

**PLANNING COMMISSION MEETING
THURSDAY, SEPTEMBER 10, 2020**

PRESENTATIONS

STAFF PRESENTATION

ITEM #1 PH 20-061

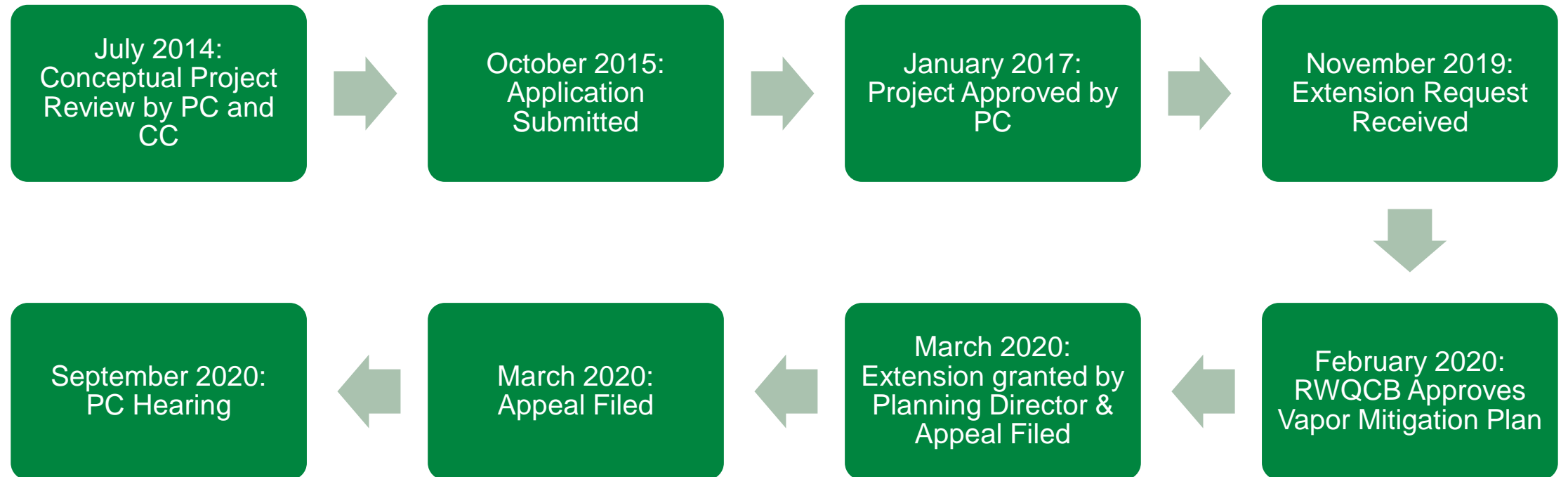
**Appeal of the Planning Director's Decision to
Approve a Two-Year Extension of the
Approved Mixed Use Development
Located at 411 Industrial Blvd. and Mission Blvd.**



Development Services Department

September 10 Planning Commission

Project History



Extension Granted

- Site Plan Review: Under Hayward Municipal Section 10-1.3055, “In making a decision on approval of an extension, the following shall be considered: (a) the cause for delay in submittal of the building permit; and (b) whether the proposal is in conformance with existing development regulations.”
- Vesting Tentative Tract Map: Under Section 10-3.246 of the Hayward Municipal Code, upon the determination that circumstances under which the map was approved or conditionally approved have not changed to the extent which would warrant a change in the design or improvement of the tentative map.
- **STAFF DETERMINATION**: Cause of the delay was determined to be delays in the environmental cleanup of the site which were out of the direct control of the project proponent. Additionally, the project is still in conformance with current development regulations. Added conditions related to timely demolition and concurrent construction of residential with commercial.

Project Compliance with Development Standards

Development Standard	Required	Proposed
Residential Density	17-35 units per net acre	18 units per net acre
Front Setback	6 ft. min / 24 ft. max	Townhomes: 10.1 ft. along Mission/ between 16 and 17 ft. along Industrial Commercial: Varies between 12 ft. and 20 ft.
Side Setback	0 ft. min	Varies between 9 ft. and 14 ft.
Rear Setback	3 ft. min	3 ft.
Building Height	2 stories min / 4 stories max (57 feet max measured to midpoint of ridge and eave)	Townhomes: 3 stories / 33 feet to midpoint of ridge and eave Commercial: 51 feet to midpoint of ridge and eave of corner tower element
Lot Coverage	80% max per lot	Townhomes: 72% of lot Commercial: 19% of lot

