

**PLANNING COMMISSION MEETING
THURSDAY, SEPTEMBER 12, 2019**

PRESENTATIONS

STAFF PRESENTATION

**ITEM #1 PUBLIC HEARING
Ph#19-073**

**WINE SHOP
1013 B STREET**

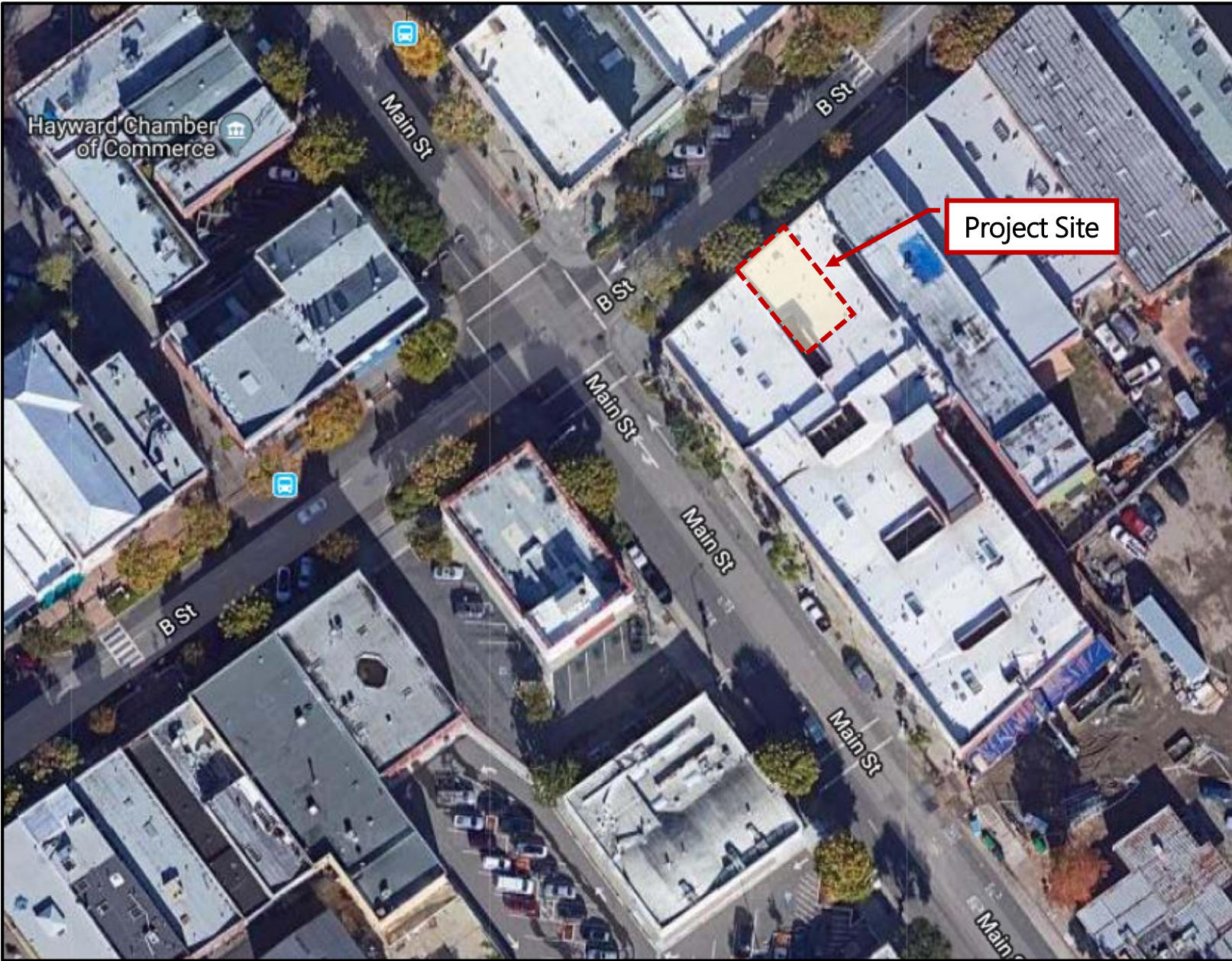


Conditional Use Permit

Proposed Wine Shop with Tasting Room in Downtown Hayward

Planning Commission Public Hearing
September 12, 2019
Marcus Martinez, Associate Planner





