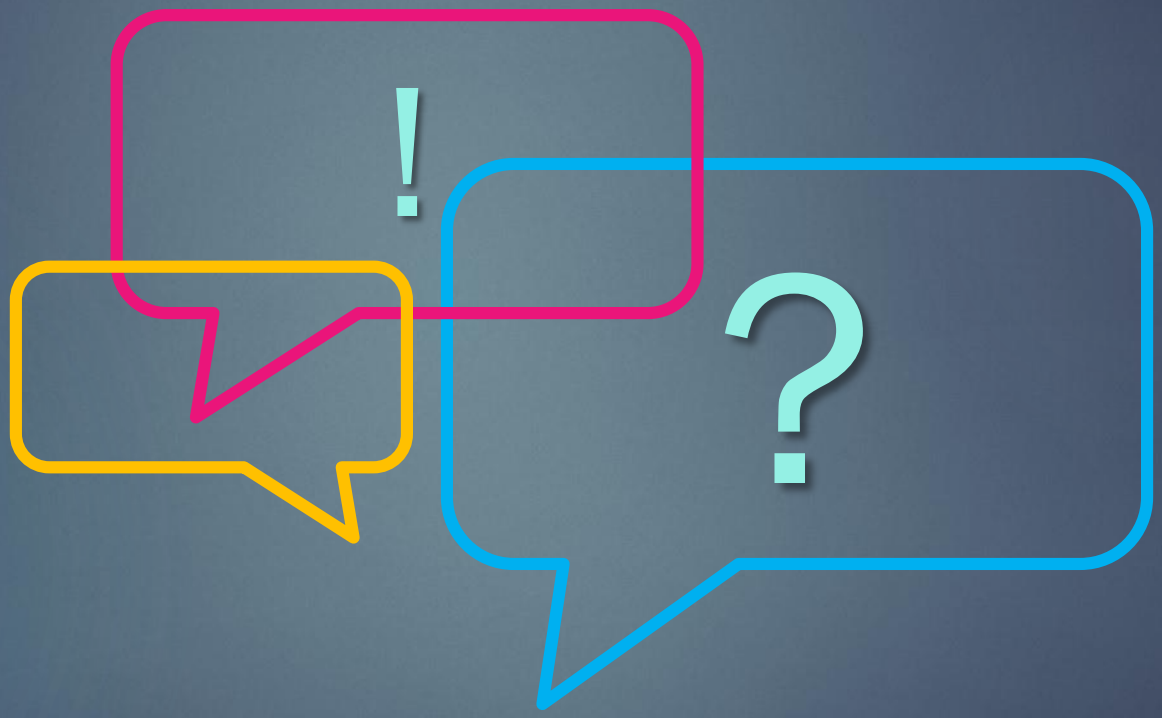
Undergrounding Overhead Utilities



Recommendation

That the Planning Commission approve the Tentative Tract Map 8339, Site Plan Review, and Density Bonus Application and approval of a CEQA Infill Consistency Checklist based on the analysis set forth in this report and contained within the attached Findings, subject to the Conditions of Approval.

