

**PLANNING COMMISSION MEETING
THURSDAY, SEPTEMBER 8, 2022**

PRESENTATIONS

STAFF PRESENTATION

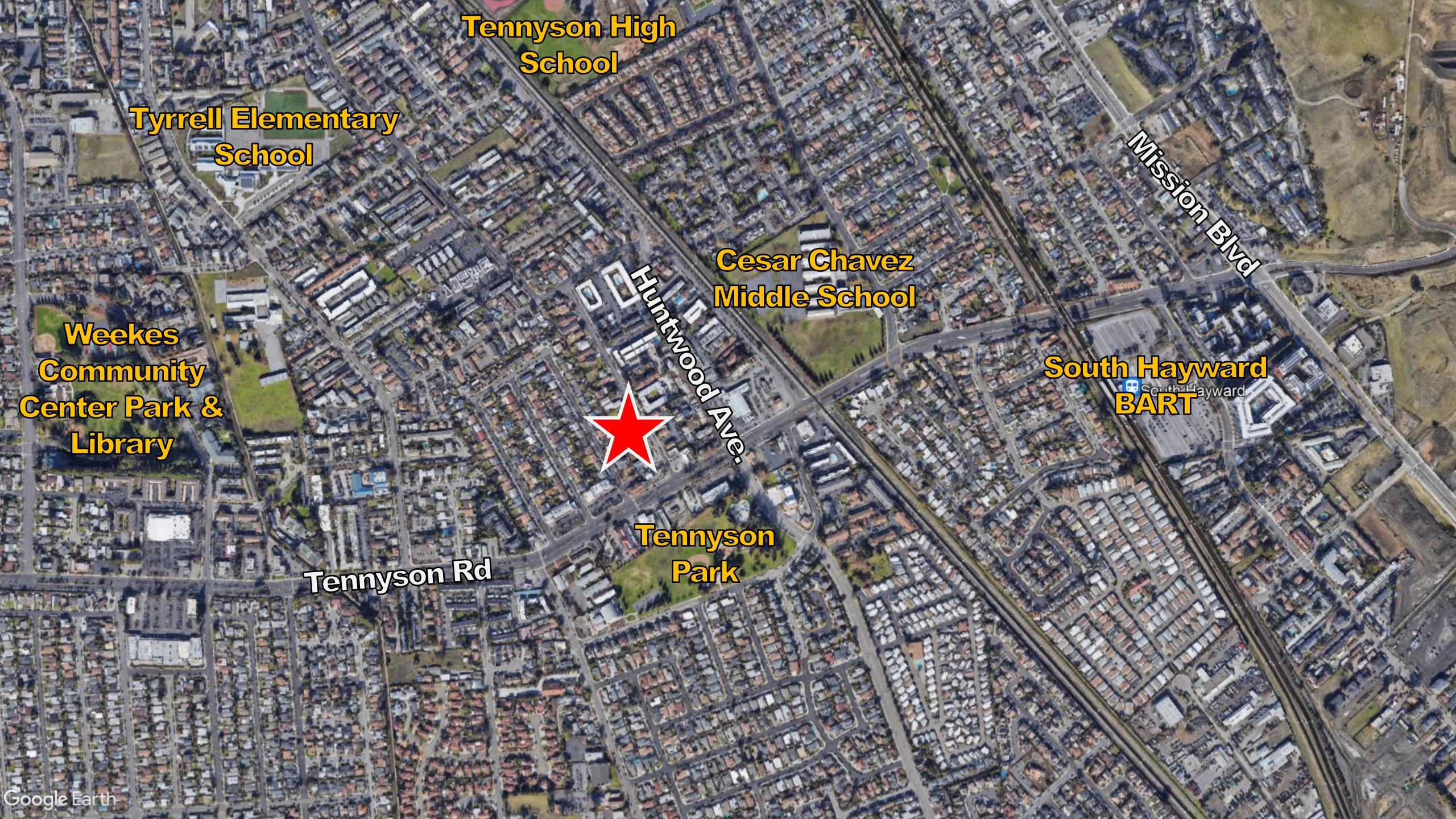
ITEM #1 PH 22-046

**Proposed Development with 22 Rental Townhome Units and Related
Site Improvements at 27865 Manon Avenue, Requiring Approval of
Zone Change, Density Bonus, and Site Plan Review Application No.
202101491- Sunflower Manon LLC**

Manon Townhomes

Rezoning, Density Bonus, Site Plan Review

Proposed rezoning of a vacant lot from RS to RM
to accommodate 22 rental townhomes
at 27865 Manon Avenue



Tennyson High School

Tyrrell Elementary School

Cesar Chavez Middle School

Mission Blvd

South Hayward BART

Huntwood Ave.