Project Location

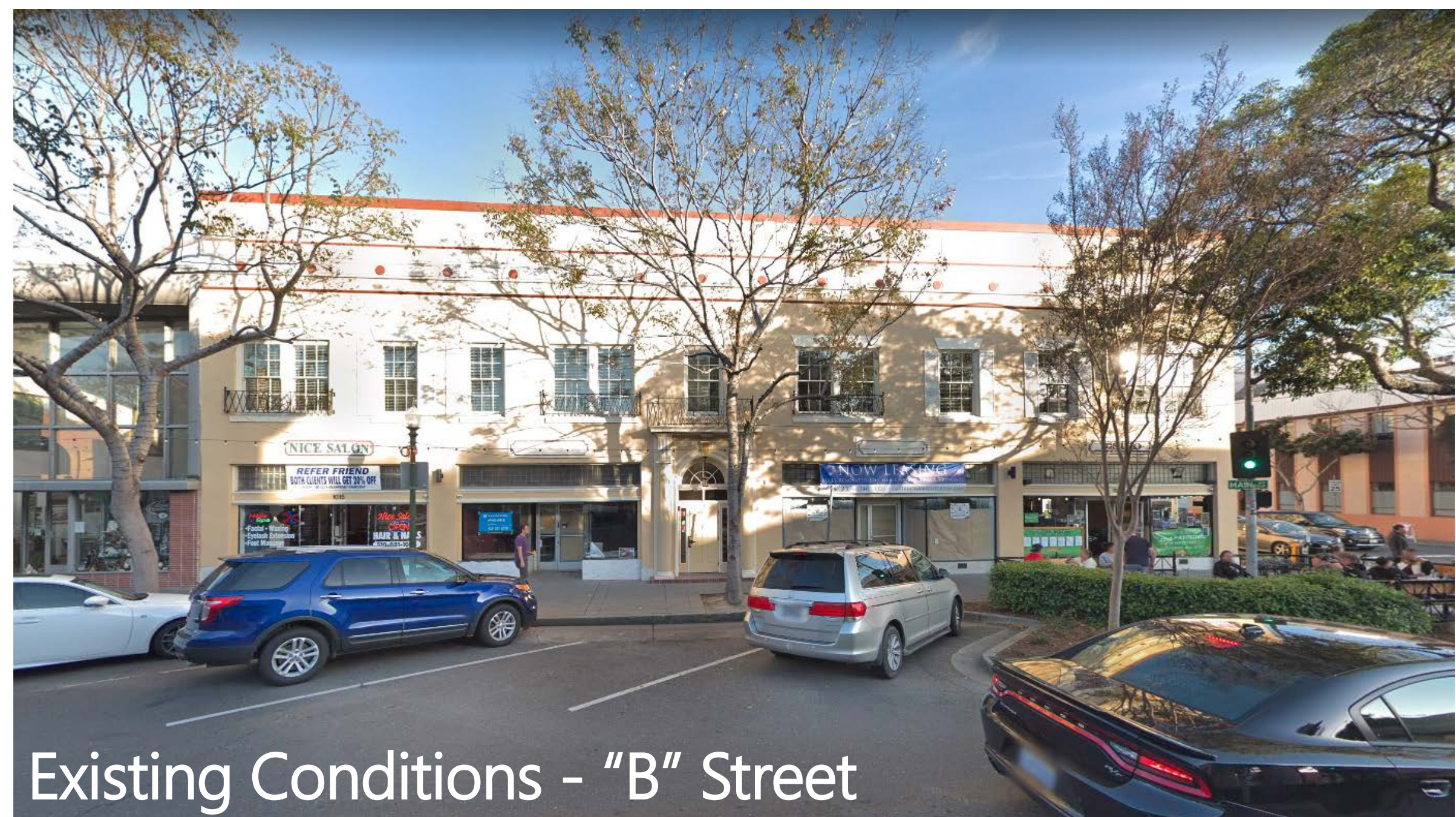
- ✓ 1013 "B" Street
- Corner of B and Main Street
- B Street Apartment Building

Zoning District:

- ✓ Downtown Main Street (DT-MS)

General Plan Land Use Designation:

- ✓ City Center - Retail and Office Commercial (CC-ROC)



Existing Conditions - "B" Street



Business Logistics and Operations

Operations

- Wine shop with ancillary tastings;
- On-site production processes including fermentation, aging, bottling, and packaging;
- Type 02 ABC License (Winery)
- Will primarily operate as a retail wine shop; and
- Will **not** permitted to operate as “wine bar”

Tenant Space

- 975 Square-Foot Tenant Space
- Maximum Capacity of **48 Persons**
- Limited Seating

Hours of Operation

- Seven days a week; 10 a.m. to 8 p.m.

