

**SPECIAL PLANNING COMMISSION MEETING  
THURSDAY, SEPTEMBER 2, 2021**

**PRESENTATIONS**

## **STAFF PRESENTATION**

### **ITEM #1 PH 21-073**

**Proposed Mixed-Use Project Consisting of Nine (9) Live/Work Lofts Fronting Mission Boulevard and 46 Townhome Units Totaling 55 Units, Requiring Approval of Vesting Tentative Map 8556, Major Site Plan Review, and Density Bonus (Application 202005195) Located at 27177 and 27283 Mission Boulevard (Assessor Parcel Nos. 452-0056-007 and 452-0056-008).  
TTLC Moreau-Pestana-Acton LLC/3 M Properties LLC, and James and Nadine Pestana (Applicant/Owners).**



DEVELOPMENT SERVICES

# Townhomes/Live-Work Units

27177 Mission Boulevard  
202005195 MSPR/VTM



# PROJECT SUMMARY

## Requested Approvals

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

## Project Scope

- Eight (8) Four-Story Townhome Buildings (46 units)
- Nine (9) Live/Work Units fronting Mission Boulevard
- Two Development Standards Waivers
- 2.47-Acre Site

# Project Site Context



**General Plan: Sustainable Mixed-Use**  
**Zoning: Mission Boulevard – Corridor Neighborhood (MB-CN)**



# Project Site Proposal



# LiveWork



# Townhomes

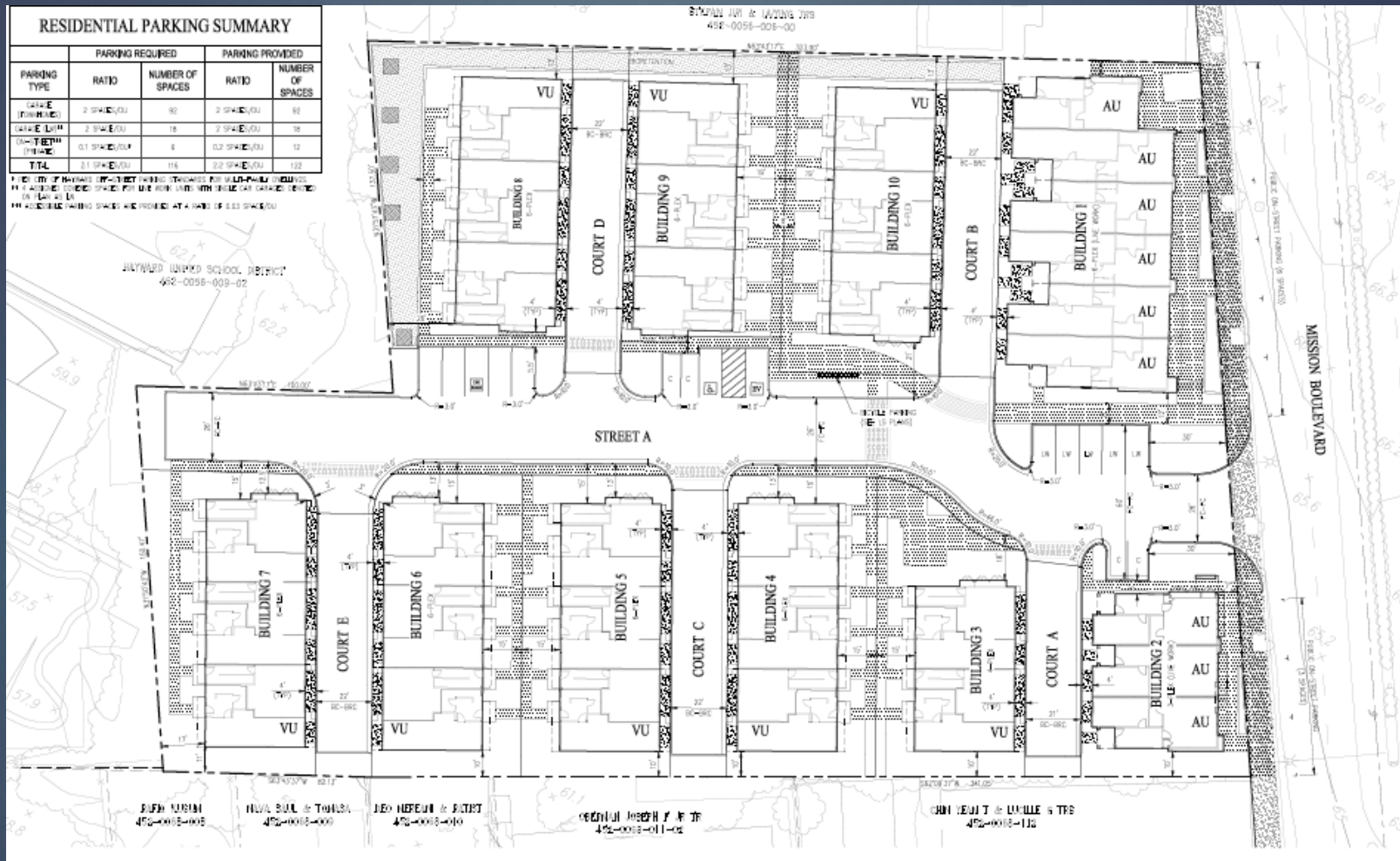
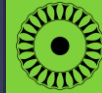