Questions & Discussion



PRESENTATION

ITEM #2 PUBLIC HEARING

LB 19-028

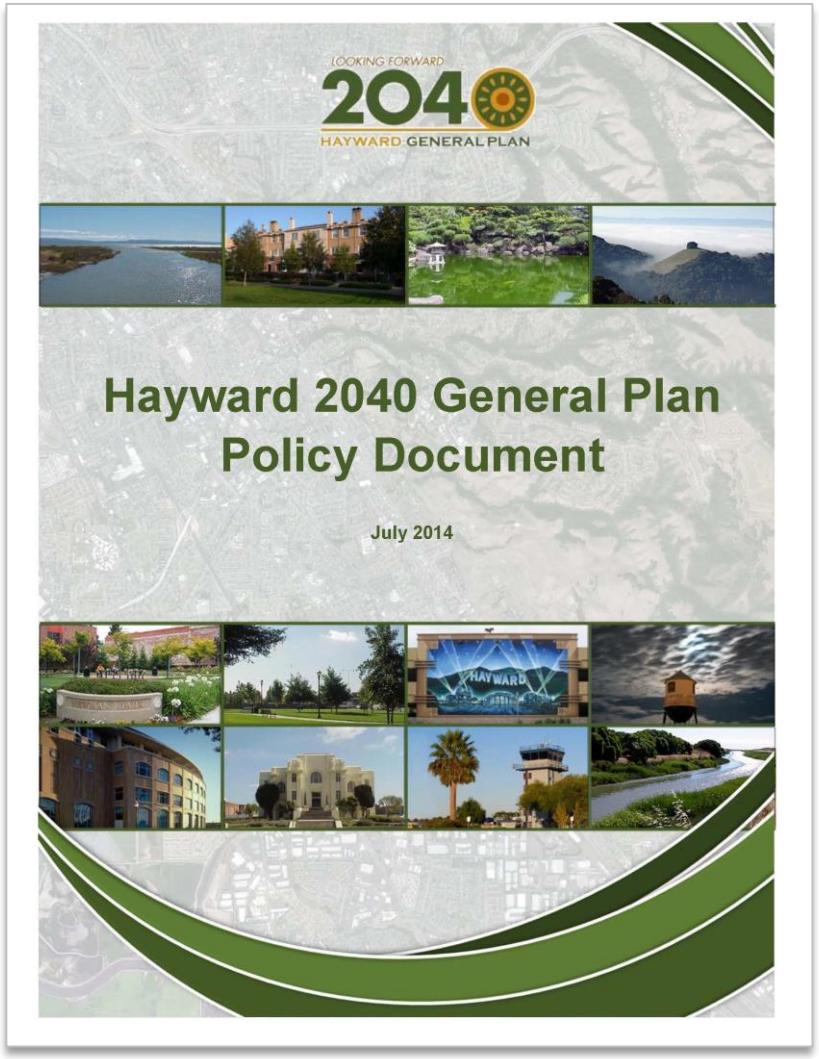
GENERAL PLAN ANNUAL REPORT

General Plan Annual Report

May 23, 2019

HAYWARD

Hayward 2040 General Plan



The 2040 General Plan was adopted in July 2014.

- 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 process
- State law requires an annual report on the status of General Plan implementation