Tennyson Park

Tennyson Rd

Weekes Community Center Park & Library



Project Site

Project Location

- ✓ 27865 Manon Avenue
- ✓ 0.98 acres
- ✓ Vacant

Zoning District

- ✓ Currently Single Family Residential (RS)
- ✓ Proposed rezoning to Medium Density Residential (RM)

General Plan Land Use Designation

- ✓ Medium Density Residential (MDR)



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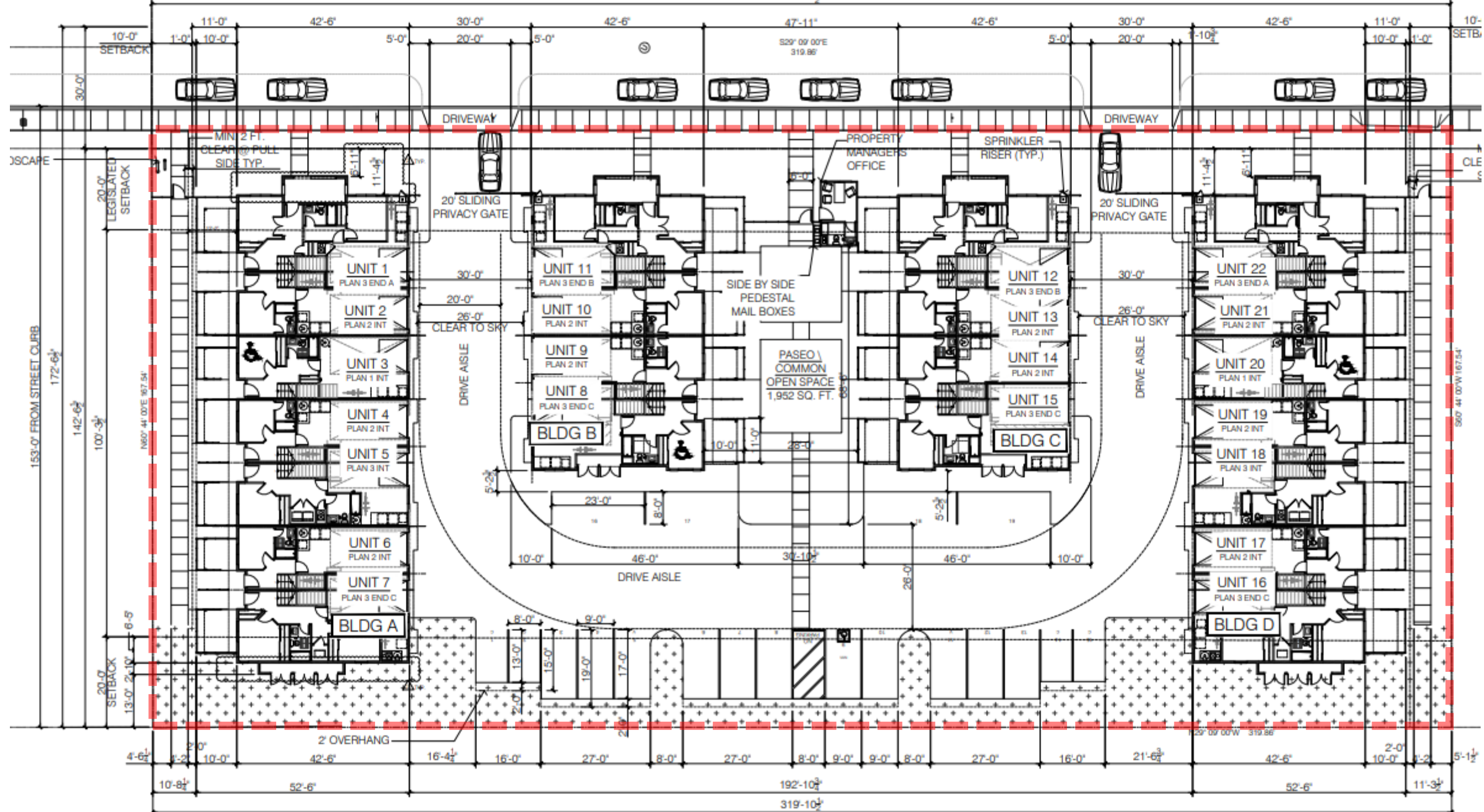
Existing Conditions