Appeal Filed

Appellant Requests

- Deny the extension
- City should put the property out to bid for different project
- Opportunity for higher density of development, including provision of affordable housing

Staff's Response

- Project complies with all development standards applicable in 2017 and now
- City does not own or control the property
- Project can move forward more quickly 6-9 months vs 3-5 years
- Neighborhood support for entitled project

Community Feedback

- Developer worked with community in 2014-2017.
- When the project was reviewed by Planning Commission in 2017, some questions or concerns about bike lane connections and spillover parking into the neighborhood, but otherwise support for project. (7-0, approval)
- Recently, received nearly 40 emails from the community in support of the project as approved



Modified Condition of Approval

42. Prior to building permit issuance, the Developer shall obtain approval by the City Engineer and submit bonds for all required public improvements along Mission Boulevard and Industrial Parkway project frontages, including but not limited to the following:
- a) Remove and replace all existing curb, gutter, sidewalk, driveway and streetlight improvements as per plans approved by the City Engineer.
 - b) Construct an island with landscape improvements to separate a portion of bike lane from vehicular lanes in Mission Boulevard as per the City's Mission Boulevard Phase II Improvement Plans.
 - c) Grind, overlay, and restripe full width street pavement lane(s) requiring development project related excavations as per the City Standard Detail SD-126 and micro-surface half the width of Mission Boulevard.
 - d) ~~Grind, and overlay and restripe~~ half the width of Industrial Parkway with 2" hot mix asphalt, dig outs, and repair failed pavements as necessary and as directed by the City Engineer.
 - e) Restripe half the width of Industrial Parkway to include a Class IV Separated Bicycle Facility and floating parking along project frontages to the satisfaction fo the City Traffic Engineer.
 - f) Install new Storm Drain line along property frontage on Mission Boulevard and Industrial Parkway, redirecting the existing storm water system to the existing manhole on Industrial Parkway.
 - g) Remove, replace, and plant street trees along project frontages to the satisfaction of the City Landscape Architect.

Modified Condition of Approval (Applicant Request)

The retail/commercial-use parcel shall have completed the following items prior to the issuance of a certificate of occupancy for the thirty-sixty (36th) “for sale” residential unit: (a) all horizontal site improvements on the retail parcel up to “back-of-curb” shall be installed. Such improvements shall include grading, retaining walls, utility lines with appropriate lateral stubs to building, parking lot surfacing, and curb ramps along Mission Blvd (or as otherwise allowed by the Development Services Director). In addition, the sidewalk adjacent to the Central Park area shall also be installed.; and (b) a deed shall be recorded on the retail/commercial-use parcel to the benefit of the City of Hayward restricting a land use change from the current retail/commercial allowed use.

Staff Recommendation

- Deny the appeal and Uphold the Decision of the Planning Director to grant a two-year extension of the previously approved project, Mission Village, for the development of 72 townhomes and 8,000 square feet of commercial space at the corner of Mission Blvd. and Industrial Parkway, subject to the previous and the amended Conditions of Approval.



Questions?



STAFF PRESENTATION

ITEM #2 PH 20-062

**Proposed Multi-Family Residential Development with
27 Townhome-Style Condominiums and 18 Apartment
Units Located at 21659 Mission Blvd.**

