

PLANNING COMMISSION MEETING
THURSDAY, JULY 9, 2020

PRESENTATIONS

STAFF PRESENTATION

ITEM #1

WS 20-030

**Draft Hayward Bicycle and
Pedestrian Master Plan**



BICYCLE & PEDESTRIAN MASTER PLAN

Planning Commission // July 9, 2020

Charmine Solla, PE, TE, PTOE – Department of Public Works, Transportation Division



Plan Objective



- Replaces the City's 2007 Bicycle Master Plan
- Improve mobility, connectivity, public health, physical activity, and recreational opportunities
- Increase transportation options
- Reduce environmental impacts
- Enhance quality of life

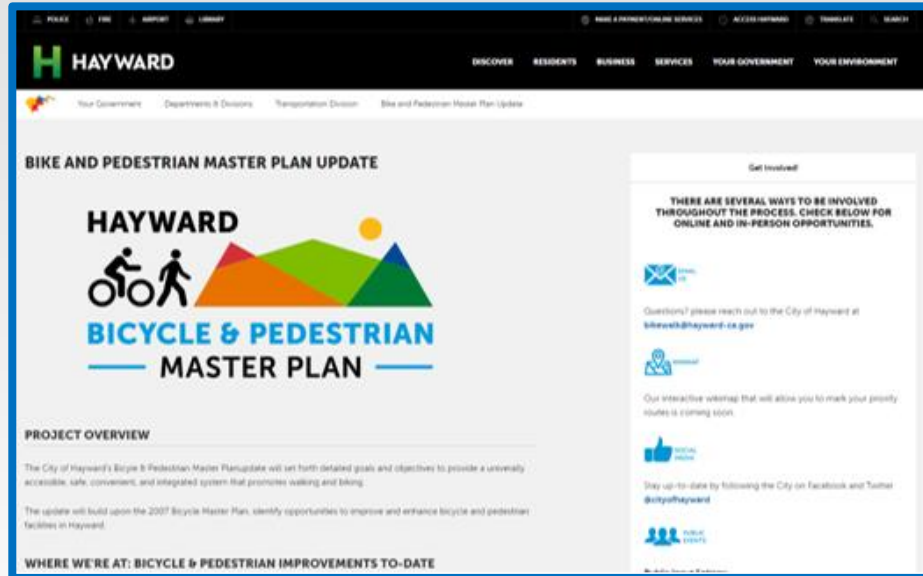
Stakeholder Engagement

Bike-Walk Audits	Date
South Hayward Tennyson Road Corridor	9/21/18
Downtown Hayward	12/1/18
Hesperian Boulevard – Chabot College	1/24/19



Pop-Up Event	Date
Summer Movies on the Plaza	6/29/18
All-American Festival	6/30/18
Downtown Hayward Street Party	7/19/18
Earth Day Festival	4/26/19
Bike to Work Day	5/9/19

Stakeholder Engagement



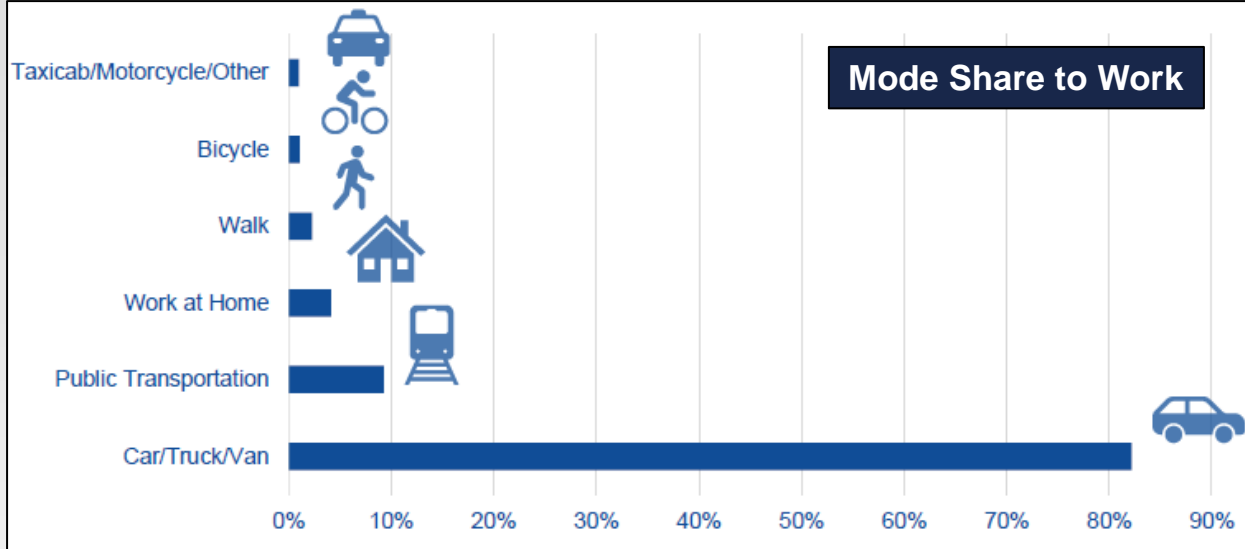
Online Engagement
Project Webpage on City Website
Online Interactive WikiMap
Social Media Blasts
Hayward Stack Article