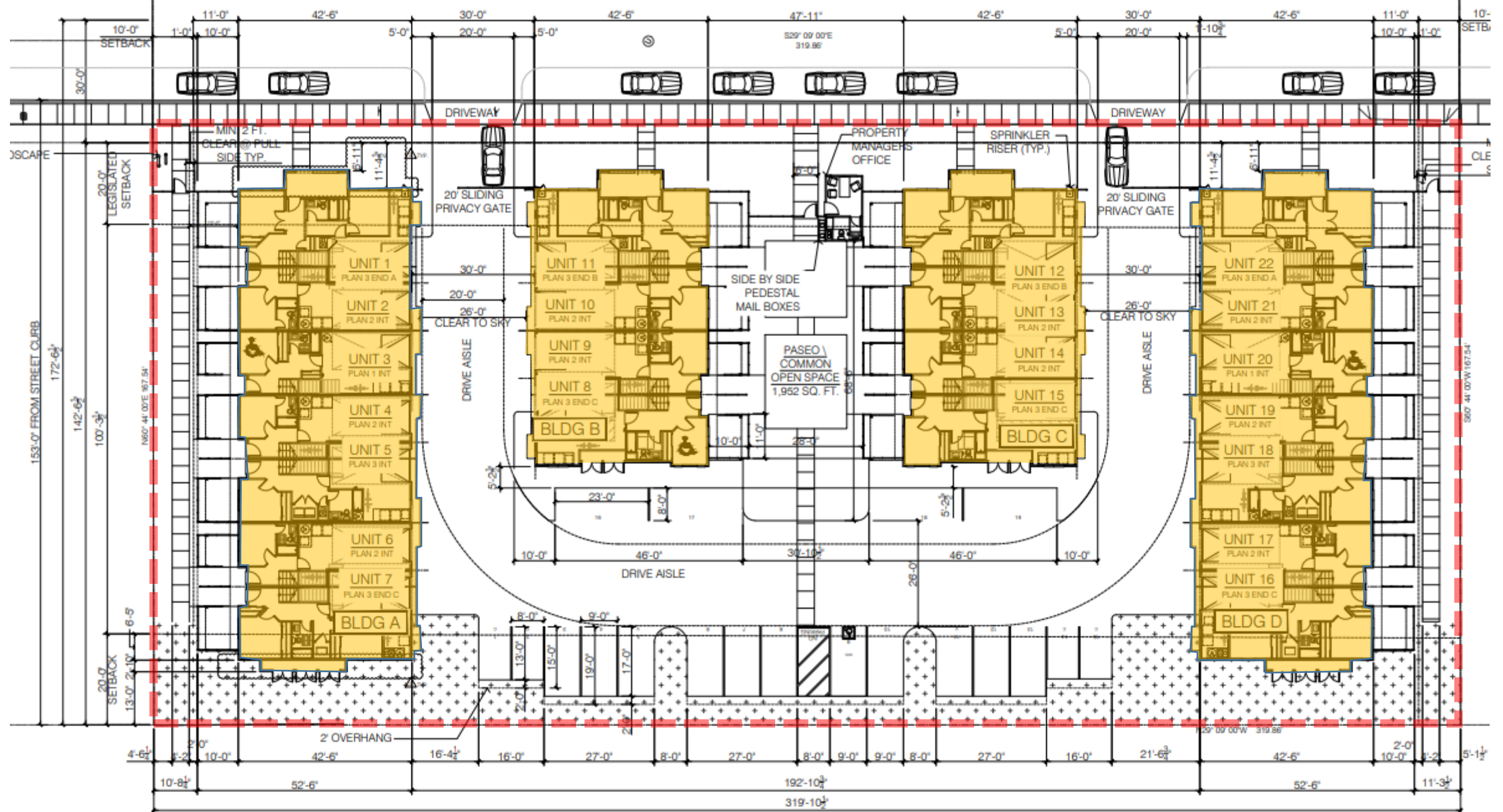


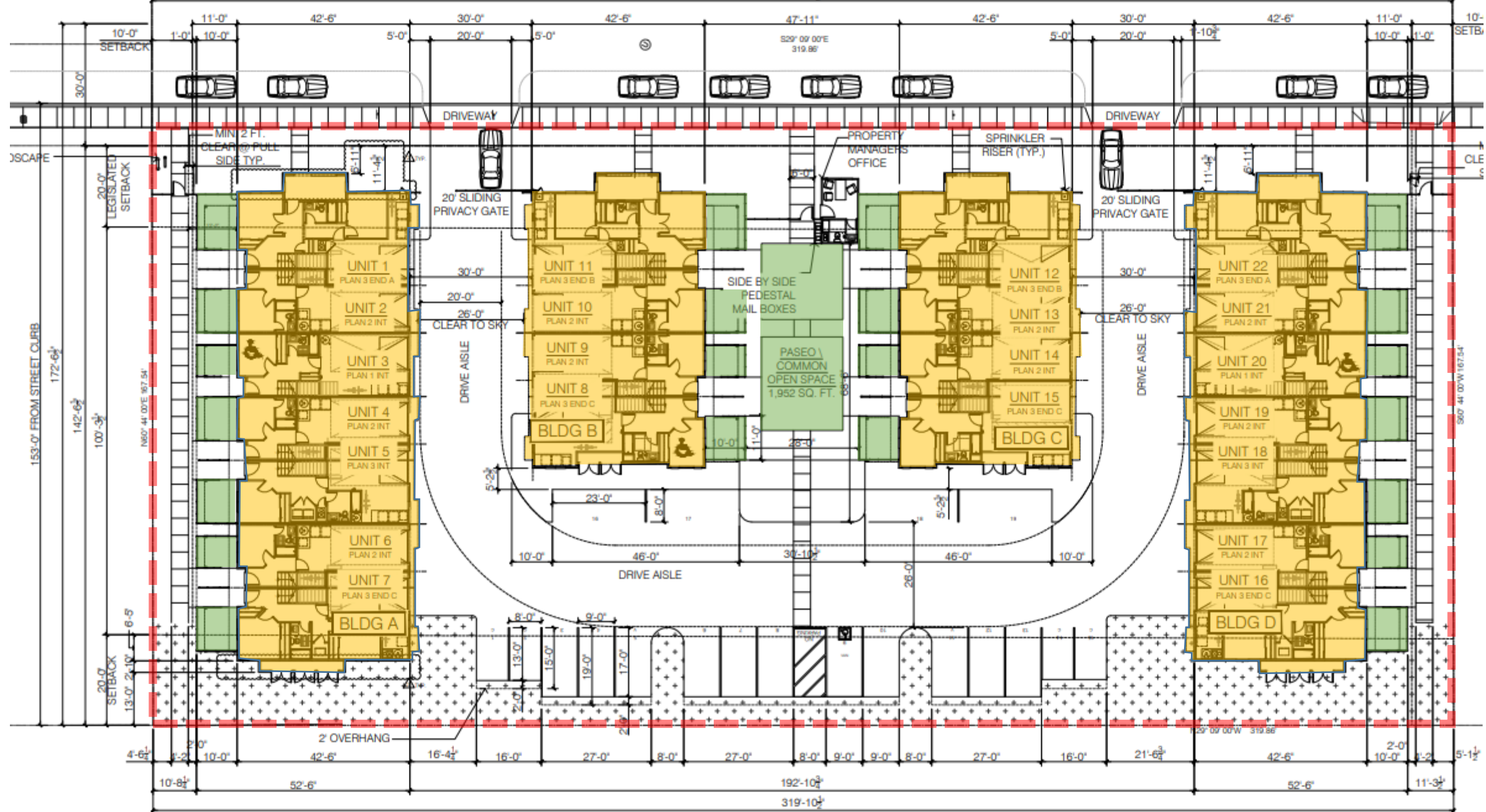
Surrounding Area

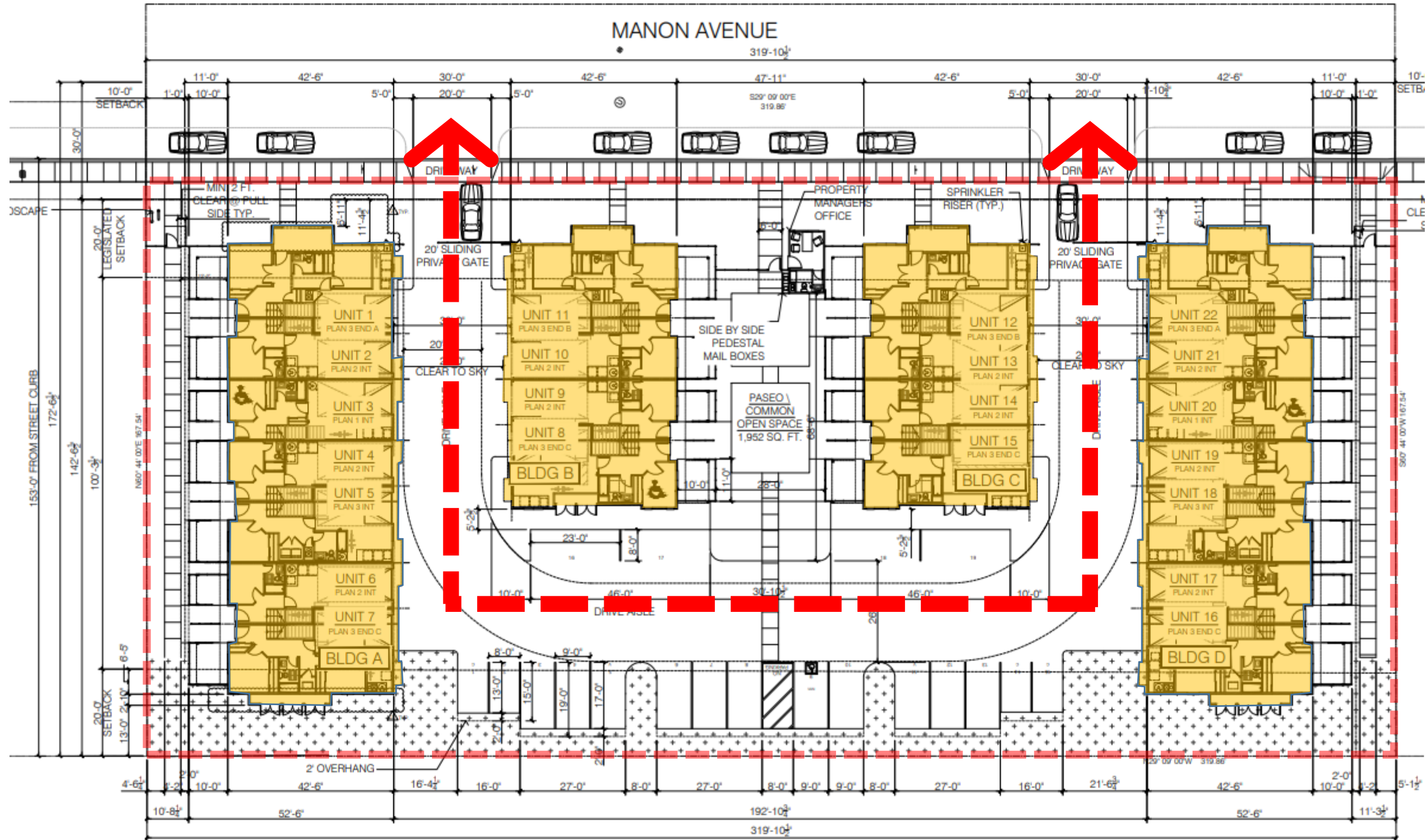


Elevations from Manon Avenue

319-10 $\frac{1}{2}$ 

319-10₂¹

319-10₂¹



ROOF
 ITEM / MAT: TPO - COOL ROOF
 CO: FIRESTONE OR E.Q.
 COLOR: WHITE

COPING & FASCIA
 ITEM / MAT: 24 GA. STEEL
 CO: PETERSEN ALUMINUM
 COLOR: BURNISHED SLATE

PLATE LINE CONTROL JOINT (SHOWN)