# Project Rendering

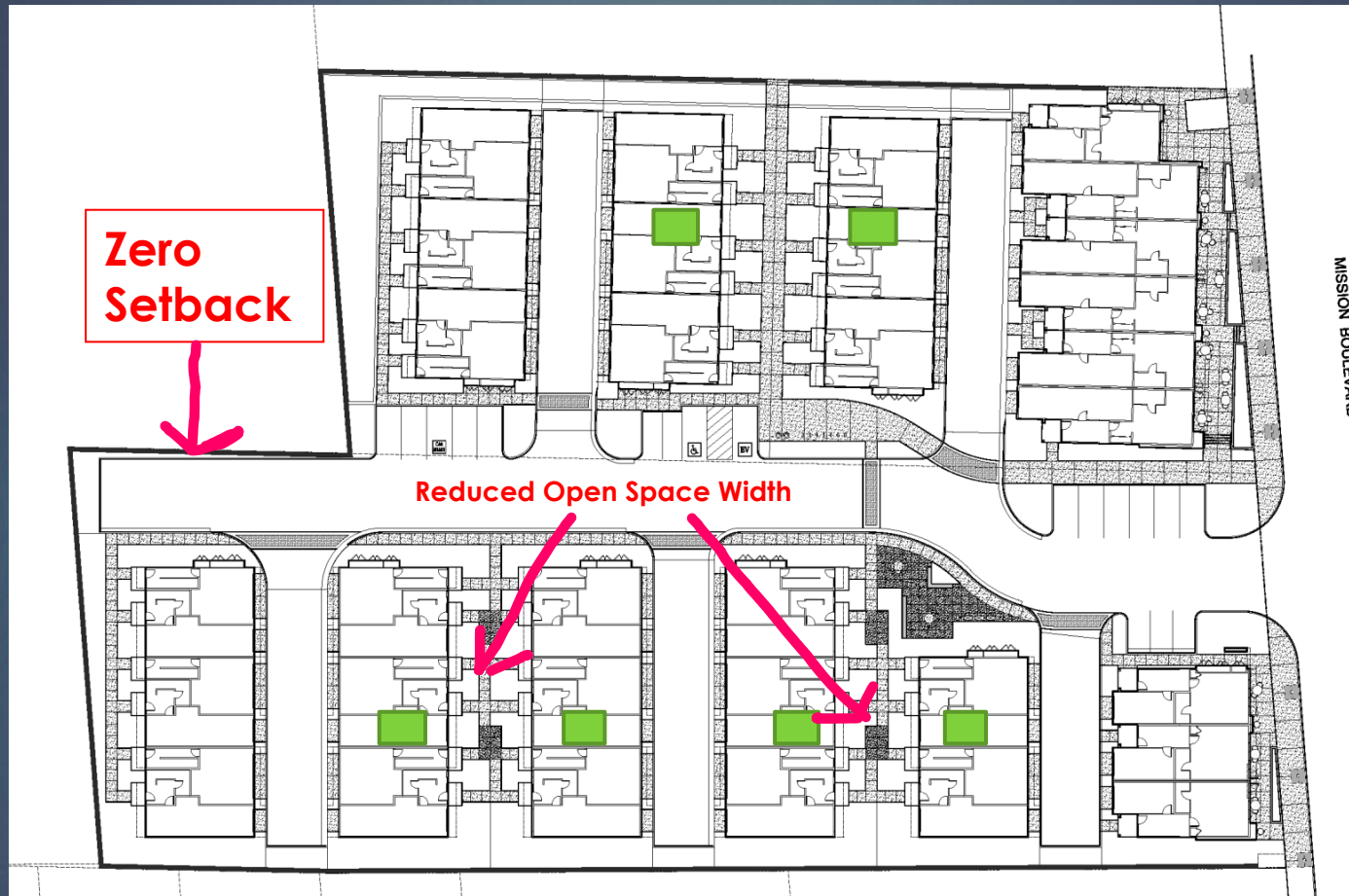


# Vesting Tentative Map/Site Plan





# Density Bonus / Development Standard Reductions



Affordable Units

# Tree Plan







**CALIFORNIA  
ENVIRONMENTAL  
QUALITY ACT**

The proposed project is considered *categorically exempt* from CEQA per Section 15332 for In-Fill Development Projects.

The proposed project would not cause transportation-related impacts as it incorporates traffic reduction measures.



# Hayward 2040 General Plan



The project would:

- ▶ *Redevelop an infill development site on the Mission Boulevard corridor (LU-1.3, 2.12);*
- ▶ *Increase the City's housing stock and variety of types (H-3.1);*
- ▶ *Provide on-site affordable housing (H-3.1);*
- ▶ *Take advantage of easy access to both Hayward BART stations, to Downtown via bus and to schools (H-3.4).*

# Hayward Zoning Ordinance



Standard	HMC Requirement	Proposed	Consistent?
Density	17.5 – 35 du/ac	32 du/ac	Yes
Lot Width	18 feet minimum	279 feet	Yes
Lot Coverage	80% maximum	36%	Yes
Building Height	4 stories/57 feet maximum	4 stories/43.5 feet	Yes
Parking - Vehicle Bicycle	None required.	55 parking spaces 14 bicycle parking spaces	Yes
Setbacks - Front Side Rear	6 feet minimum/24 feet maximum 0 feet minimum 3 feet minimum	7' 6' and 10' 17'	Yes
Landscaping	15% minimum	28%	Yes
Open Space (Total) Private Open Space	150 s.f./unit (8,250 s.f. total) 50 s.f./half of units (1,375 s.f. total)	20,646 s.f. 7,382 s.f.	Yes

Compliance with Objective Standards of the Mission Boulevard – Corridor Neighborhood (MB-CN) Zone.

# Staff Recommendation



That the Planning Commission

- ✓ **Approve** the Major Site Plan Review, the Vesting Tentative Tract Map, and the Density Bonus Application for the proposed project, based on the required Findings and subject to the Conditions of Approval; and
- ✓ **Find** that the project is categorically exempt from the provisions of CEQA pursuant to Section 15332, In-Fill Development Projects, of the CEQA Guidelines.



# Questions & Discussion





## DEVELOPMENT SERVICES

# Townhomes/Live-Work Units 27177 Mission Boulevard 202005195 MSPR/VTM

## **STAFF PRESENTATION**

### **ITEM #2 PH 21-071**

**Proposed Single-Family Residence on a Vacant 0.11-Acre Hillside Lot with an Average Slope Greater than 20%, Located at 25183 Central Boulevard, Assessor Parcel No. 445-0220-086-00, Requiring Approval of Site Plan Review with Grading Permit Application No. 202000849, Patricia Prado (Applicant) and P. Gerardo Diaz Vazquez (Owner).**

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# Site Plan Review, Grading Permit