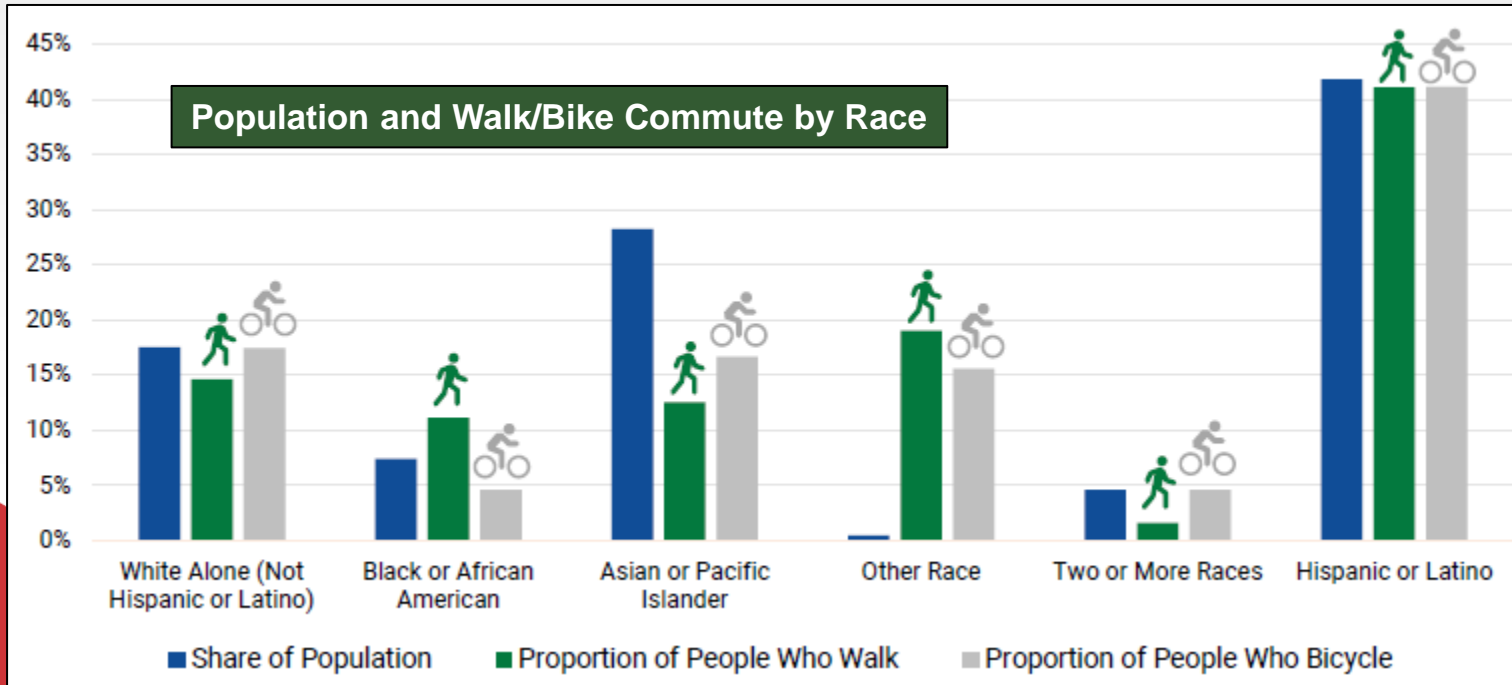
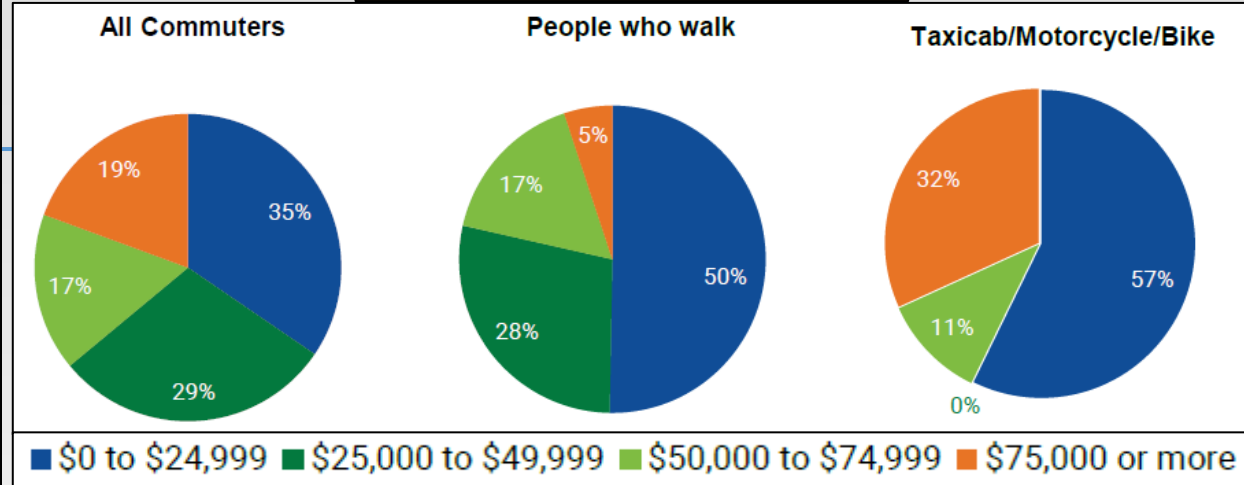
TAC Meeting	Date
#1	6/12/18
#2	10/19/18
#3	4/9/19
#4	10/22/19
#5	Spring 2020