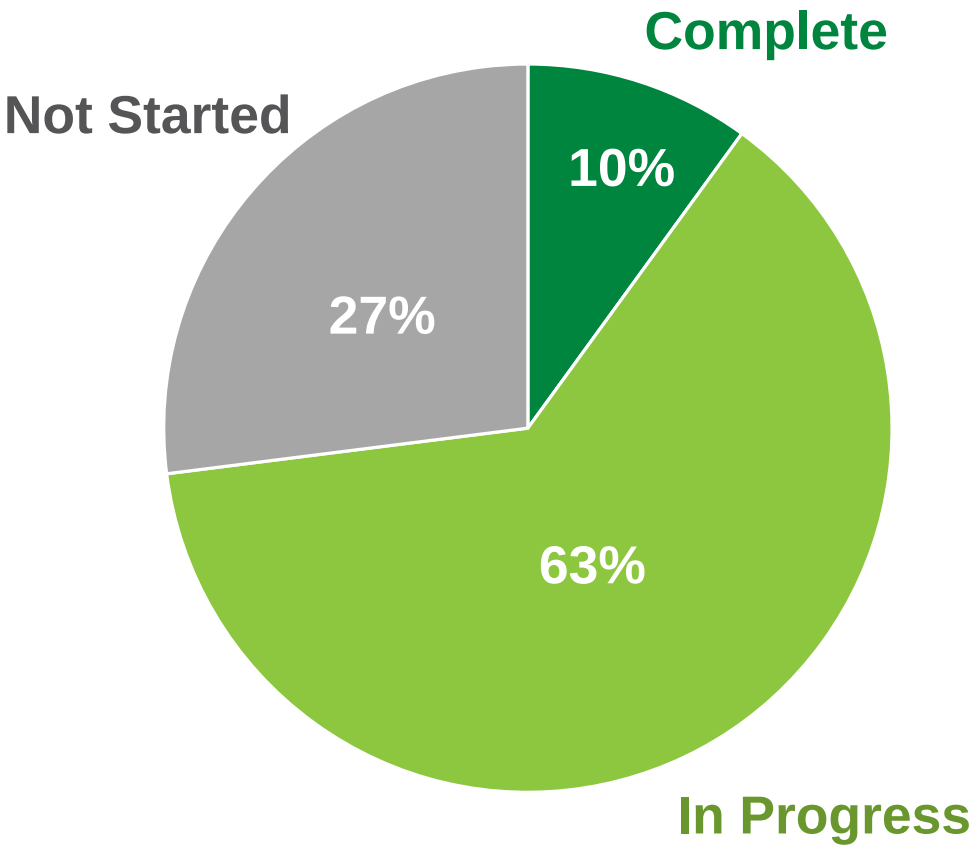
Implementation Program Status

Status of General Plan Implementation Programs

Timeframe	*Complete*		*In Progress*		*Not Started*		*Total*
	#	*%*	*#*	*%*	*#*	*%*	
2014 – 2019	11	23%	20	42%	17	35%	48
Ongoing/annual, initiated in 2014 - 2019	-	-	47	80%	12	20%	59
Subtotal 2014 – 2019	***11***	***10%***	***67***	***63%***	***29***	***27%***	***107***
2020 – 2040	2	6%	5	16%	24	77%	31
Ongoing/annual, initiated in 2020 - 2040	-	-	4	80%	1	20%	5
Subtotal 2020 – 2040	***2***	***6%***	***9***	***25%***	***25***	***69%***	***36***
Total	**13**	**9%**	**76**	**53%**	**54**	**38%**	**143**