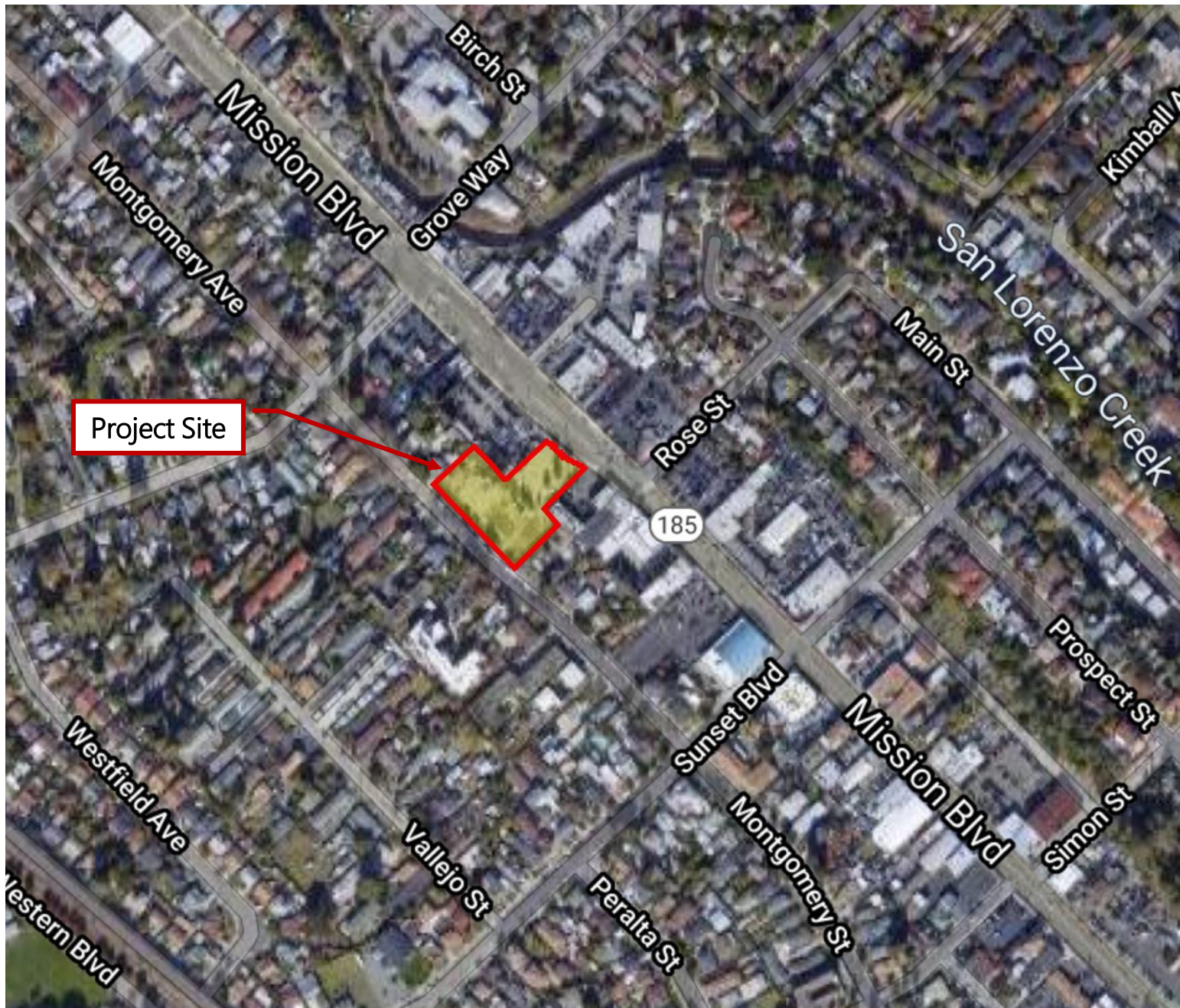
Site Plan Review, Vesting Tentative Tract Map and Density Bonus Application

Proposed Multi-Family Residential Development

(Application No. 201902713)

Planning Commission Public Hearing
September 10, 2020
Marcus Martinez, Associate Planner





VICINITY MAP

- ✓ Form Based Code Plan Area
- ✓ North Hayward Neighborhood
- ✓ 600' northwest of the Sunset Boulevard and Mission/Montgomery intersection
- ✓ Approx. $\frac{3}{4}$ mile from Hayward BART Station along Montgomery



PROJECT SITE

- ✓ One Singular Parcel with Double Frontage
- ✓ 21659 Mission Boulevard
- ✓ Vacant 1.12-Acre Infill Site



Zoning District:

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

General Plan Land Use Designation:

- ✓ Sustainable Mixed Use (SMU)

PROJECT SUMMARY



Requested Approvals (Application Types)

- Site Plan Review
- Vesting Tentative Tract Map
- Density Bonus

Project Scope

- Multi-Family Residential Project with 45 Total Units
 - 18 Apartment Units for Rent
 - 27 Townhome-Style Condos for Ownership
- Subdivision for Condominium Units and Separate Apartment Building
- Community Lawn Area, Playground, Rooftop Deck
- Related Site Improvements (i.e. landscaping, parking, stormwater management, etc.)