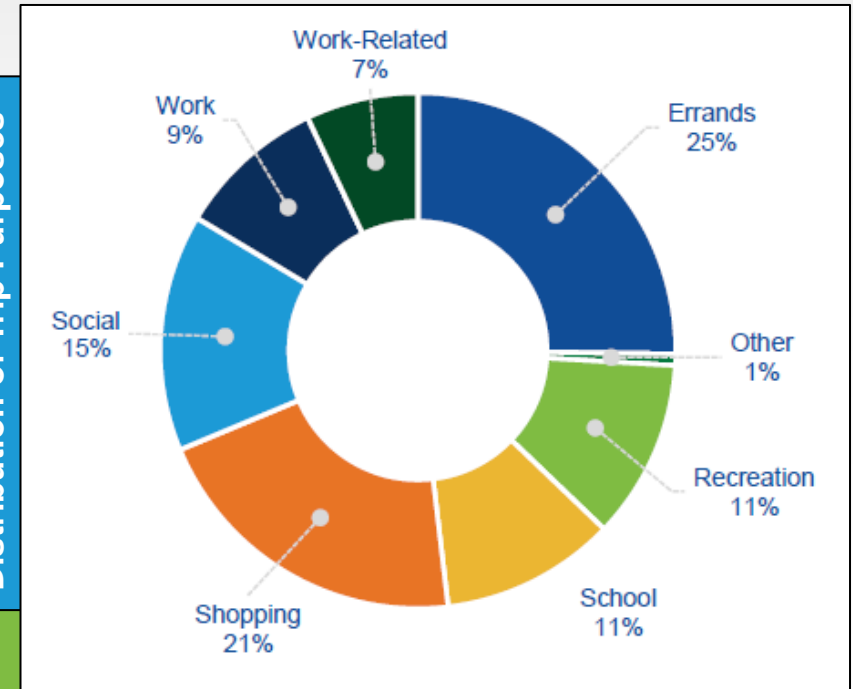
Existing Conditions



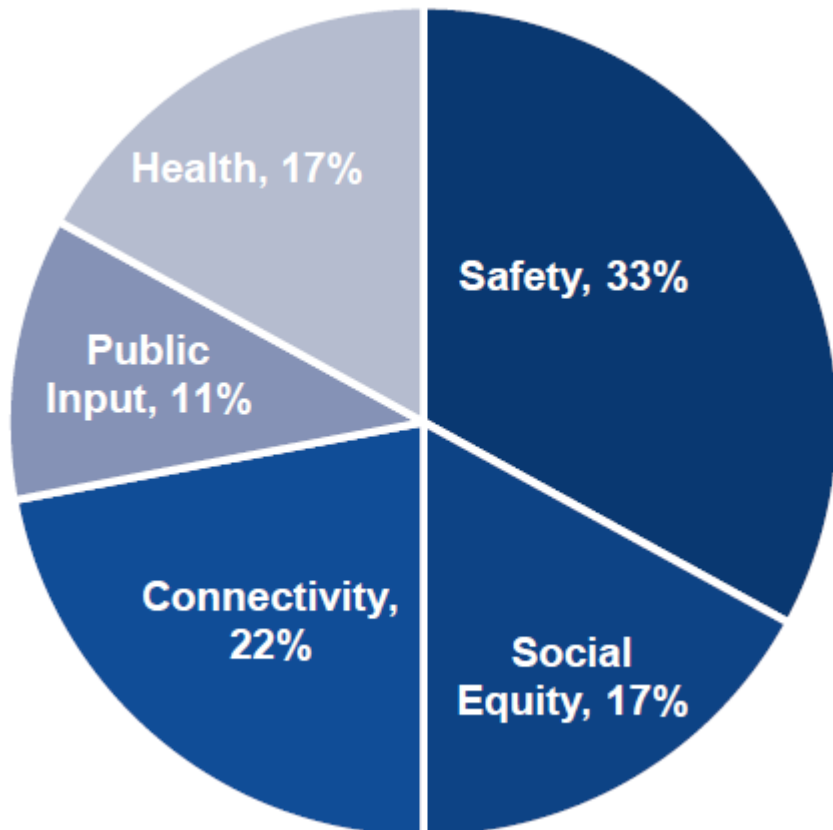
Walk/Bike Commute by Income



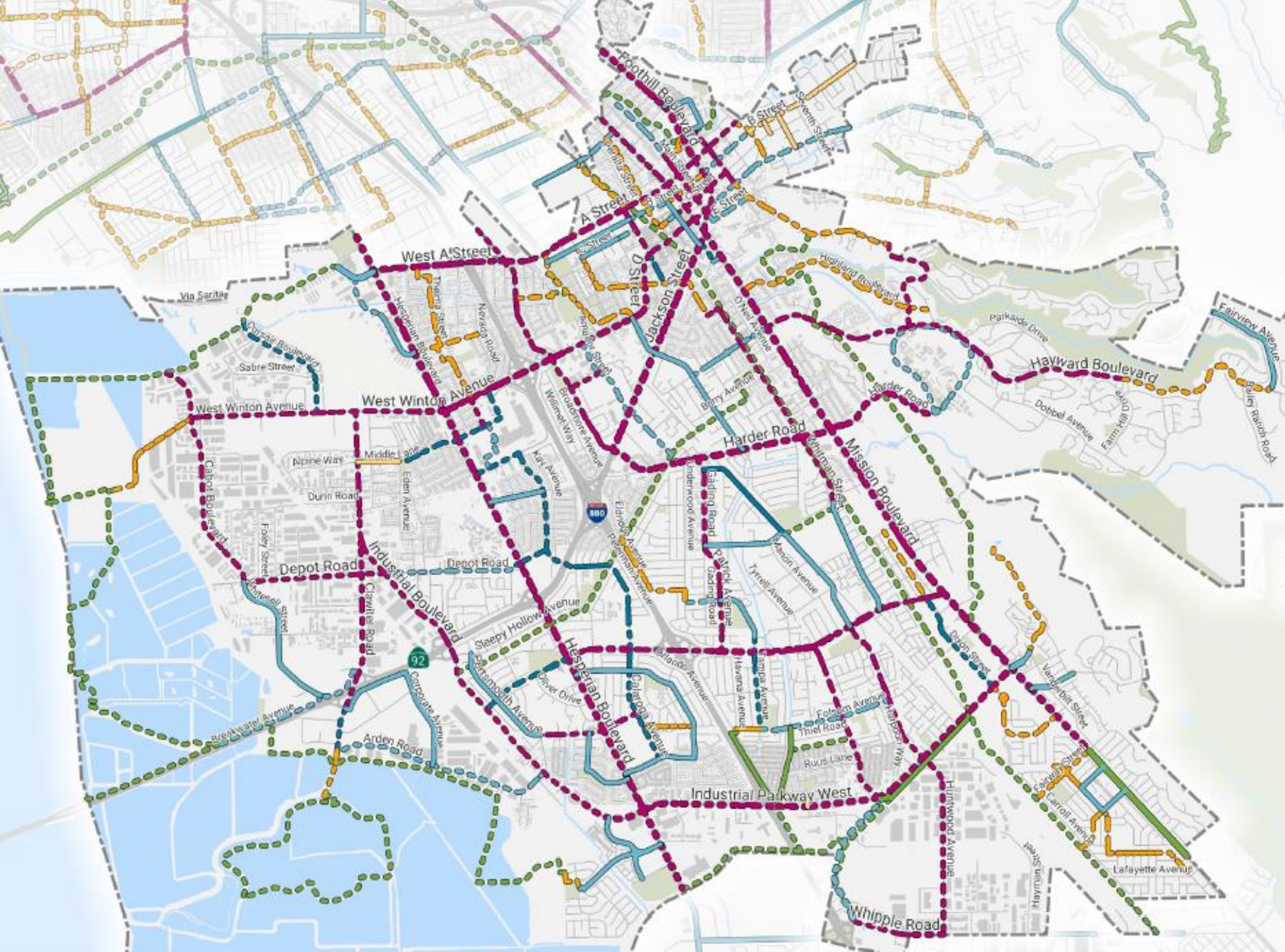
Distribution of Trip Purposes



Prioritization Factors and Weights



Existing and Recommended Bicycle Facilities



Bicycle Facilities

- Class I - Multi-Use Path
- Class II - Bicycle Lane
- Class II - Buffered Bicycle Lane
- Class III - Bicycle Boulevard
- Class III - Bicycle Route
- Class IV - Separated Bikeway

Status