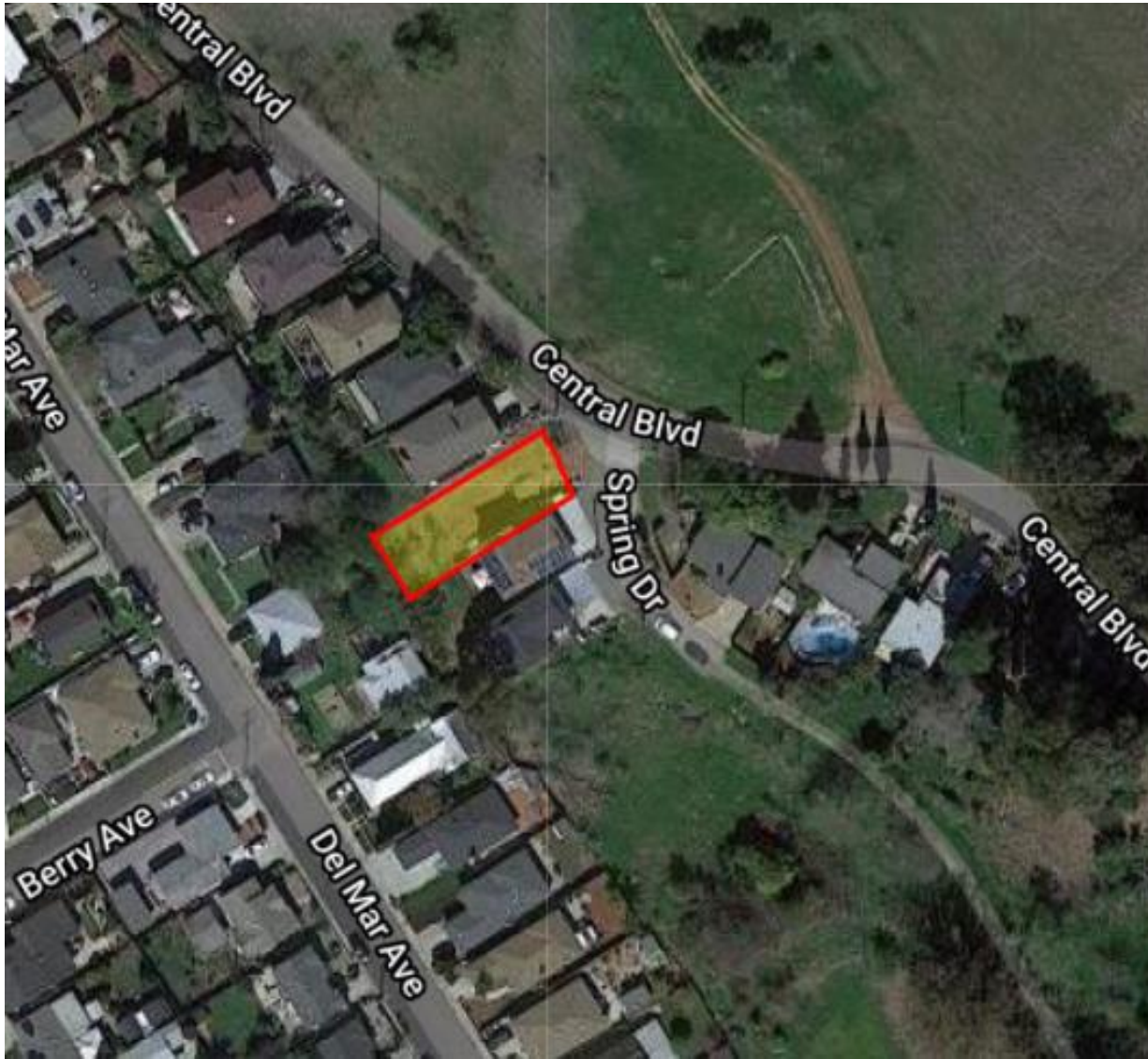
Proposed two-story, 2,484 square-foot single-family residence with a three-car garage on a vacant 0.11-acre hillside parcel located at 25183 Central Boulevard

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Planning Commission Hearing  
September 2, 2021  
Ranu Aggarwal, AICP, Contract Planner



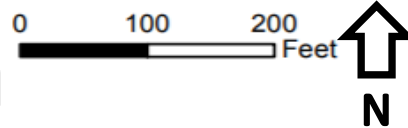




## Project Location

- ✓ To the west of the intersection of Central Boulevard with Spring Drive
- ✓ Proposed residence will be located in the center of the lot

**Project Location**

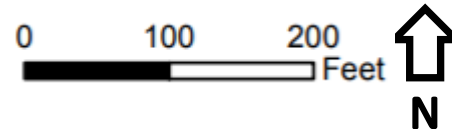




## Project Site

- ✓ 0.11 acre-vacant lot (Sub standard lot – may be used as a building site)
- ✓ Located within the Alquist-Priolo Earthquake Fault Zone
- ✓ Partially within the Seismic Landslide Zone
- ✓ Two fault traces (inactive) traversing the site in a general north-south direction
- ✓ Steep Slopes: 30.4 percent average slope in area to be graded

# Project Site





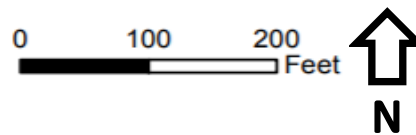
## Zoning District

- ✓ Single-Family Residential (RS)

# General Plan Land Use Designation

- ✓ Low Density Residential (LDR)