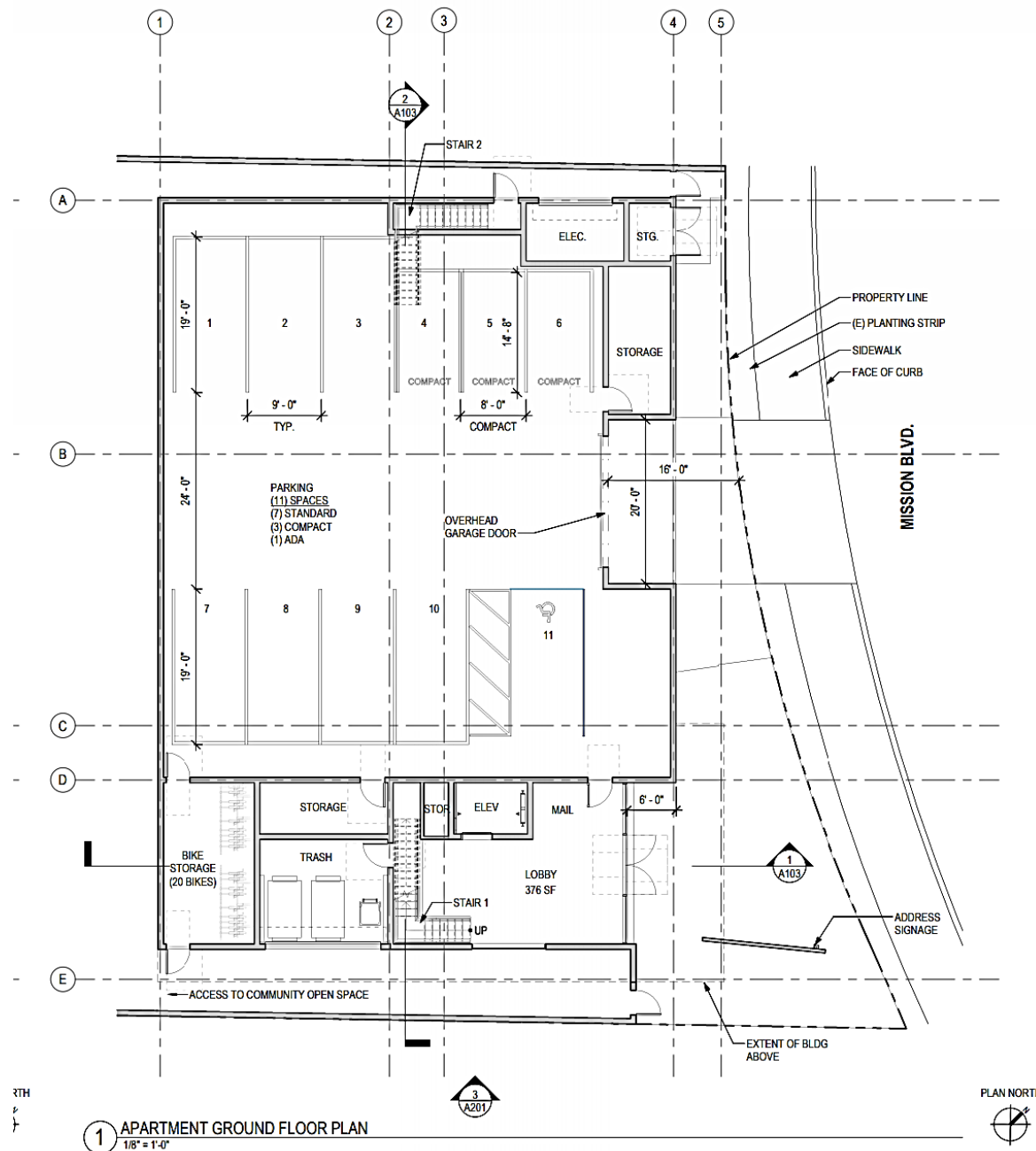
OVERALL SITE DESIGN & CIRCULATION

- Six Total Buildings
 - 5 Townhome Buildings and 1 Apartment Building
- Townhomes will maintain a two-way driveway from Montgomery
- Central common open space area with playground, community vegetable garden and lawn area.
- Townhome Parking
 - 24 Spaces Total including 2 ADA space
 - FBC: **Maximum** 2.0 per ownership unit



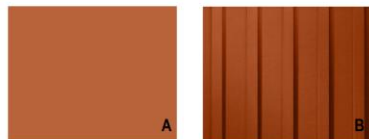
APARTMENT DESIGN & CIRCULATION

- Apartment building with 18 rental units (affordable unit on 2nd Floor – 888 sqft)
- Two-way driveway accessible from Mission Boulevard
- Rooftop Deck Area and Lobby
- Apartment Parking
 - 11 Spaces Total including 1 ADA space
 - FBC: **Maximum** 1.75 per rental unit
 - Bicycle storage room with 20-bike capacity