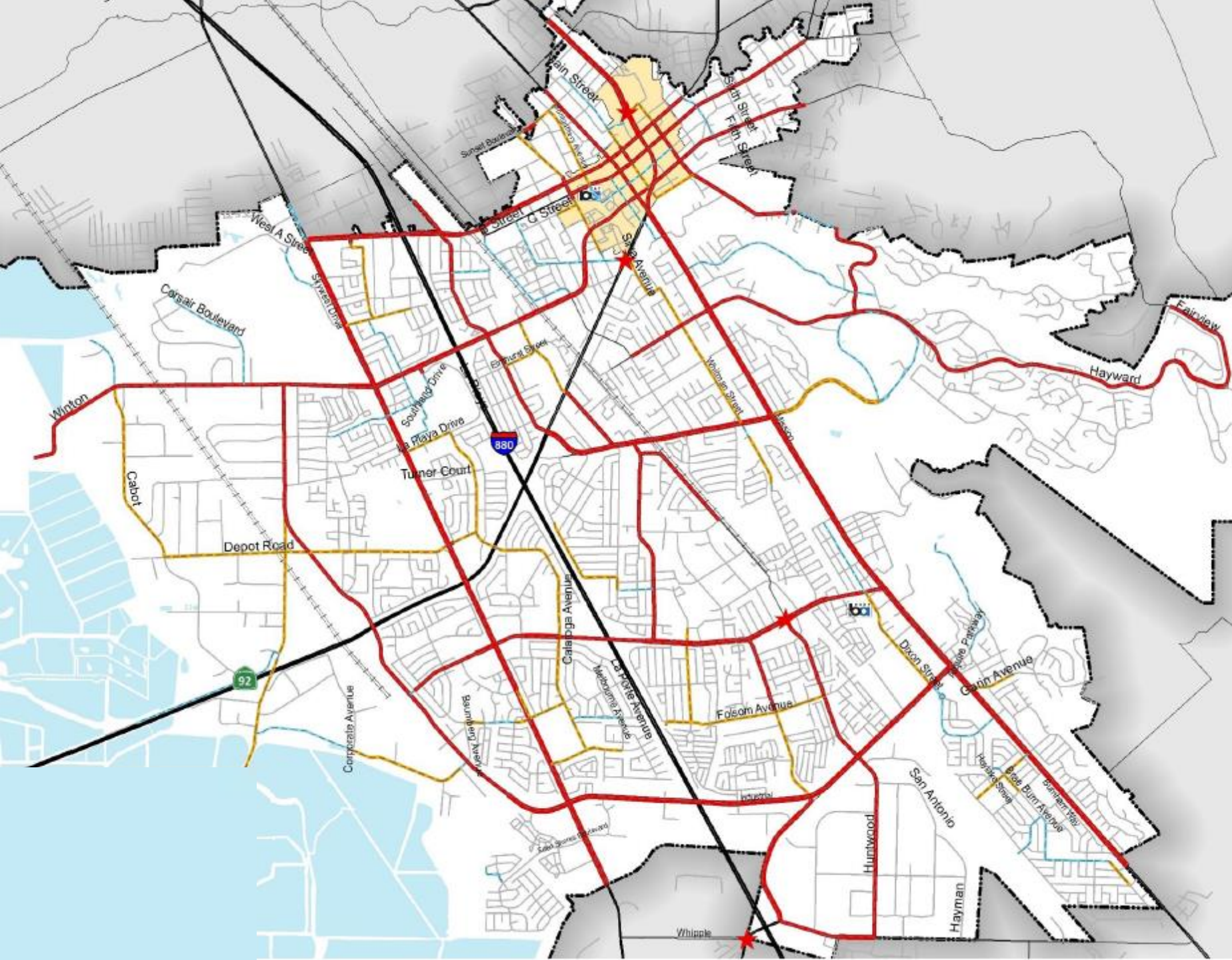
- Existing Facility
- Recommended Facility

Pedestrian Network Recommendations



Recommended Improvements	Roadway Functional Class		
	Local/Neighborhood Street	Collector Street	Arterial Street
ADA Curb Ramps	Low Cost and High Cost Scenario	Low Cost and High Cost Scenario	Low Cost and High Cost Scenario
High-Visibility Crosswalks			
Midblock RRFBS	High Cost Scenario		
Curb extensions			
Signal Improvements	-	High Cost Scenario	
Midblock Pedestrian Hybrid Beacons	-	-	