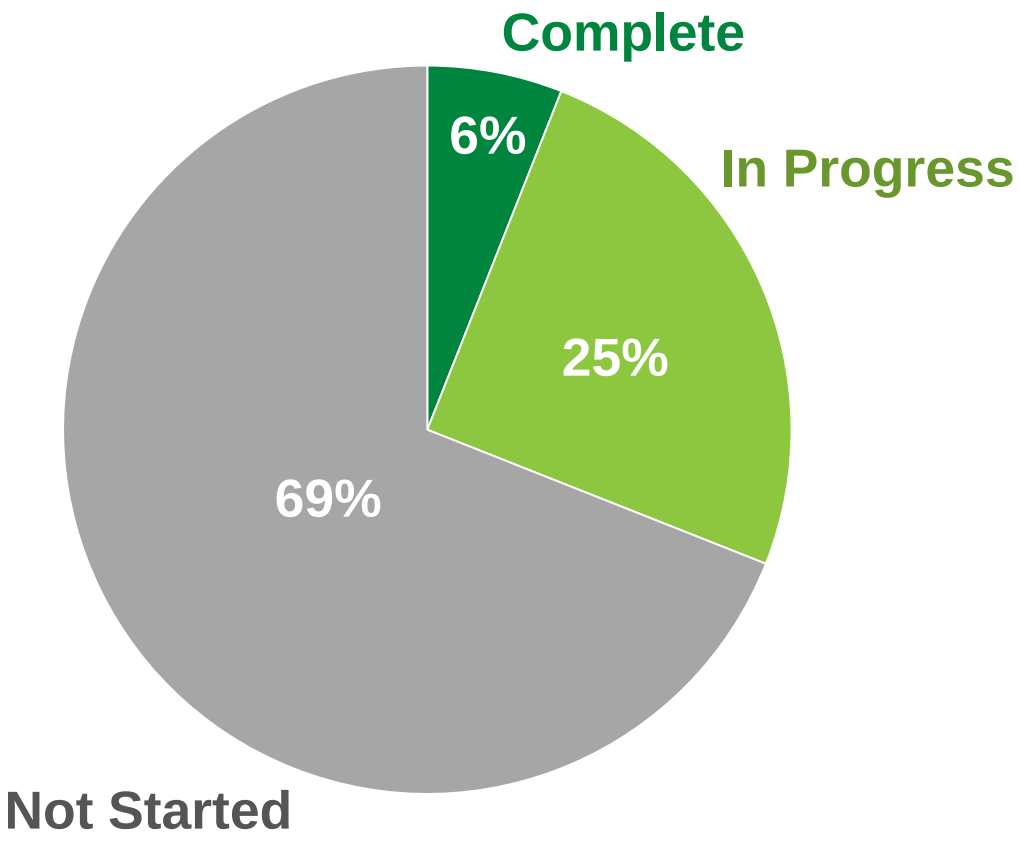
Implementation Program Status

2014-2019 Timeframe

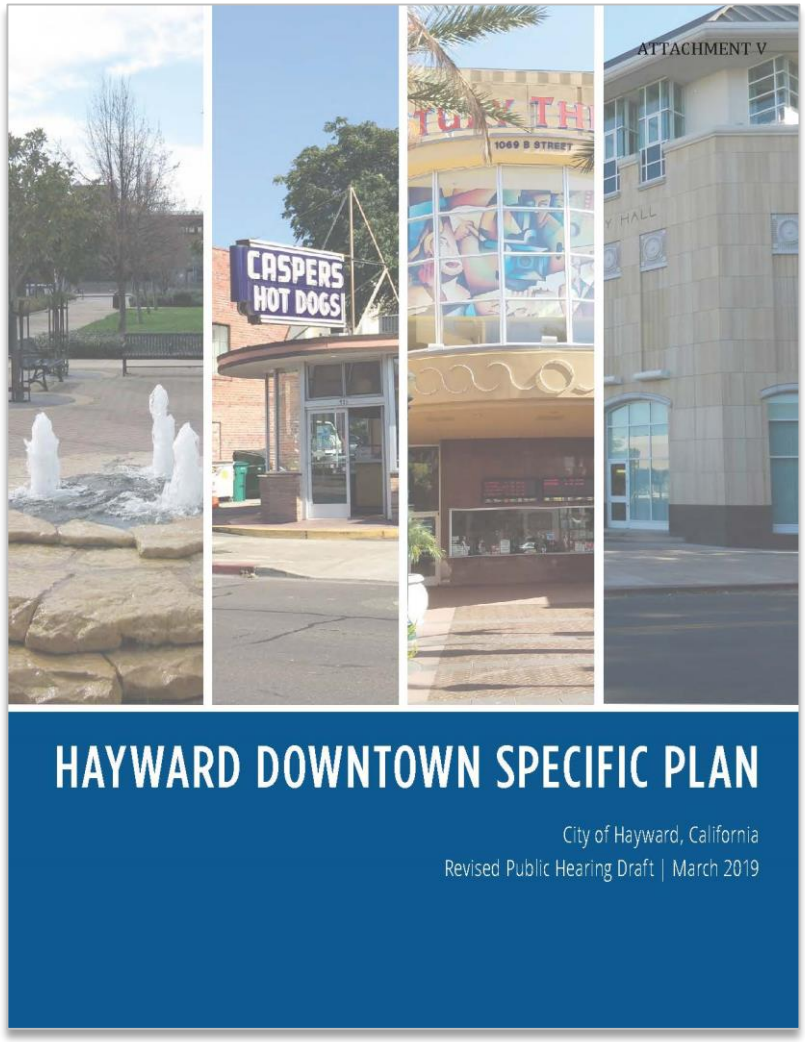


Implementation Program Status

2020-2040 Timeframe



Completed Programs



Eleven programs identified for the 2014-2019 timeframe have been completed.