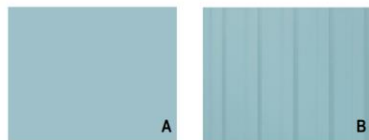




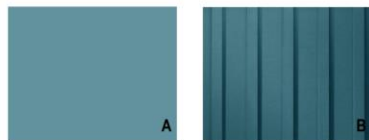
1 PERSPECTIVE VIEW OF TOWNHOMES FROM MONTGOMERY AVE.
NTS



1. COLOR: SHERWIN WILLIAMS 6628
ROBUST ORANGE/ R:196 G:99 B:62
A. CEMENT PLASTER
B. FIBER CEMENT SIDING



2. COLOR: SHERWIN WILLIAMS 9061
REST ASSURED/ R:155 G:191 B:201
A. CEMENT PLASTER
B. FIBER CEMENT SIDING



3. COLOR: SHERWIN WILLIAMS 6501
MANITOU BLUE/ R:91 G:146 B:162
A. CEMENT PLASTER
B. HORIZONTAL FIBER CEMENT SIDING

1 MATERIAL BOARD FINISH LEGEND
NTS



2 PERSPECTIVE VIEW OF APARTMENTS FROM MISSION BLVD.
NTS



AFFORDABLE HOUSING ORDINANCE

- ✓ Ordinance requires 6% of rental units **and** 10% of ownership units to be affordable in developments
- ✓ 4 of the 45 units will be restricted by the City in perpetuity to comply with the Affordable Housing Ordinance;

Proposed Unit Breakdown

- (1) **2-bedroom unit** for a very-low income household (rental)
- (3) **3-bedroom units** for moderate-income households (ownership)