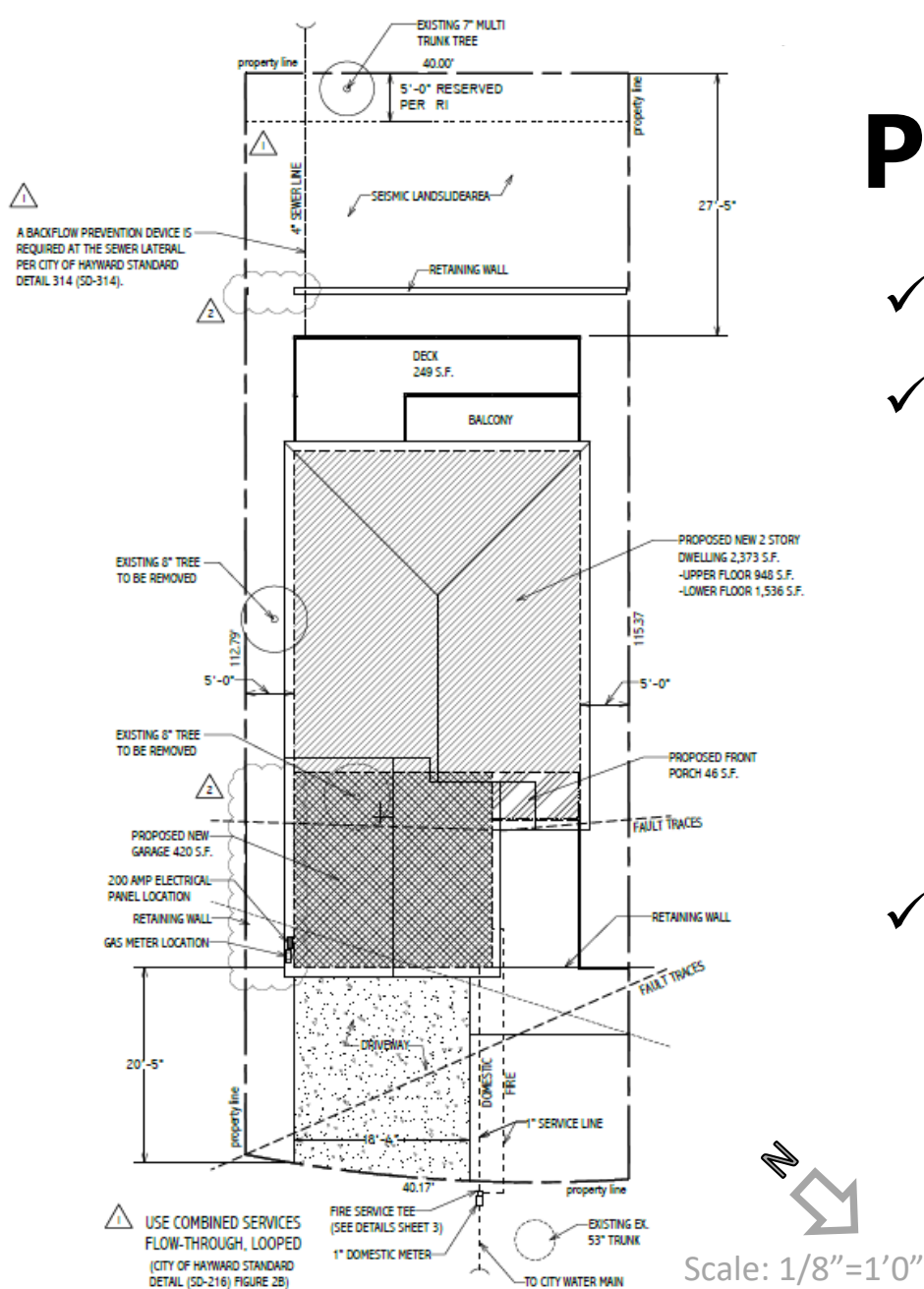
# Project Site



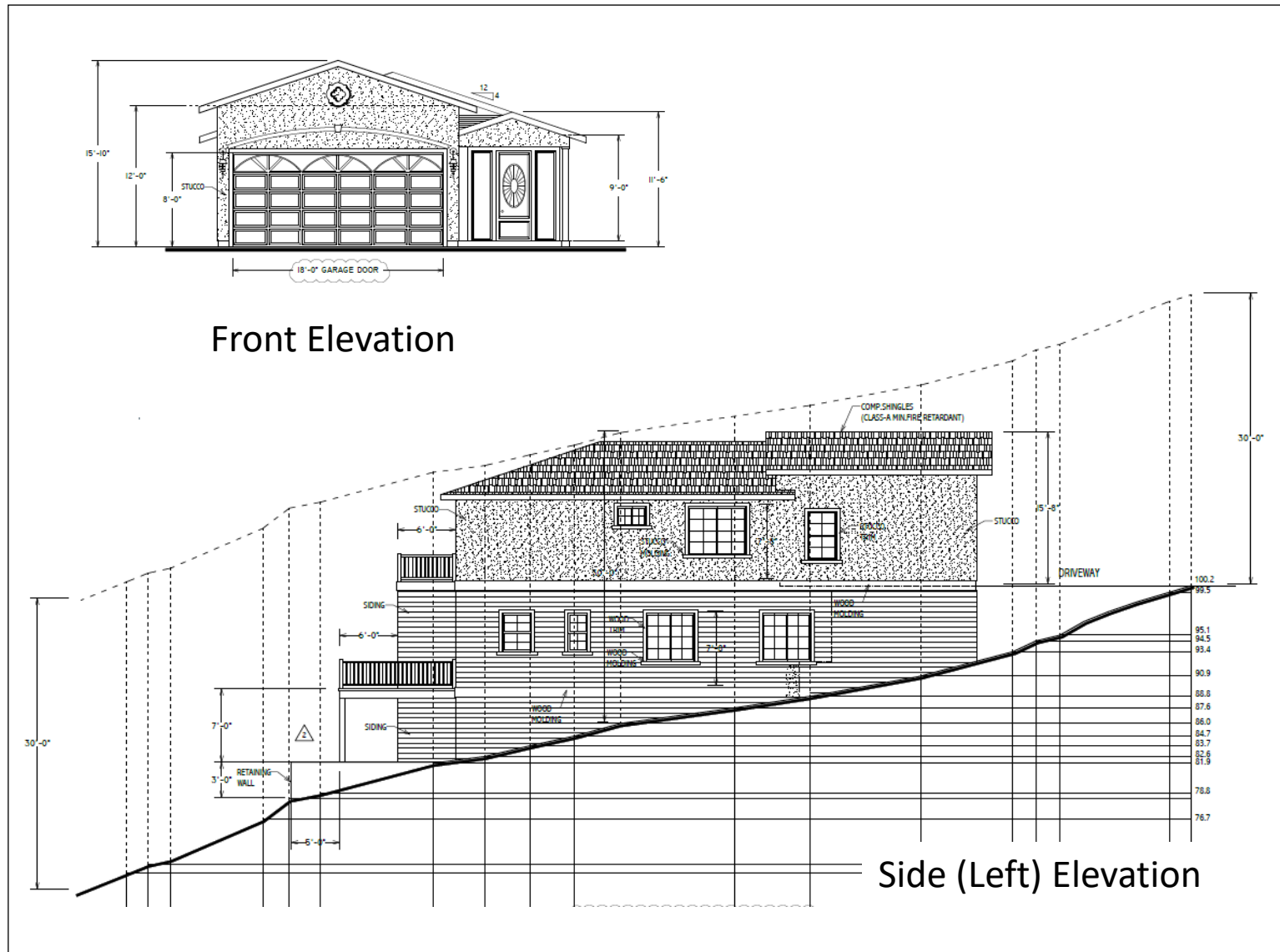


# Proposed Site Plan

- ✓ Development accessed from Central Boulevard
- ✓ One new, two-story residence with attached three car garage
  - 2,484 square-feet of conditioned habitable floor area
  - 420 square-foot garage with hydraulic lift for two level parking for two cars, at grade parking for one car
- ✓ Related Site Improvements, including drought-tolerant landscaping







- ✓ Single story appearance from Central Boulevard
- ✓ Eclectic design aesthetic
  - ✓ Sloping, shingle roofs
  - ✓ Stucco finish on the upper floor
  - ✓ wood siding on the lower floor.
- ✓ Closely follow the existing topography

# Proposed Elevations

Criteria	Proposed	Required
Lot Coverage	38%	40% (Maximum)
Front Setback	20'-5"	20' (Minimum)
Side Yard	5'	5' (Minimum)
Rear Yard	27'-5"	20'
Parking	Three Car Garage	Three-Car Garage <u>or</u> Two-Car Garage plus 2 Uncovered Spaces
Driveway Length	20'	20'
Height	30'	30' (Maximum)