Recommended Pedestrian Facilities



Recommended Pedestrian Network Functional Classification

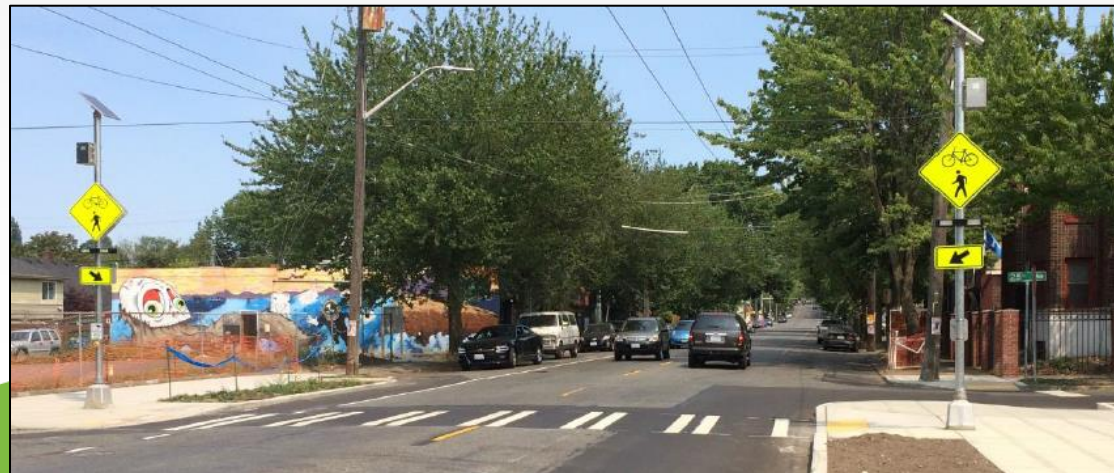
- Arterial
- Collector
- Local
- Priority Intersections

Transit Corridor Type

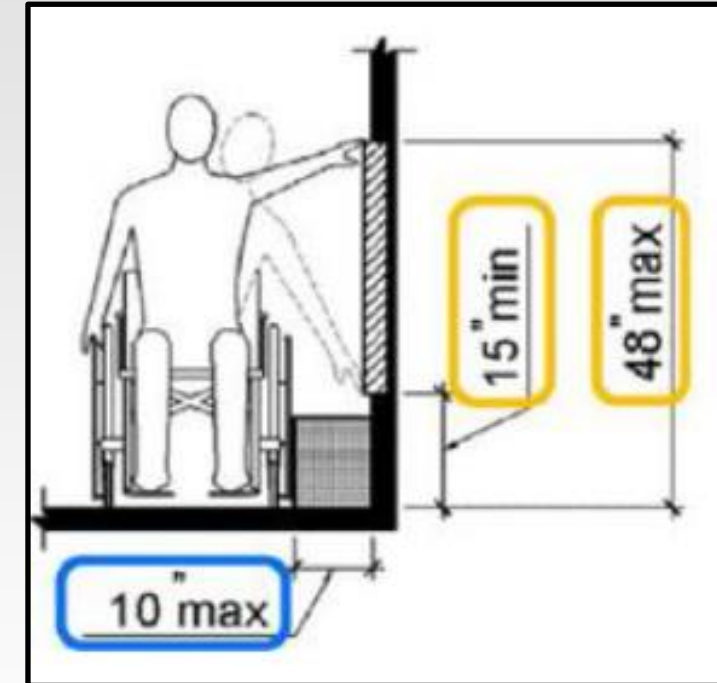
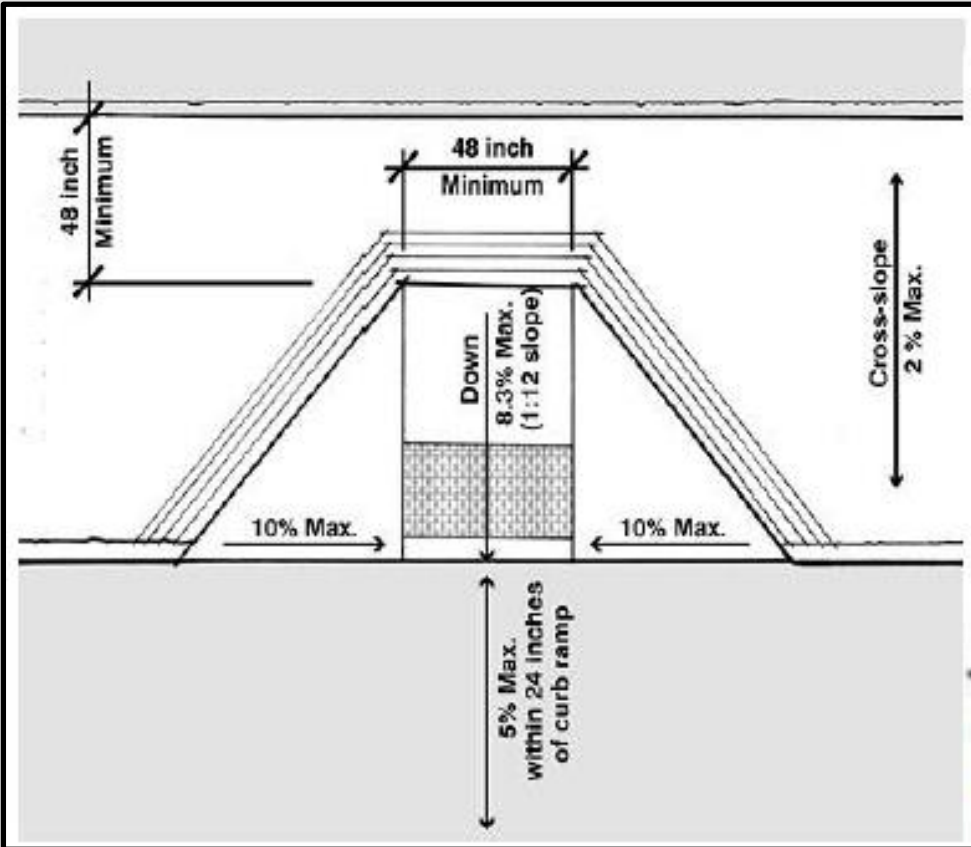
- High Cost Corridor
- Medium Cost Corridor
- Low Cost Corridor