Proposed Floor Plan – Tenant Improvement



Consistency with Hayward 2040 General Plan

The application is consistent with the following goals and policies:

- ✓ Land Use Policy LU-2.1 – Downtown Arts and Entertainment
- ✓ Land Use Policy LU-2.2 – Downtown Activities and Functions.
- ✓ Land Use Policy LU-2.4 –Downtown Retail Frontages.
- ✓ Land Use Policy LU-2.16 – Uses to Attract the Creative Class
- ✓ Land Use Policy LU-5.1 – Mix of Uses and Activities
- ✓ Economic Development Policy ED-1.14 – Hospitality and Entertainment Business Clusters
- ✓ Economic Development Policy ED-2.1 - Assist Entrepreneurs
- ✓ Economic Development Policy ED-3.1 - BEAR Program

A nighttime photograph of a long bridge spanning a body of water, with city lights visible in the background. The bridge is illuminated with warm lights, and the city lights create a bokeh effect in the distance.

STAFF RECOMMENDATION

That the Planning Commission:

- ✓ Approve the Conditional Use Permit for an Off-Sale Retail Wine Shop based on the required Findings and subject to the Conditions of Approval



Questions?

PRESENTATION

ITEM #2 PUBLIC HEARING

Ph#19-072

28571 & 29591 HARVEY AVE

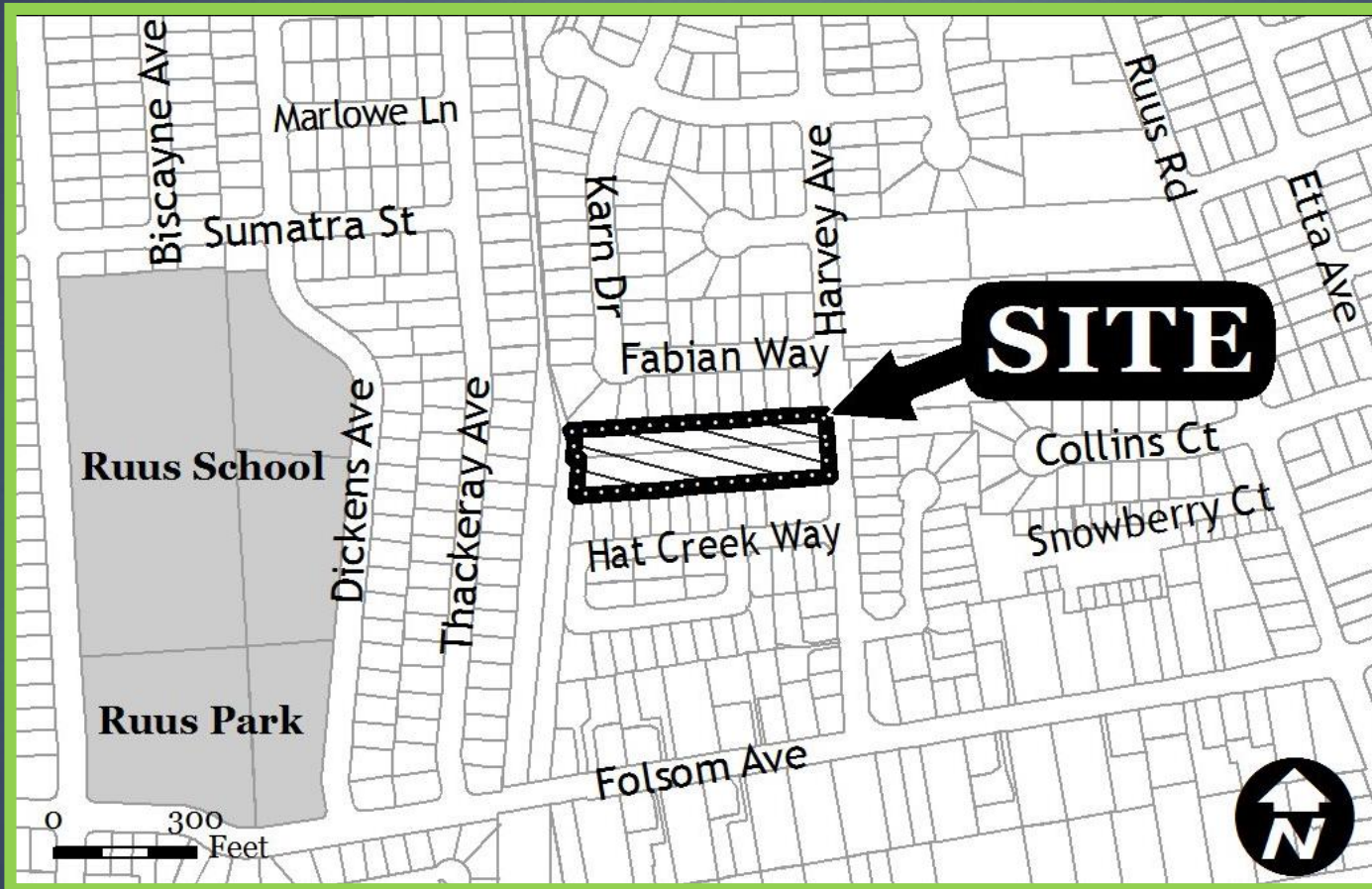


DEVELOPMENT SERVICES

Harvey Avenue

Nuvera Homes

Project Site



Location:
28571 & 28591
Harvey
Avenue

Zoning:
**Single-Family
Residential**

Land Use
Designation:
Low Density
Residential

Develop Acres
1.83 acres
(2 parcels)