## Compliance with Objective Standards

General Plan Policy		Consistent?
<b>Housing Policy H-3.1 (Diversity of Housing Types)</b>	<i>The City shall implement land use policies that allow for a range of residential densities and housing types, prices, ownership, and size, including low-density single family uses, moderate-density townhomes, and higher-density apartments, condominiums, transit-oriented developments, live-work units, and units in mixed-use developments.</i>	Yes
<b>Land Use Policy LU-1.7 (Design Guidelines)</b>	<i>The City shall maintain and implement commercial, residential, industrial, and hillside design guidelines to ensure that future development complies with General Plan goals and policies.</i>	Yes
<b>Land Use Policy LU-3.7 (Infill Developments)</b>	<i>The City shall protect the pattern and character of existing neighborhoods by requiring new infill developments to have complimentary building forms and features.</i>	Yes

## General Plan Consistency

# Categorical Exemption

- ✓ Section 15303(a), Class 3 of the CEQA Guidelines
  - Construction of one (1) single-family residence on a legal parcel in a residential zone
- ✓ Exempt from the Alquist-Priolo Earthquake Fault Zoning Act –
  - Construction of a wood or steel frame single family residence not exceeding two stories on a previously created lot
  - No geologic exploration required

# Environmental Review





- ✓ Complies with the objective development standards of the RS zoning district
- ✓ Consistent with the applicable General Plan policies
- ✓ Consistent with design requirements within the Hillside Design and Urban/Wildland Interface Guidelines
  - Minimizes excessive grading
  - Closely follows the existing topography.
- ✓ Compatible with adjacent residences.

## Staff Analysis

A nighttime aerial photograph of a city and a bridge. The bridge, with its lights reflecting on the water, stretches across the upper half of the image. Below it, the city lights are visible, and in the foreground, there are green hills. The text is overlaid on the left side of the image.

# **STAFF RECOMMENDATION**

That the Planning Commission:

- ✓ Recommend to Council the approval of the Site Plan Review with Grading Permit

## **STAFF PRESENTATION**

### **ITEM #3 PH 21-075**

**Proposed Major Automobile Repair Use in a Former Automotive Specialty Shop Facility Located at 629 Jefferson Street, Assessor Parcel No. 452-0068-013-00, Requiring Approval of a Conditional Use Permit, Application No. 202002682. Riaz Qureishi and Amjad Patel for DVargas Auto Body (Applicant), Haroon Khan (Property Owner).**



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# Conditional Use Permit

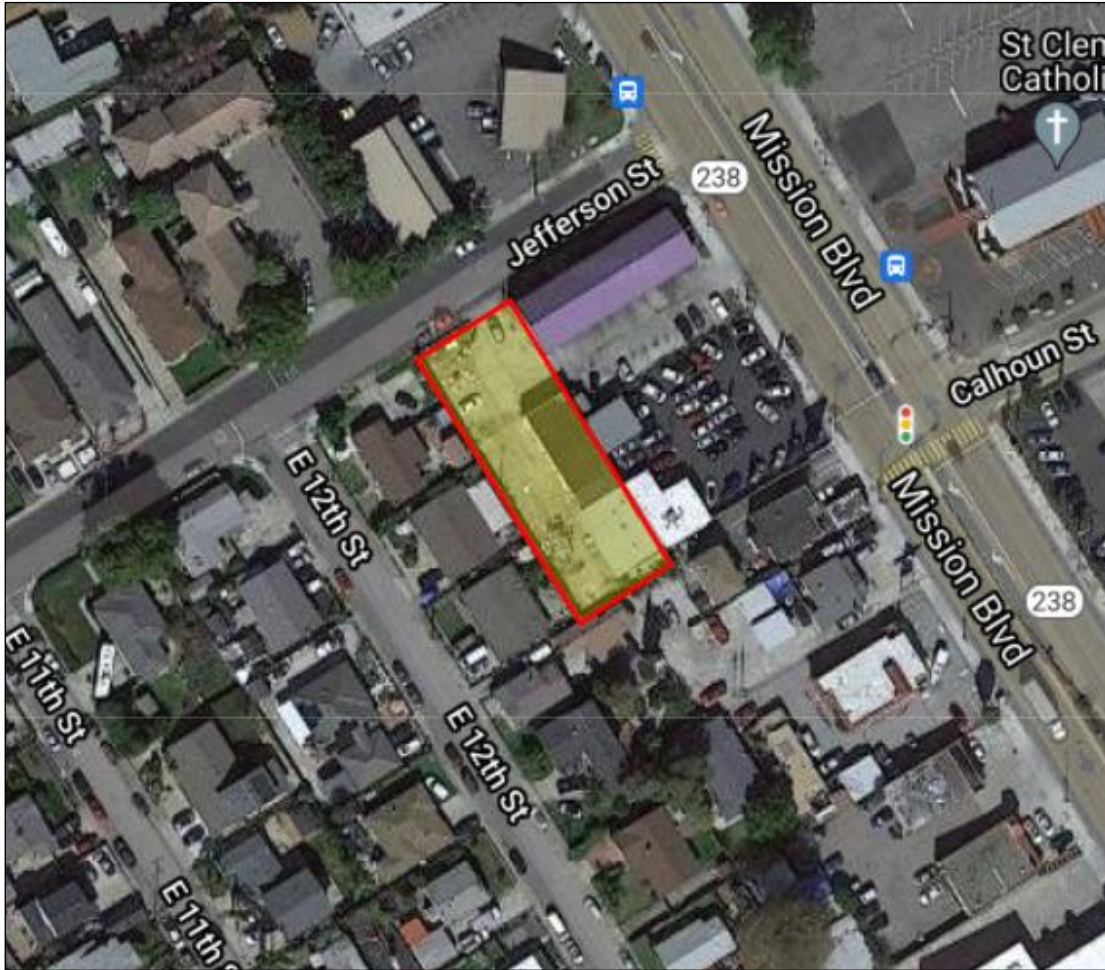
Major Automobile Repair use in a former automotive specialty shop facility located at 629 Jefferson Street

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Planning Commission Hearing  
September 2, 2021  
Ranu Aggarwal, AICP, Contract Planner