PROGRAM & POLICY: Infrastructure & Operations



PROGRAM & POLICY: Evaluation & Planning



PROGRAM & POLICY: Funding

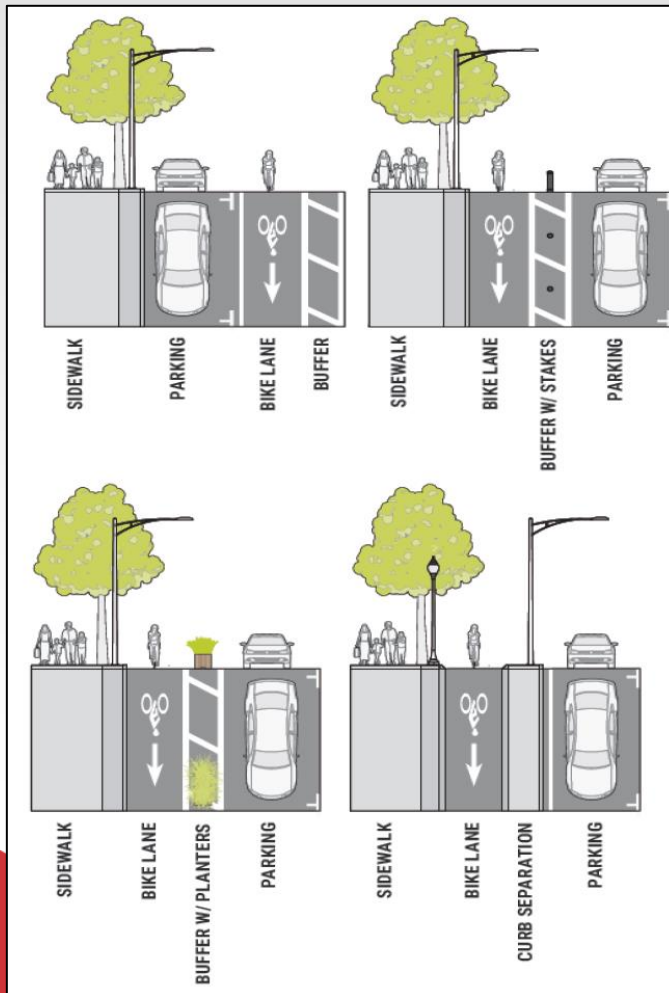
Examples of Real-World Funding Sources for Protected Bikeways			
Federal	State	Local/Regional	Private
<ul style="list-style-type: none">• Congestion Mitigation and Air Quality (CMAQ) Improvement Program• Highway Safety Program (HSIP)• Surface Transportation Program (STP)• Transportation Investment Generating Economic Recovery (TIGER) Discretionary Grant program• Transportation Alternatives Program (formerly Transportation Enhancements)	<ul style="list-style-type: none">• State Bicycle and pedestrian grant• State multi-modal fund• State Safe Routes to School funds	<ul style="list-style-type: none">• Business Improvement District funds• General Obligation Bonds• Local Capital Improvement Programs• Regional Bike Program fund• Tax Increment Financing (TIF)• Transportation Fund for Clean Air (Bay Area, California)• Unspecified city funds• Voter-approved sales taxes or other levies	<ul style="list-style-type: none">• Developers• Hospitals• Philanthropy• Universities

Source: League of American Bicyclists

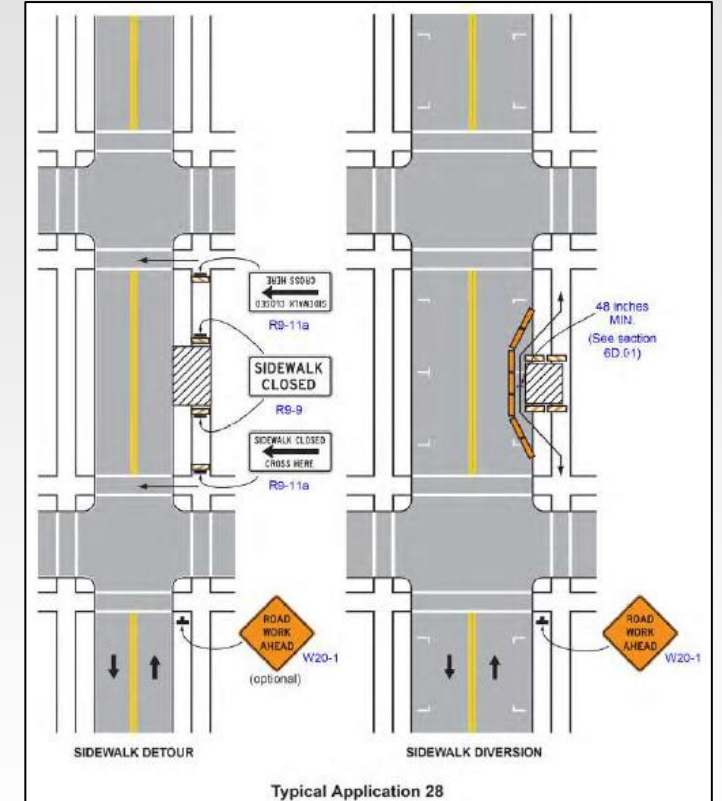


PROGRAM & POLICY: Project Implementation

Evolution of a Class IV Separated Bikeway



PEDESTRIAN AND BICYCLE WORK ZONE ACCOMMODATIONS DESIGN GUIDE



PROGRAM & POLICY: Education & Enforcement



Staff Recommendation

- ☐ Planning Commission review and provide feedback on the plan (no formal action required)



QUESTIONS?