Surrounding Development



North - Fabian Way



South – Hat Creek Way

Project Summary



- 12 homes, 5 with Accessory Dwelling Units
- 2 floor plans, 2 Architectural Styles, French and Cottage
- Units are all 4 bedroom with one bedroom on the ground level (age in place)
- Units range from 2,255 sf to 2,530 sf
- ADU's are 866 sf unit with one bedroom with the option to convert the loft in primary unit to a 2nd bedroom for the ADU
- Compensation for reduction in Development Standards include: ADU's, Accent Entry Paving, Solar Panels, 2790 sf of Common Open Space

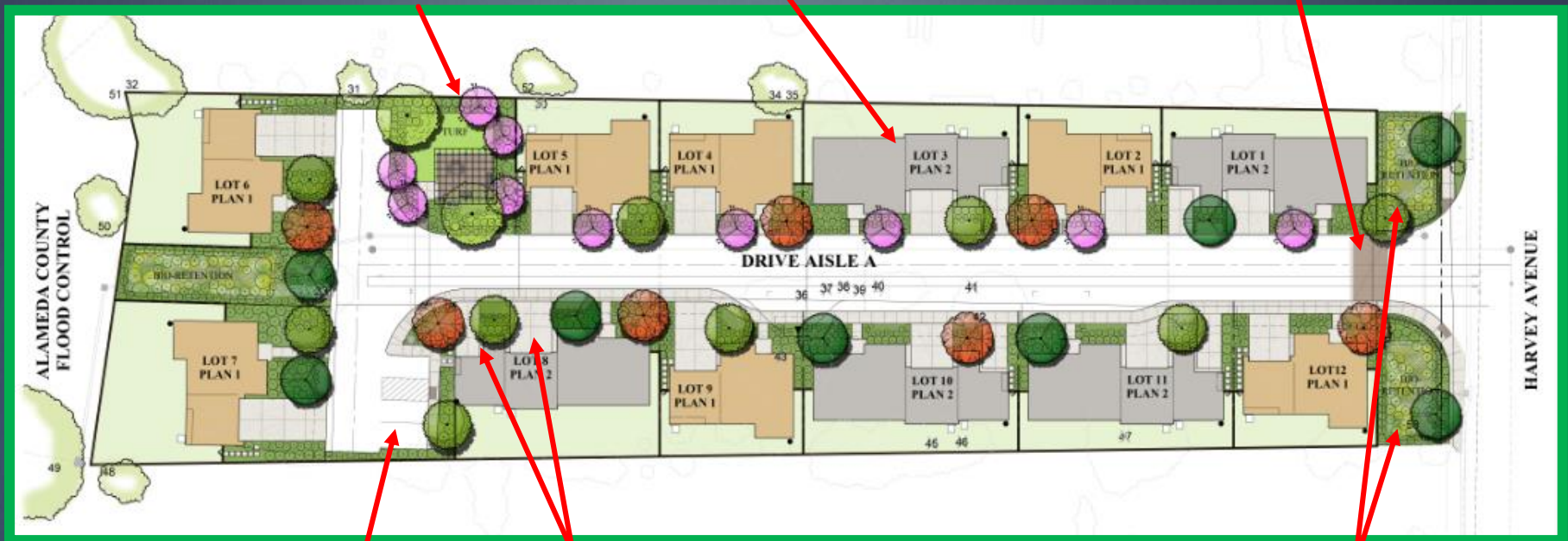
Site Plan



Common
Open Space

Units with
ADU's typ.