ITEM: #15 SOLID LEG CONTROL JOINT
 CO: CEMCO
 COLOR: STEEL

CONTROL JOINT FOR VERTICAL CONT. WALLS

ITEM: #XJ-15 DOUBLE J CONTROL JOINT
 CO: CEMCO
 COLOR: STEEL

HORIZONTAL WINDOW LINE & WINDOW HEATHER

ITEM: #15 DOUBLE "V" CONTROL JOINT
 CO: CEMCO
 COLOR: PAINT TO MATCH WALL

HORIZONTAL SIDING

ITEM / MAT: 7.25" SELECT CEDARMILL PLANK
 CO: JAMES HARDIE
 SHERWIN WILLIAMS
 WORLDLY GRAY SW 7043

VERTICAL SIDING

ITEM / MAT: 7.25" SELECT CEDARMILL PLANK
 CO: JAMES HARDIE
 SHERWIN WILLIAMS
 INTELLECTUAL GRAY - SW 7045

BODY 2

ITEM / MAT: 3 COAT STUCCO SYSTEM
 LIGHT DASH
 CO: SHERWIN WILLIAMS
 COLOR: INCREDIBLE WHITE - SW 7028

BODY 1

ITEM / MAT: 3 COAT STUCCO SYSTEM
 LIGHT DASH
 CO: SHERWIN WILLIAMS
 COLOR: REALISTIC BEIGE - SW 6078

RAILING & TRIM

ITEM / MAT: METAL (PAINTED)
 CO: T.B.D.
 SHERWIN WILLIAMS
 ANONYMOUS SW 7046

ENTRY DOOR

ITEM / MAT: 8' RESIDENTIAL ENTRY DOOR
 CLASSIC CRAFTSMEN W/ 3 LITE
 CO: THERMA TRU
 SHERWIN WILLIAMS
 MAREA BAJA SW 9185

RESIDENTIAL WINDOWS & DECK DOORS

ITEM / MAT: VINYL
 CO: MILGARD
 COLOR: TWEED

BODY 1

ITEM / MAT: 3 COAT STUCCO SYSTEM
 LIGHT DASH
 CO: SHERWIN WILLIAMS
 COLOR: REALISTIC BEIGE - SW 6078

Materials

27865 MANON AVE.
 BLDG. A SHOWN



Affordable Units

- ✓ 2 Very Low-Income Units

Density Increase

- ✓ 30% increase (5 units)

Parking Reduction

- ✓ A maximum of 1.5 spaces per 3-bedroom unit can be required per State law

Waivers

- ✓ Reduced front yard setback
- ✓ Reduced rear yard setback

Affordable Housing & Density Bonus Plan

Standard	HMC Requirement	Proposed	Consistent?
Density <i>With Density Bonus</i>	17.4 du/ac (17 units) 24 du/ac	22.4 du/ac (22 units)	Yes (<i>with Density Bonus</i>)
Lot Coverage	40% maximum	40%	Yes
Setbacks - Front Side Rear	20' minimum 10' minimum 20' minimum	6' 11" minimum 10' minimum 13' minimum	Yes (<i>with DB</i>)*
Building Height	40' maximum	39' maximum	Yes
Parking <i>With Density Bonus</i>	47 spaces 41 spaces	41 spaces	Yes (<i>with DB</i>)
Open Space	350 s.f./unit (7,700 s.f.)	8,662 s.f.	Yes

* Requested Density Bonus Waiver

Compliance with Standards



27865 Manon Avenue Townhome Project

Environmental Consistency Checklist Pursuant to
CEQA Guidelines Section 15183

prepared by

City of Hayward
Development Services Department, Planning Division
777 B Street
Hayward, California 94541
Contact: Elizabeth Blanton, AICP, Senior Planner

prepared with the assistance of

Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, California 94612

June 2022

Infill Consistency Checklist

- ✓ Tiers off of General Plan EIR
- ✓ Project is within the scope of what was analyzed in the GP EIR
- ✓ Project will have no significant effects beyond what was previously analyzed in the GP EIR
- ✓ No further environmental review is required

Environmental Review



Staff Analysis

- ✓ **Complies with development standards** of the RM zoning district (with Density Bonus allowances)
- ✓ Provides on-site **affordable units**
- ✓ Within a quarter mile of many South Hayward **amenities**, including Tennyson Park, Mia's Dream Playground, Matt Jimenez Community Center, and the future Stack Center
- ✓ Within a half mile of South Hayward **BART**
- ✓ **Rezoning is appropriate** given the multifamily housing across the street and adjacent commercial uses
- ✓ **Site design minimizes bulk** to abutting single family residences and surrounding development



Next Steps

A nighttime photograph of a city, likely Hayward, California, viewed from a hill. In the background, a large bridge with many lights spans a body of water. The city lights are visible in the middle ground, and the foreground shows the dark, silhouetted hills. The text is overlaid on the left side of the image.

STAFF RECOMMENDATION

That the Planning Commission:

- ✓ Recommend that the City Council approve the proposed Rezoning, Density Bonus, and Site Plan Review Application

STAFF PRESENTATION

ITEM #2 PH 22-044

Proposed Vesting Tentative Tract Map (Tract 8461) Application No. 202004359 for a 40-unit Townhouse-Style Residential Condominium on a Vacant 1.66-acre Site located at 21339-21447 Oak Street for which a Corresponding Site Plan Review Application (201800932) was Previously Approved in 2019 – Oak Street Townhomes