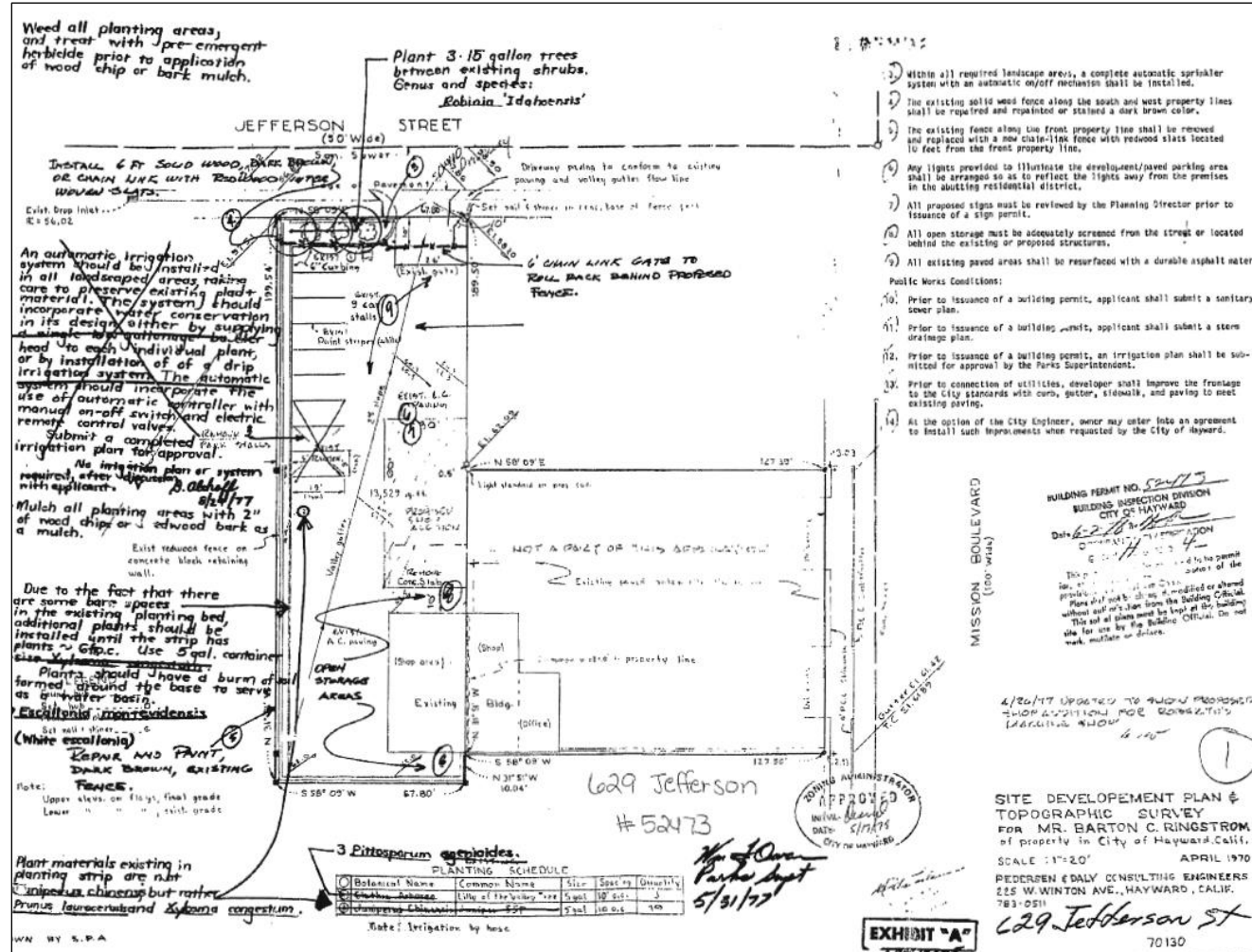




## Project Location

- ✓ Southwest of the intersection of Mission Boulevard and Jefferson Street
- ✓ Site accessed from Jefferson Street
- ✓ Surrounding Uses
  - Single-family residences to the southwest
  - An automobile repair shop to the northeast
  - Retail establishments to the southeast
  - An apartment complex and other automobile repair shops in the vicinity