Charmine Solla, PE, TE, PTOE // Charmine.Solla@hayward-ca.gov

STAFF PRESENTATION

ITEM #2

PH 20-056

**Proposed Multi-Family Residential Development
with Nine (9) Dwelling Units, Located at
24997 O'Neil Ave, SPR App No. 201901824**

Site Plan Review and Density Bonus Application

Proposed Multi-Family Residential Development

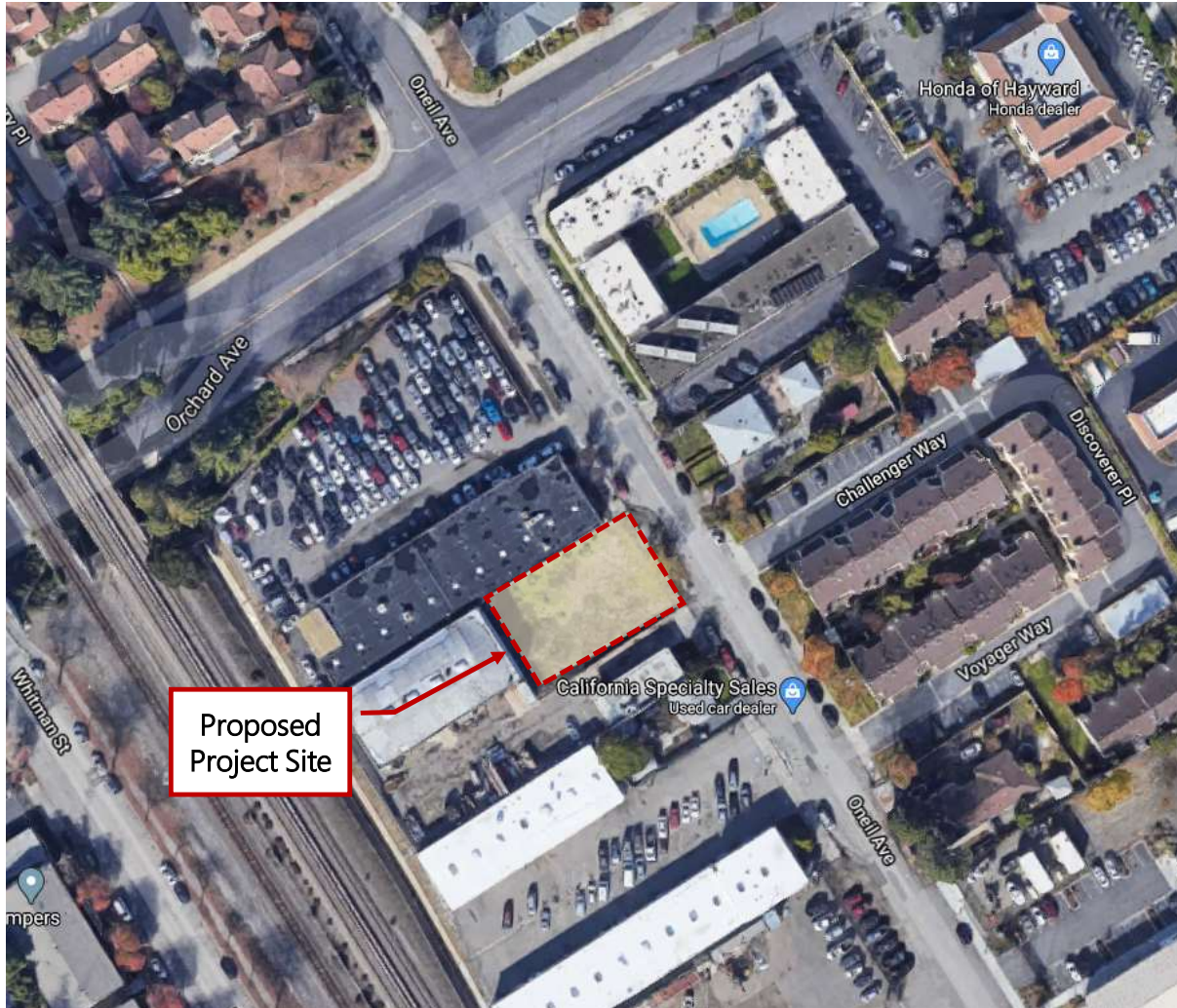
Planning Commission Public Hearing
July 9, 2020
Marcus Martinez, Associate Planner





VICINITY MAP

- ✓ Form Based Code Plan Area
- ✓ Mission Foothills Neighborhood
- ✓ Southeast of the Orchard Avenue and O'Neil Avenue Intersection



PROJECT SITE

- ✓ One Singular Parcel
- ✓ 24997 O'Neil Avenue
- ✓ Vacant 0.27-Acre Infill Site



Zoning District:

- ✓ MB-T4-1 (Urban General Zone) of the Mission Boulevard Form-Based Code

General Plan Land Use Designation:

- ✓ Sustainable Mixed Use (SMU)