Oak Street Townhomes Vesting Tentative Tract Map for Condominium Purposes

Planning Commission Hearing
September 8, 2022
Steve Kowalski, Associate Planner



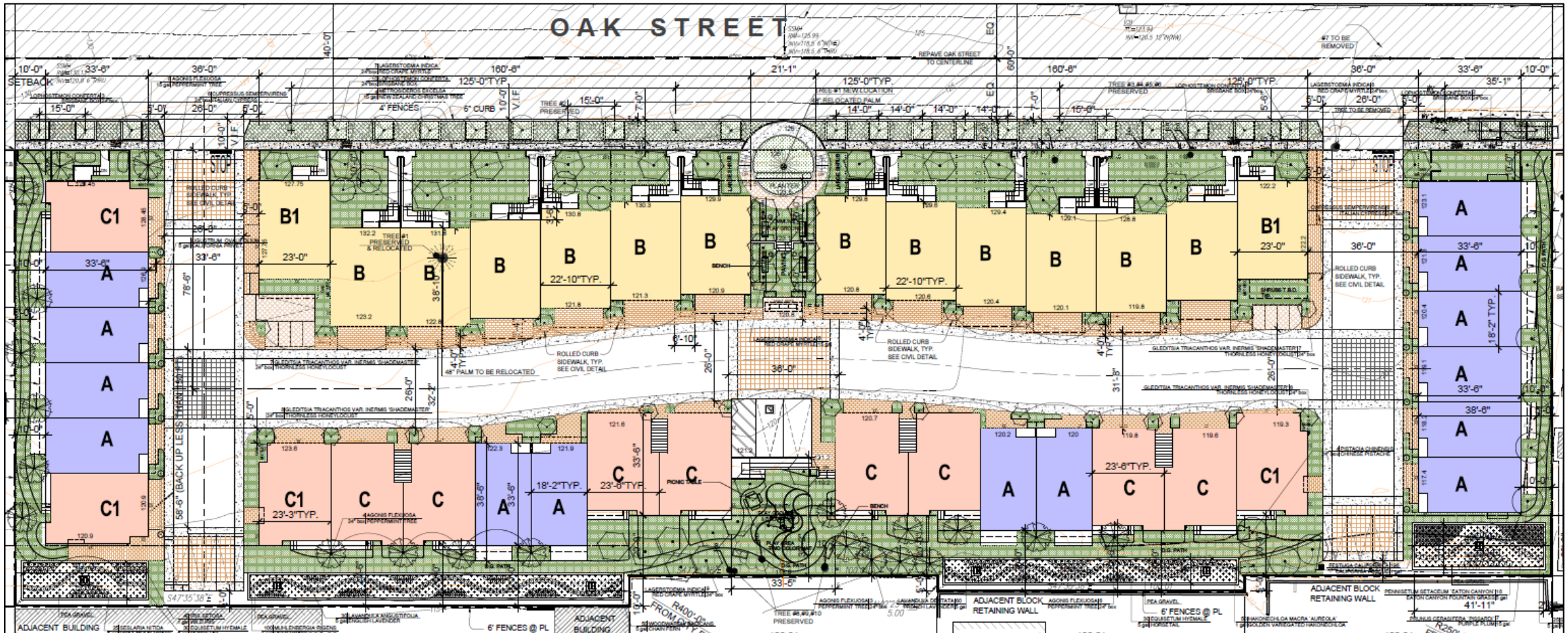
Background

- **February 2018:** Applicant submits Site Plan Review & Vesting Tentative Tract Map (VTTM) applications for project, but eventually withdraws VTTM in early 2019
- **April 19, 2019:** Site Plan Review application approved ministerially by Planning Manager
- **May 6, 2019:** Site Plan Review approval appealed by Ann Maris on behalf of Grove Way Neighborhood Association
- **July 5, 2019:** Planning Commission upholds Planning Manager's decision and denies appeal
- **August 5, 2019:** Appellant appeals Planning Commission decision to City Council
- **October 29, 2019:** City Council denies appeal, thereby making Site Plan Review approval final
- **October 26, 2020:** Applicant submits new VTTM application to subdivide project