# Project Location

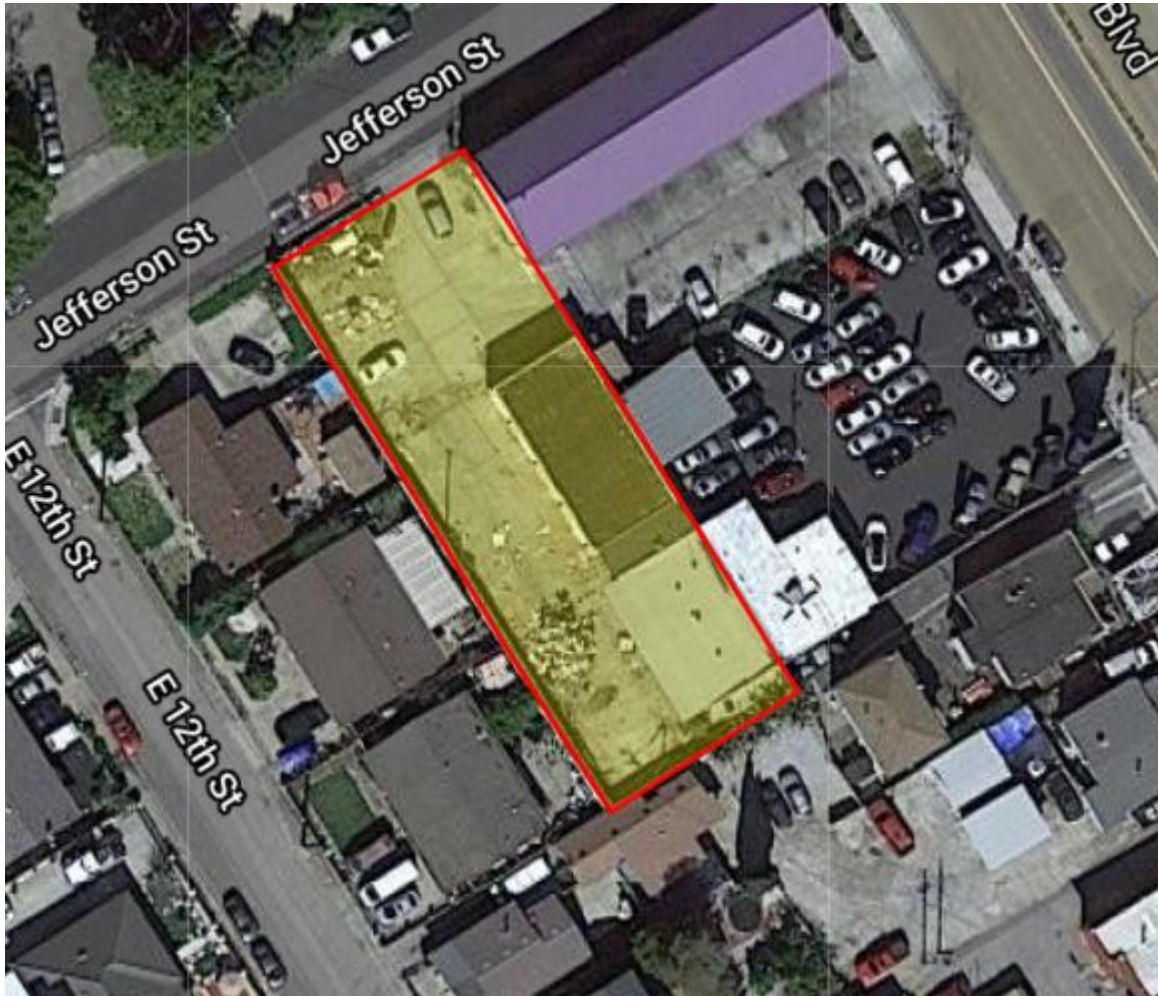


## Background

- ✓ Former "automotive specialty facility on site"
- ✓ Use permit (UP 77-90)
  - Conditionally approved on June 20, 1977, by the Board of Adjustments
  - Included an addition of an 1,800 square-foot building to an existing "automotive specialty shop facility."
  - Included landscaping
- ✓ Six non angled parking spaces
- ✓ Current application for Major Automobile Use submitted July 21, 2020

## Background





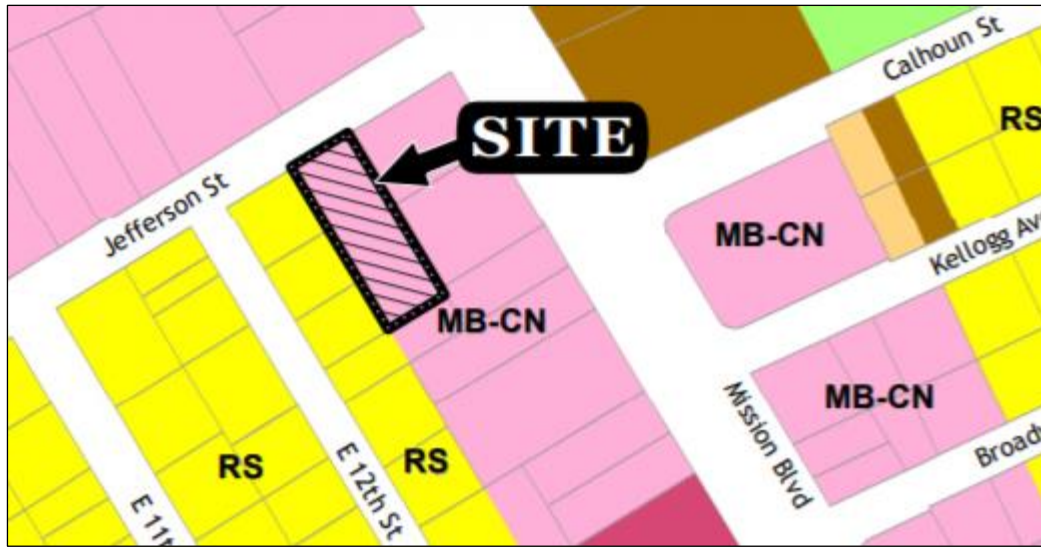
# Project Site

0 50 100



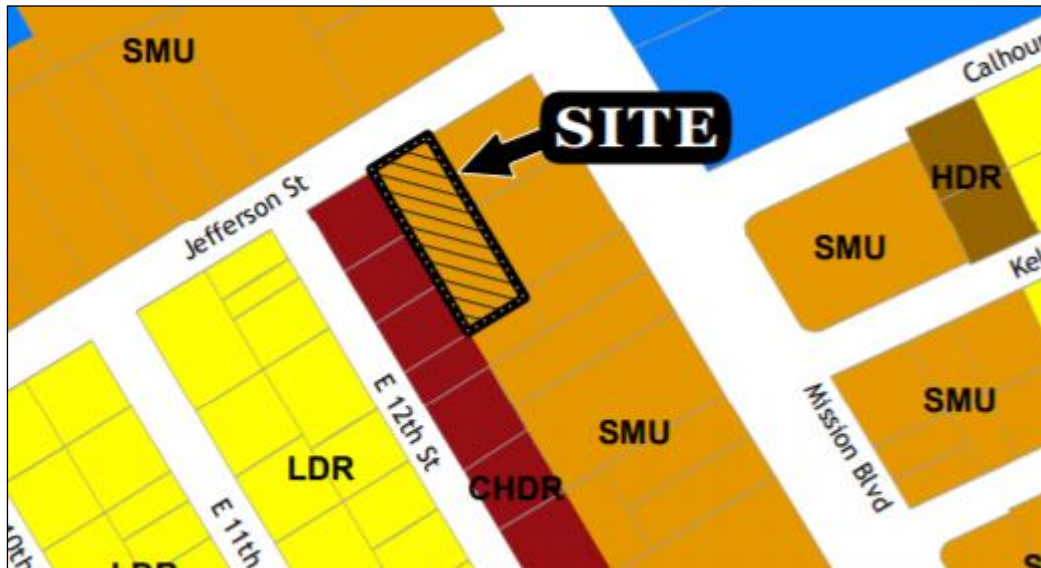
## Project Site

- ✓ 13,518 square-foot, rectangularly shaped parcel with approximately 68 linear feet of frontage on Jefferson Street
- ✓ Predominately paved, developed site
  - Two legal non-conforming buildings – 1400 square feet and 1800 square feet
  - Six non angled parking spaces at the front of the site



## Zoning District

- ✓ Mission Boulevard-Corridor Neighborhood (MB-CN) (recently rezoned)