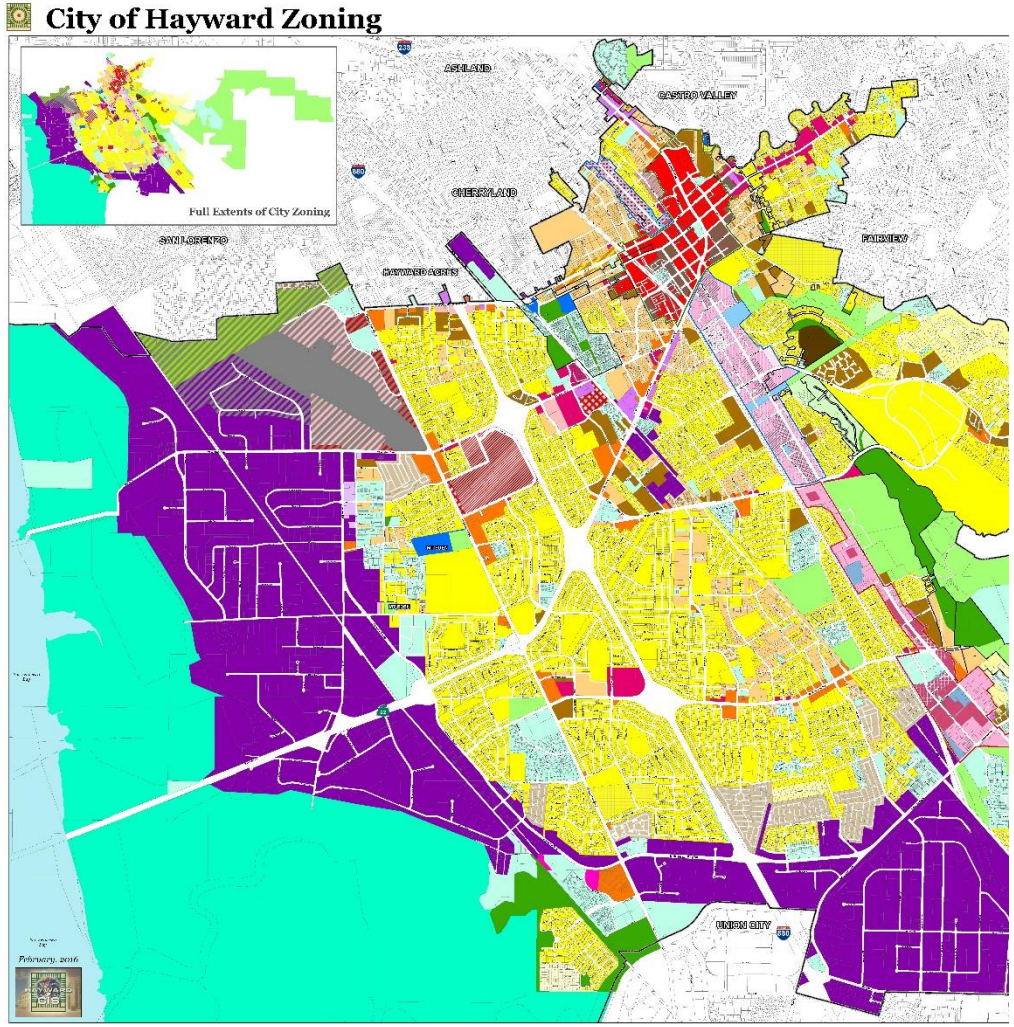
- Downtown Specific Plan
- Sign Ordinance update
- Industrial District regulations update
- State Historic Building Code
- Shuttle Study
- Downtown Parking Program
- Ombudsperson service
- Water conservation standards
- Library facility revenue measure
- Construction and demolition debris recycling program
- Rainwater harvesting and greywater systems

Programs In-Progress

Sixty-seven programs identified for the 2014-2019 timeframe are currently in progress.

- Park Nexus Study
- Bicycle Master Plan update
- Fire accreditation process
- Construction of new library
- Energy efficiency and water conservation programs

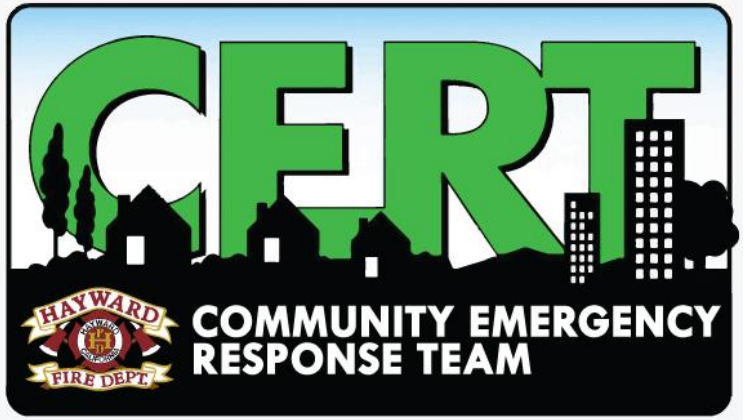
Programs Not Yet Started



Some programs identified for the 2014-2019 timeframe have not been initiated due to limted staff/fiscal resources and/or competing City priorities.