Accent
Paving

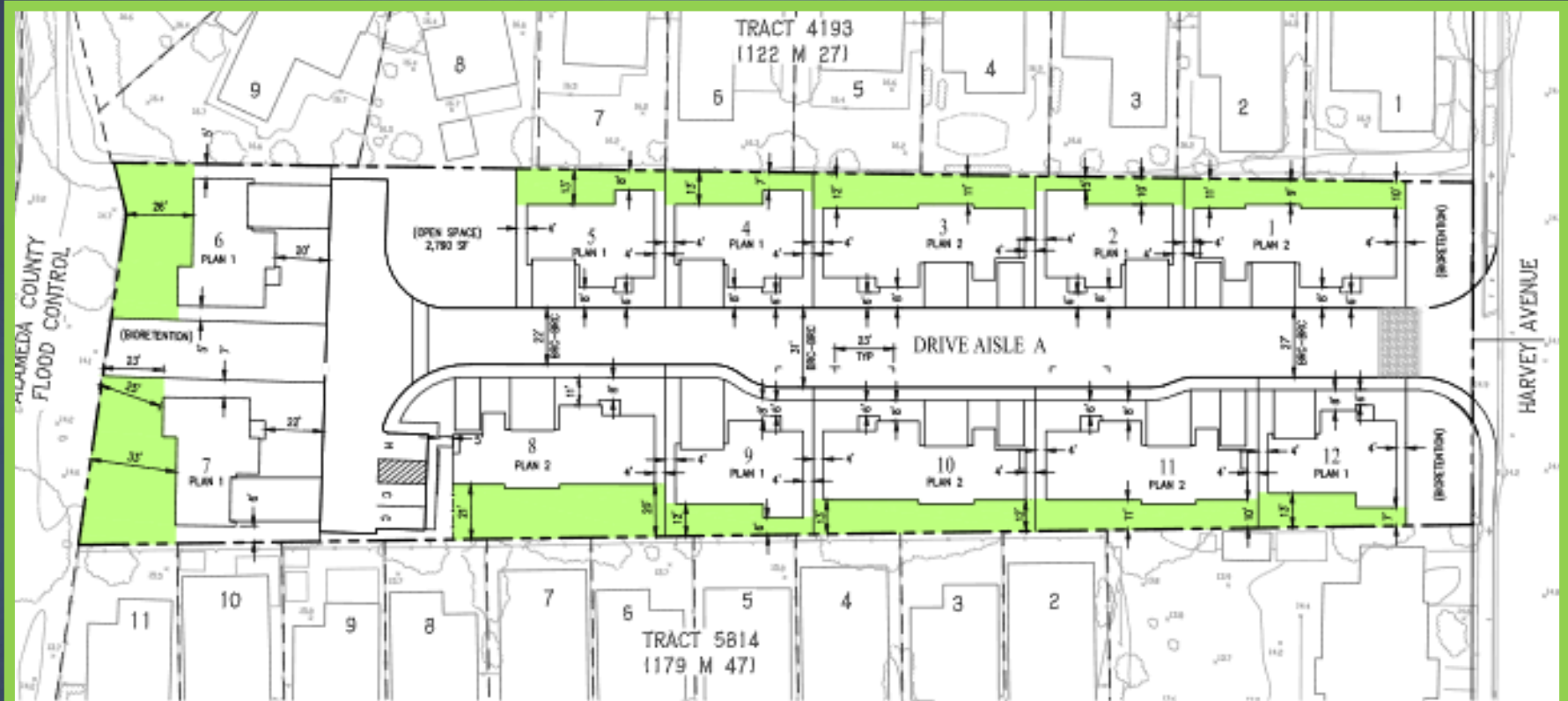


6 Additional
On-Street
Parking Spaces

Driveway for 2 cars
and 1 uncover
parking space for ADU

Bioretention
Basins, typ.

Private Open Space



- Private Open Space ranged from 515 sf to 2,063 sf
- 7 of the Unit would have Private Open Spaces that are equivalent or greater than a typical detached Single-Family Dwelling