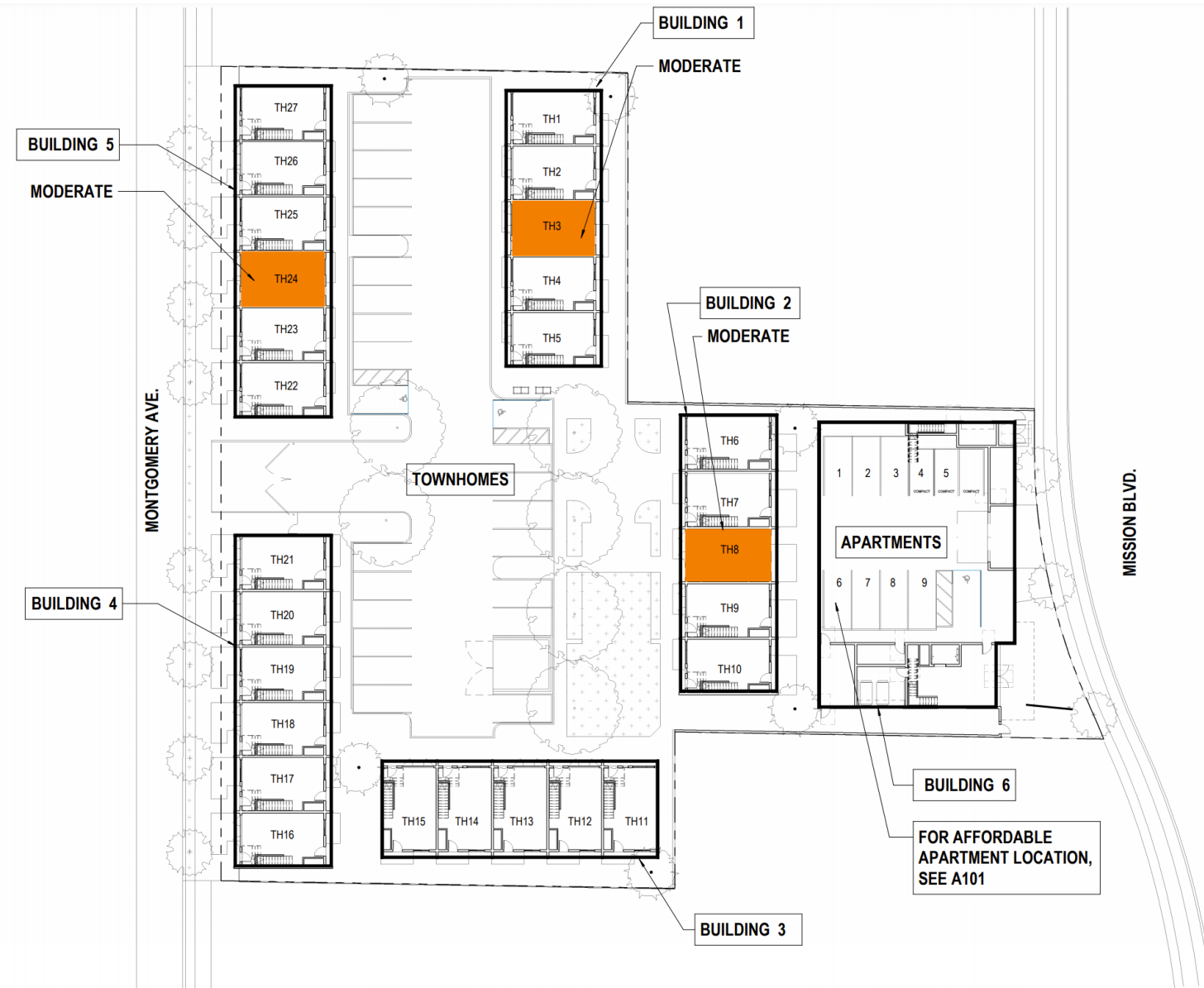


DENSITY BONUS COMPLIANCE

- ✓ Units overlap with Affordable Housing Ordinance
- ✓ Increases the allowed density from 39 units to 45 dwelling units (15% increase proposed)
- ✓ Allows for two (2) concessions/incentives per State Density Bonus Law

Requested Concessions:

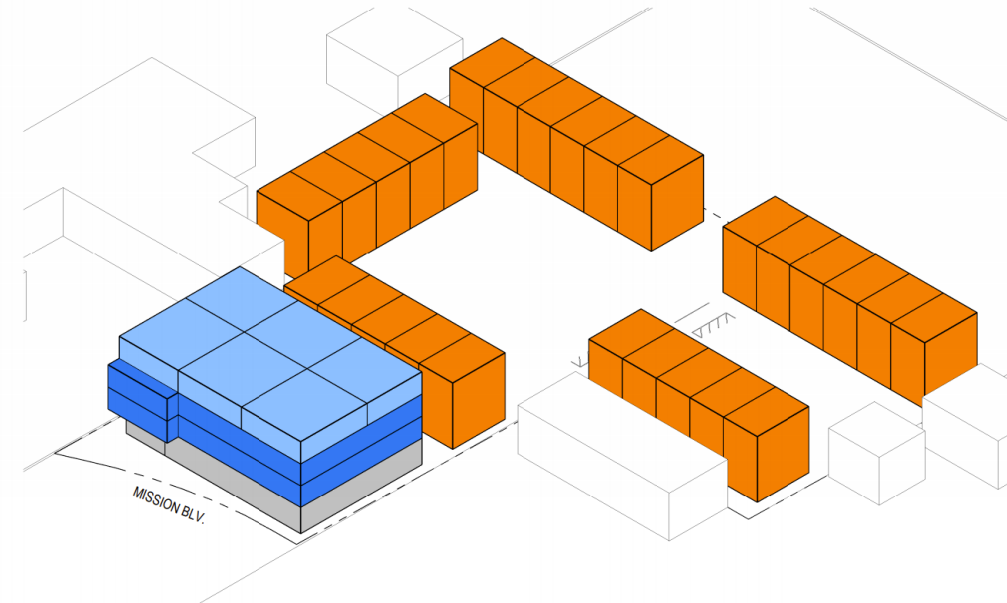
- Increased Height from 3-stories to 4-stories for apartment building; and
- Reduced common open space from 15% to 8%



21659 MISSION BLVD - DENSITY BONUS

	BASE UNIT COUNT	AFFORDABLE UNITS	AFFORDABLE INCOME LEVEL	AFFORDABLE PERCENTAGE	DENSITY BONUS UNIT COUNT	DENSITY BONUS UNITS	TOTAL UNIT COUNT
TOWNHOMES	27	3	Moderate Income	11%	6%	2	27
APARTMENTS	12	1	Very Low Income	8%	27.50%	4	18
Total Unit Count Base Project:	39					6	45

- 27 TOWNHOMES (BASE UNITS)
- 12 APARTMENTS (BASE UNITS)
- (6) DENSITY BONUS UNITS





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 the exception of the requested density bonus concessions/incentives;

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 hills are in the foreground. The text is overlaid on the left side of the image.

STAFF RECOMMENDATION

That the Planning Commission:

- ✓ APPROVE the Site Plan Review, Vesting Tentative Tract Map 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:				
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