- Comprehensive updates to Zoning Ordinance, Subdivision Ordinance, Design Guidelines, and Off-Street Parking Regulations
- Library Strategic Plan and related library programs
- Development of multimodal (LOS) design standards
- Urban Forest Management Plan
- Public Use Telecommunications Systems and Services Plan

Reprioritized Programs



Several programs identified for the 2020-2040 timeframe have been initiated ahead of schedule.

- Complete Streets Study
- Neighborhood Traffic Calming Policy
- Community Emergency Response Team program
- Recycled water program
- Local Hazard Mitigation Plan
- Shoreline Master Plan

Upcoming Priorities in 2019 - 2020

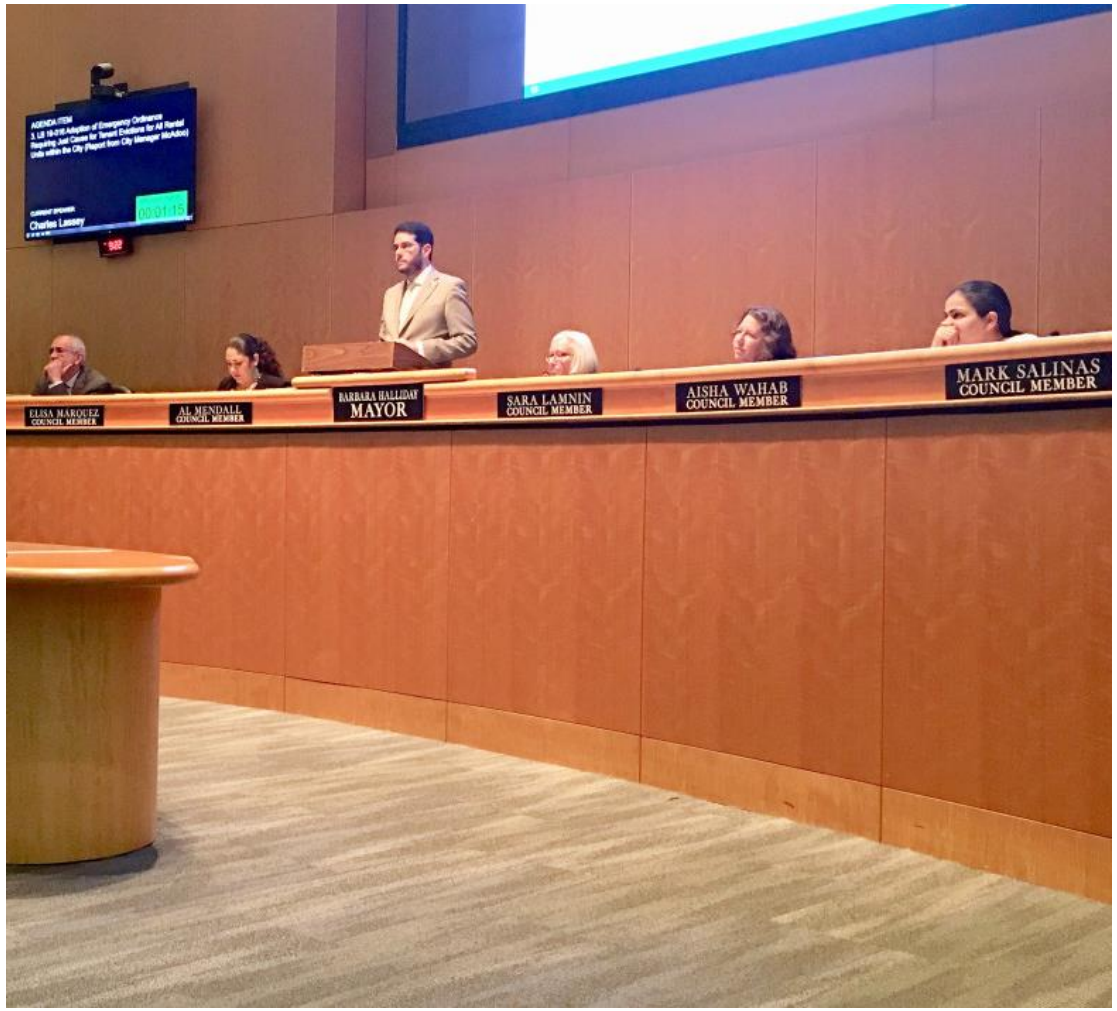
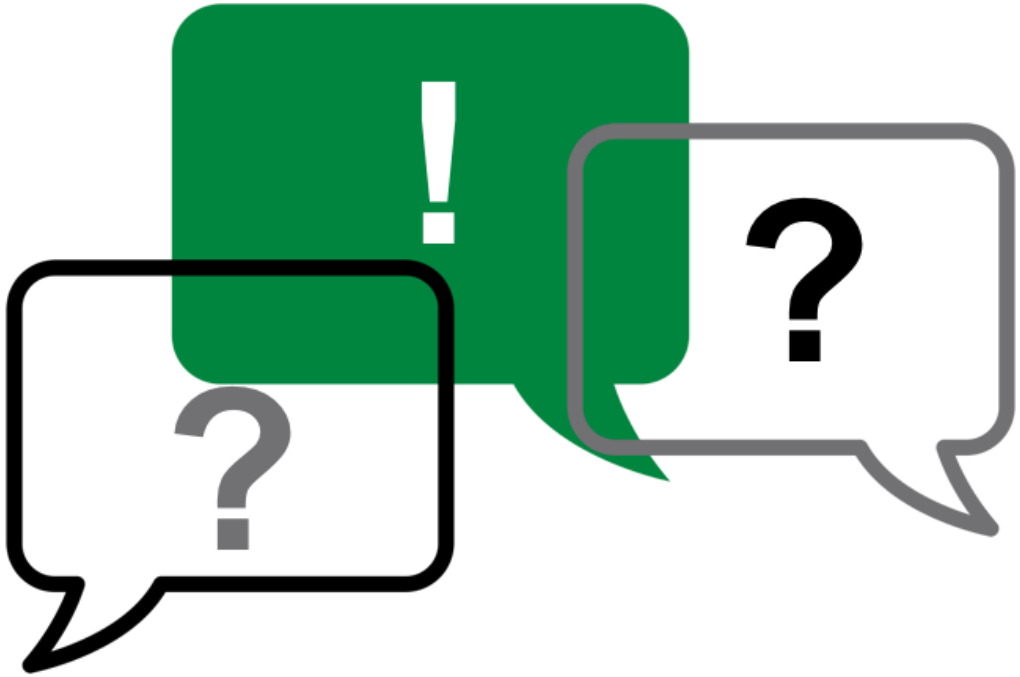
The following programs have been identified as priorities for 2019 – 2020:

- Historic resources manual and handouts
- Complete Streets Assessment Project
- Bicycle Master Plan update
- Car share program
- Citywide Multimodal Study and transportation impact fee nexus study
- Industrial marketing strategy
- Business Incubator Study
- Partnerships with CSU East Bay
- Fire Department accreditation and Strategic Plan
- Mass communication system update
- Customer connections to recycled water system
- Energy performance assessment tools
- Soft story ordinance
- Library Strategic Plan
- Library fee ordinance
- Education awards program
- Local Hazard Mitigation Plan update
- Shoreline Master Plan
- Updated park fees
- Density bonus brochure

Feedback from City Council

The General Plan Annual Report was presented to the City Council on May 7.

- Council accepted the report
- Appreciated amount of work completed/initiated to date
- Requested that future reports separate ongoing/annual programs from the “in progress” category
- Additional feedback on prioritization may arise from retreat on May 11



Questions