Elevations

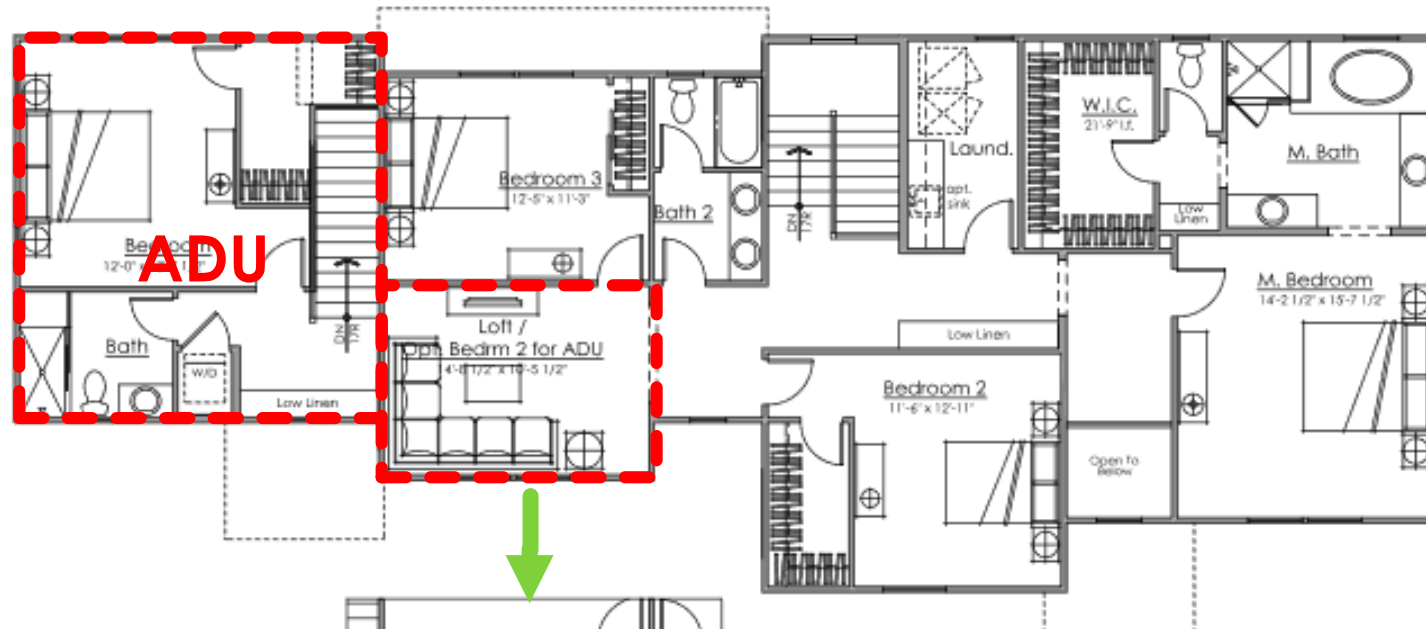


Scheme 2
Plan 2A-Cottage

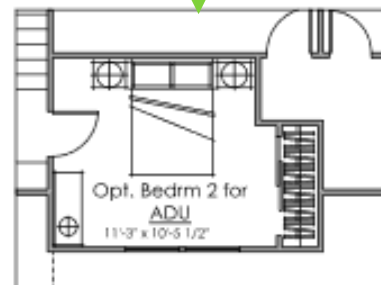


Scheme 5
Plan 2B-French

Floor Plan - Plan 2, 2nd Floor



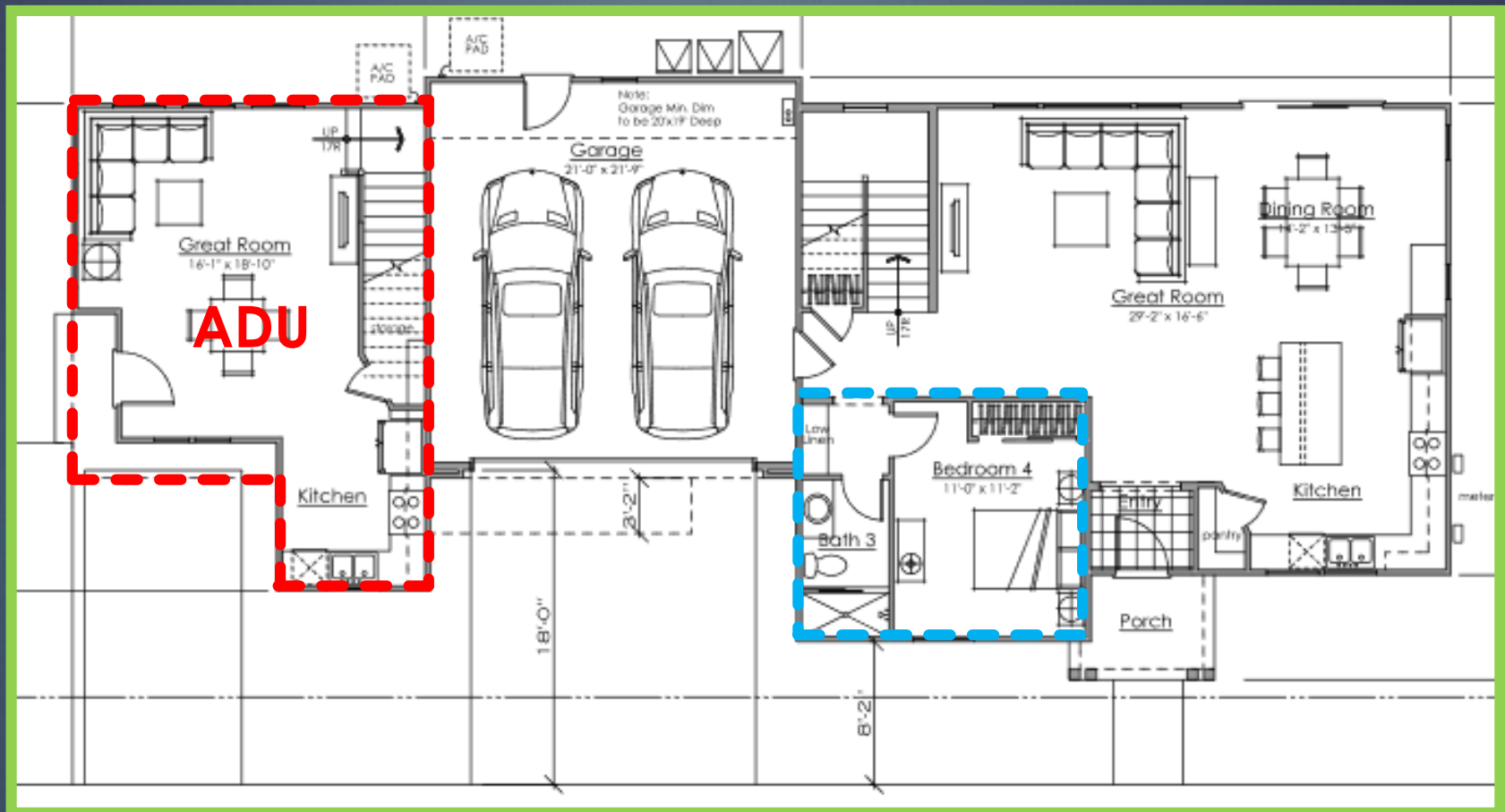
**Option – 2nd
Bedroom for
ADU**



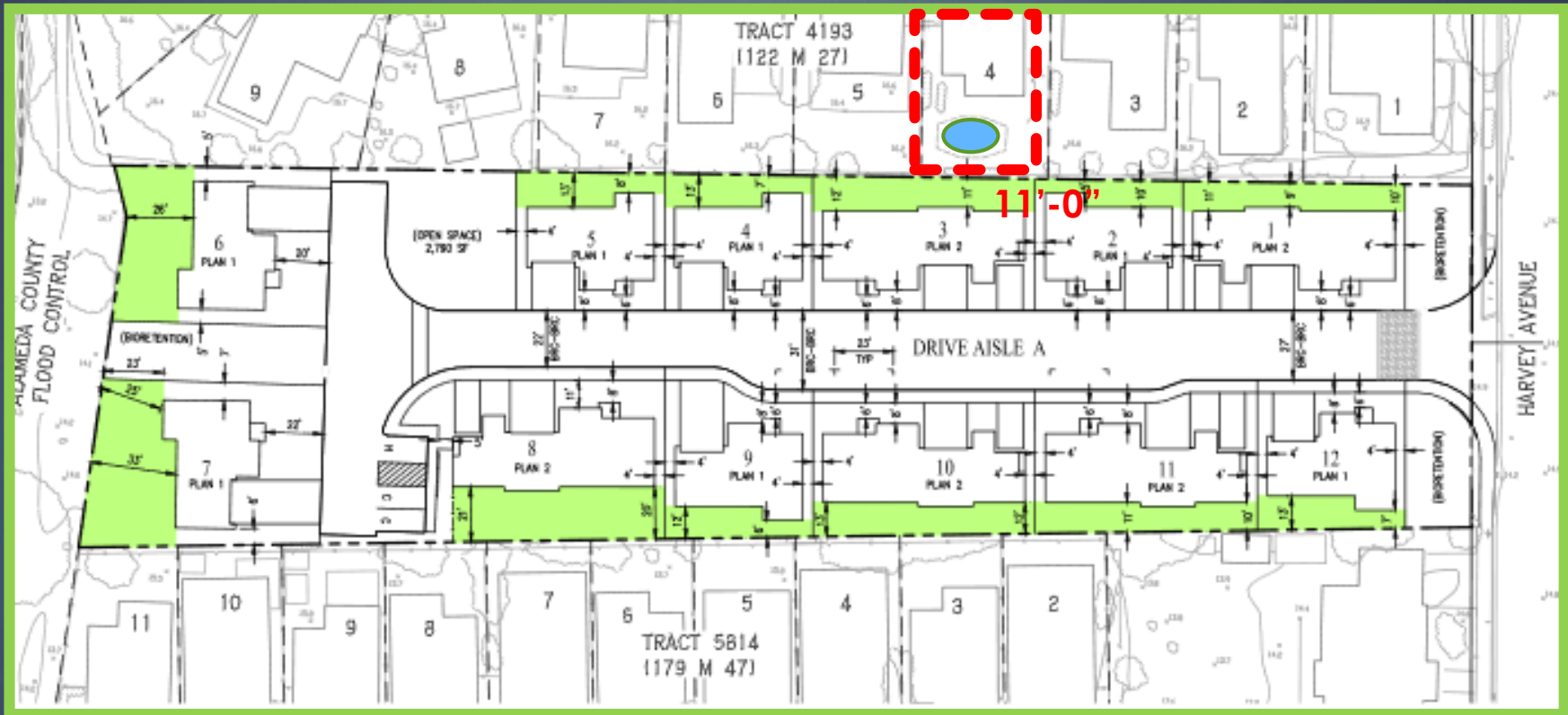
Optional Bedroom 2 at ADU

SQUARE FOOTAGE (IN SQUARE FEET)	PLAN 2	ADU	TOTAL
FIRST FLOOR	1077 SQ. FT.	455 SQ. FT.	1532 SQ. FT.
SECOND FLOOR	1458 SQ. FT.	411 SQ. FT.	1864 SQ. FT.
TOTAL LIVING	2535 SQ. FT.	866 SQ. FT.	3396 SQ. FT.

Floor Plan – Plan 2, 1st Floor