PROJECT SUMMARY



Requested Approvals

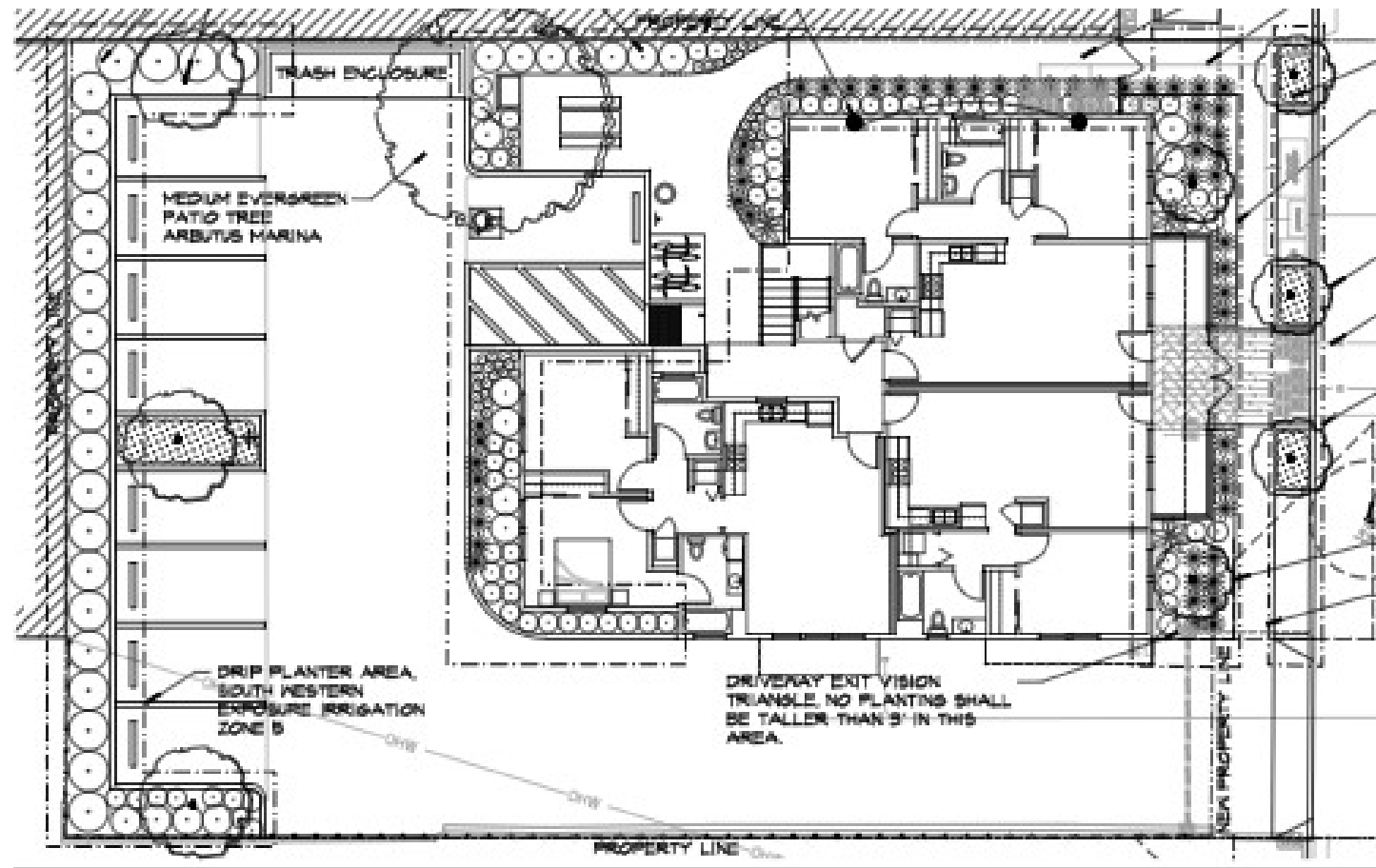
- Site Plan Review Application
- Density Bonus Application

Project Scope

- 3-Story Apartment Building
- 9 Dwelling Units inclusive of 1 On-Site Affordable Unit
- 9 Automobile Parking Spaces
- Common BBQ and Picnic Area
- Related Site Improvements (i.e. landscaping, street dedication, frontage improvements, etc.)

SITE DESIGN & CIRCULATION

- One Primary Structure
- Side Pedestrian Entrance
- One Two-Way Driveway
- Central Courtyard Area
- Perimeter Parking
 - 9 Spaces Total including 1 ADA space
 - FBC: **Maximum** 1.75 per unit





24997 O'NEIL AVE
HAYWARD, CA
MARC DIGIACOMO ARCHITECT
(415) 334-7516 marc@digiacomomarchitect.com



AFFORDABLE HOUSING ORDINANCE

- ✓ Ordinance requires 6% of units to be affordable for rental projects; 1 unit
- ✓ 1 of the 9 units will be restricted by the City in perpetuity to comply with the Affordable Housing Ordinance;

Proposed Unit Breakdown

1 units for a very-low income household

MAX HCD Rents:				
Alameda County: \$111,700	AMI	1 BR	2 BR	3 BR
HCD Very Low	50%	\$1,117	\$1,257	\$1,396
HCD Low	60%	\$1,340	\$1,508	\$1,676



DENSITY BONUS COMPLIANCE

- ✓ 14% of the base units will be restricted to a very-low income household; 1 unit
- ✓ Units overlap with Affordable Housing Ordinance
- ✓ Increases the allowed density from 7 units to 9 dwelling units (25% increase proposed)
- ✓ Allows for 1 concessions/incentives per State Density Bonus Law to reduce the common open space requirement from 15% to 10%.



CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project of the multi-family residential development is considered *categorically exempt* from CEQA per Section 15332 for infill development;

- ✓ No additional environmental review is required.



STAFF ANALYSIS

- ✓ Represents sustainable planning principles and aligns with the vision of the Form Based Code and General Plan for infill development near transit and services;
- ✓ Reduce reliance on personal automobiles;
- ✓ Alleviates the housing crisis in the Hayward and the Bay Area;
- ✓ Complies with development standards of the HMC with density bonus concession/incentive;

A nighttime aerial photograph of a city, likely Hayward, California. A large bridge with many lights spans a body of water in the background. The city lights are visible in the middle ground, and rolling green hills are in the foreground. The sky is dark blue.

STAFF RECOMMENDATION

That the Planning Commission:

- ✓ APPROVE the Site Plan Review and Density Bonus application based on the required Findings and subject to the Conditions of Approval.



Questions?

Reference Slides

Section 6932. 2019 Income Limits

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Last page instructs how to use income limits to determine applicant eligibility and calculate affordable housing cost and rent									

Alameda County Area Median Income: \$111,700	Extremely Low	26050	29750	33450	37150	40150	43100	46100	49050
	Very Low Income	43400	49600	55800	61950	66950	71900	76850	81800
	Low Income	69000	78850	88700	98550	106450	114350	122250	130100
	Median Income	78200	89350	100550	111700	120650	129550	138500	147450
	Moderate Income	93850	107250	120650	134050	144750	155500	166200	176950

MAX HCD Rents:				
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