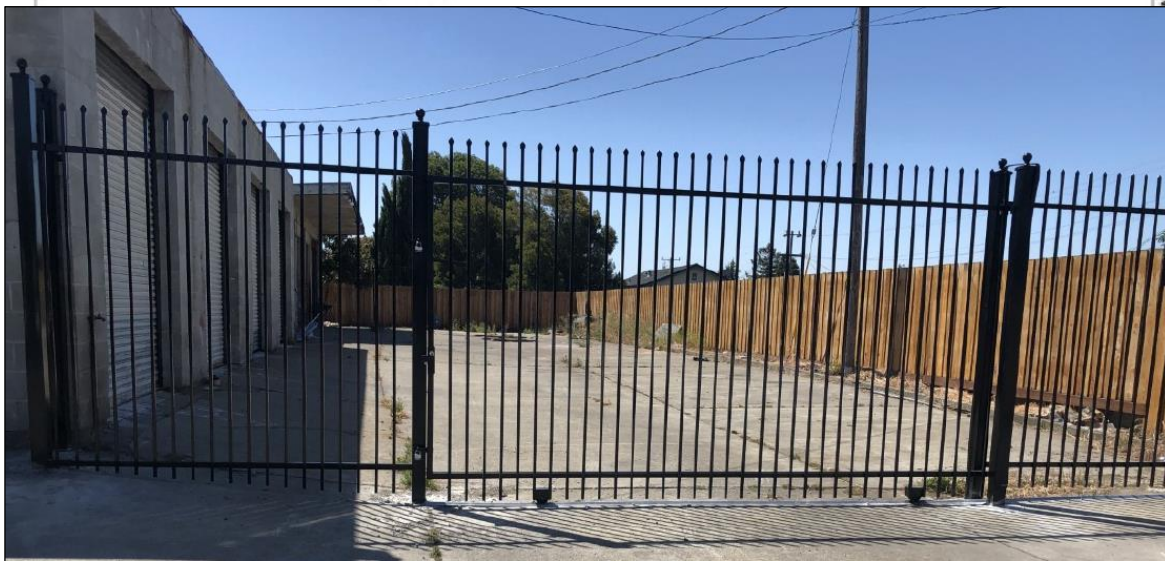
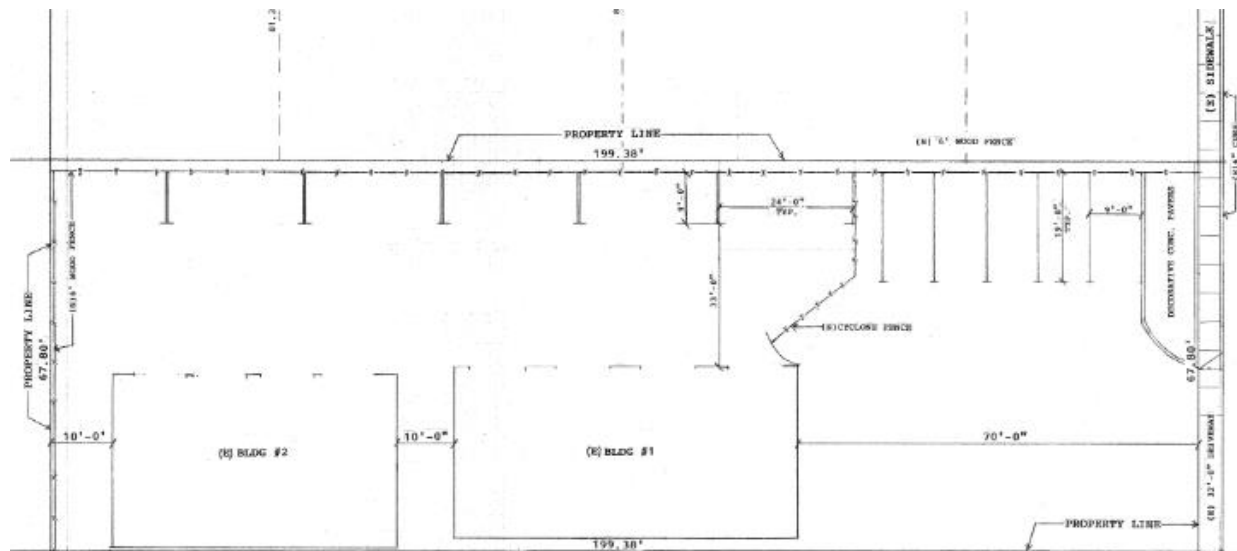


## General Plan Land Use Designation

- ✓ Sustainable Mixed Use (SMU)

# Project Site





## Proposed Use

## Proposed Use

- ✓ Major automotive activities that involve autobody repair, painting, and replacement of parts for rental cars. The project would not include oil change services
- ✓ Proposed use will be accommodated in existing buildings.
- ✓ Five non angled visitor parking space
- ✓ Six new parallel parking spaces to the rear for cars brought in for repairs
- ✓ Security gate and fence, boundary fence (already constructed on site)

## Non-compliance with Parking, Landscaping, and Security Gate and Fence

### ✓ *Parking*

- Standard parallel parking stall dimensions adjacent to walls/fences shall be 23 feet long by 9 feet wide. The stall at the southern corner of the project site does not meet these dimensions.
- A landscaped planter at least five feet wide shall be provided between any surface parking area and any property line for the length of the parking area. The proposed parking does not meet this standard along the southwestern property boundary.

### ✓ *Landscaping*

- Landscaping required but not provided

### ✓ *Security Gate and Fence*

- ADA compliant, self closing and locking pedestrian gate
- Security lighting
- Landscape plan
- Controlled access requirements

Compliance achieved through Conditions of Approval

# Compliance with Zoning Standards

- ✓ Reuse of the two existing buildings to accommodate the proposed automobile repair use as opposed to demolition and reconstruction.
- ✓ Landscaping added to the site will be required to be drought-tolerant and the irrigation system will be required to meet the Water Efficient Landscape Ordinance (WELO) standards
- ✓ Any future new construction on site to meet all applicable California Building Code and CalGreen Standards requiring a minimal level of energy efficiency, conservation, material recycling, and air quality, for new construction.

## Sustainability Features

# Automotive Service and Repair Stations permitted as a supporting use in the Sustainable Mixed Use (SMU) district

General Plan Policy		Consistent?
<b>Land Use Policy LU-1.4 (Revitalization and Redevelopment)</b>	<i>The City shall encourage property owners to revitalize or redevelop abandoned, obsolete, or underutilized properties to accommodate growth.</i>	Yes
<b>Economic Development Policy ED-1.3 (Commercial and Industrial Development)</b>	<i>The City shall encourage commercial and industrial development by ensuring the availability of suitable sites for development and providing appropriate zoning.</i>	Yes

## General Plan Consistency



## Categorical Exemption

- ✓ Section 15301, Existing Facilities – key - negligible or no expansion of existing or former use
  - The proposed major automobile repair use would be accommodated within an existing facility on site
  - Would involve negligible expansion of former use

## Environmental Review



## Concerns

- ✓ Opposition to another automotive use in the neighborhood
  - potential noise
  - Release of chemicals from the use

## Public Comments To Date



- ✓ Consistent with the applicable General Plan policies
- ✓ Noncompliance with Parking, Landscaping, Security Gate and Fence Standards can be addressed through Conditions of Approval
- ✓ Conditional Use Permit approval is supportable subject to the Conditions of Approvals .

## Staff Analysis

A nighttime aerial photograph of a city, likely Hayward, California, with a large bridge spanning a body of water. The city lights are visible in the foreground and middle ground, while the bridge's lights create a bright line across the water. The sky is dark with some light clouds.

# **STAFF RECOMMENDATION**

That the Planning Commission:

- ✓ Approve the proposed Conditional Use Permit, subject to Conditions of Approval