Public Comment



- Project reduced from 16 units to 12
- Unit is setback 11'-0" where 20'-0" is required for a rear yard setback. If the property remained undeveloped, a second detached single-family dwelling could be built as close as 7 feet from the property line as this would be a side property line.



Modification of Condition

► **Current Condition 106 b**

The slope of sanitary sewer mains shall meet the standard minimum slope of .0050 ft /ft

► **Revised to read:**

The slope of sanitary sewer mains shall be approved by the Utilities Division.

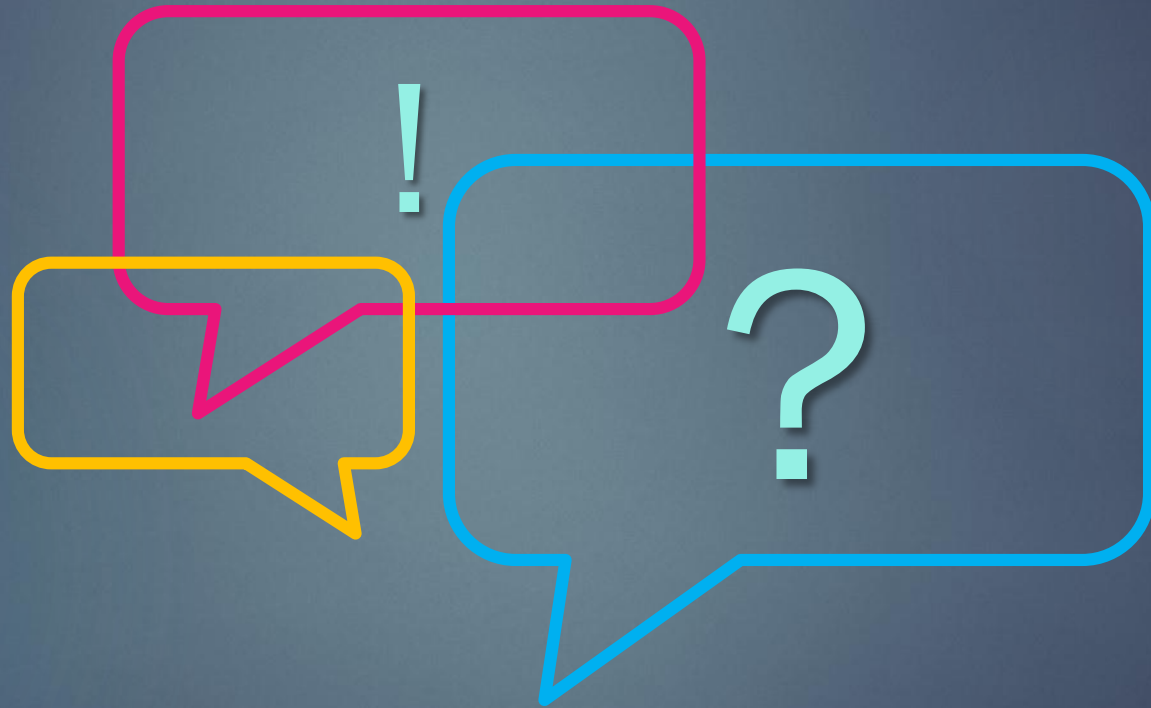
Staff Recommendation



That the Planning Commission

- Recommend approval of the Vesting Tentative Tract Map No. 8442, PD Rezone, Site Plan Review Application No. 201706649, and adoption of a Mitigated Negative Declaration (MND) with a Mitigation Monitoring and Reporting Program (MMRP) to the City Council, based on the analysis set forth in this report and the attached Findings and subject to the Conditions of Approval, and Modification of Condition 106 b.

Questions & Discussion





Reference Slides