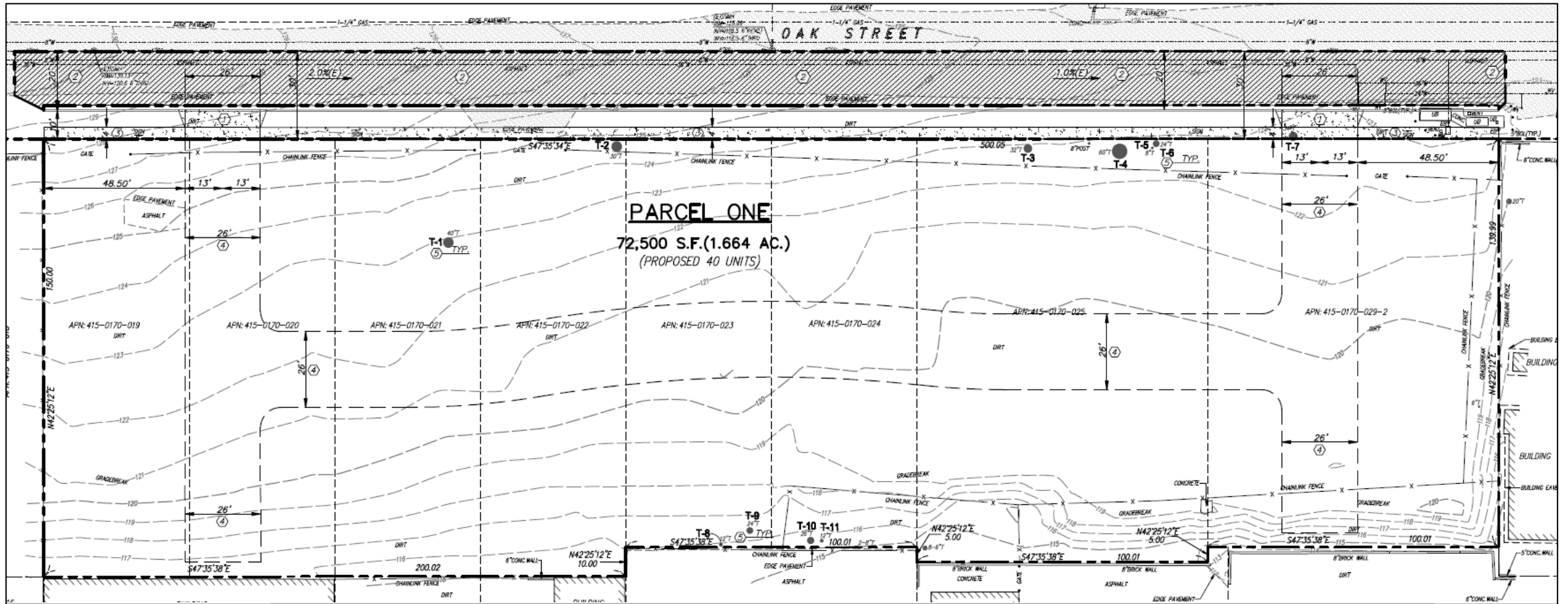
Project Details

- 40 three-story townhomes distributed within six separate buildings
- H-shaped private street with two driveway connections to Oak Street at opposite ends of development
- Central paseo leading into development and common outdoor open space with play area, picnic table and benches
- New curb, gutter and sidewalk to be constructed along Oak Street
- Stormwater runoff to be collected and treated in four separate bioretention areas along rear property line before being pumped out to storm drain line in Oak Street

Previously Approved Project Design



Proposed Subdivision Design



Developer's Obligations

- ✓ Compliance with City's Reach Code as follows:
 1. All homes must be all-electric (no natural gas-powered appliances)
 2. All garages must be electric vehicle-ready
 3. All homes must be provided with solar panels/roofs
- ✓ Compliance with Affordable Housing Ordinance through payment of Affordable Housing In-Lieu Fees in effect at time of building permit issuance
- ✓ Compliance with Property Developer Obligations for Parks & Recreation Ordinance through payment of Park Impact Fees in effect at time of building permit issuance

General Plan Conformance



- ✓ **Land Use Policy LU-1.4:** City shall encourage property owners to revitalize or redevelop abandoned, obsolete, or underutilized properties to accommodate growth.
- ✓ **Housing Policy H-3.1:** City shall implement land use policies that allow for 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, TODs, live-work units and units in mixed-use developments.
- ✓ **Housing Policy H-3.4:** City shall encourage development of residential uses close to employment, recreational facilities, schools, neighborhood commercial areas and transportation routes.

A nighttime aerial photograph of a city, likely Hayward, California. In the foreground, there are rolling green hills. In the middle ground, a city is illuminated with numerous lights. A large bridge, possibly the San Francisco-Oakland Bay Bridge, spans a body of water in the background. The sky is dark with some light clouds.

STAFF RECOMMENDATION:

That the Planning Commission approve the proposed Vesting Tentative Tract Map for Condominium Purposes for Tract 8461 based on the draft findings and subject to the recommended conditions of approval

STAFF PRESENTATION

ITEM #3 PH 22-045

**Proposal to Add Full-Service Automobile Detailing to the Existing
Heart of the Bay Self-Service Car Wash Located at the Mobil Gas
Station at 391 West A Street, Requiring Approval of Conditional Use
Permit Modification No. 202203390**

Heart of the Bay Car Wash CUP Modification

Planning Commission Hearing
September 8, 2022
Steve Kowalski, Associate Planner



Project Site

Site Details

- 0.65-acre parcel
- Gas station w/ 6 gas pumps, 12 refueling stations, one hydrogen refueling station, self-service drive-thru car wash and 2,343-square-foot convenience store
- Current Zoning: CN Neighborhood Commercial
- Current General Plan Land Use Designation: Commercial/High Density Residential

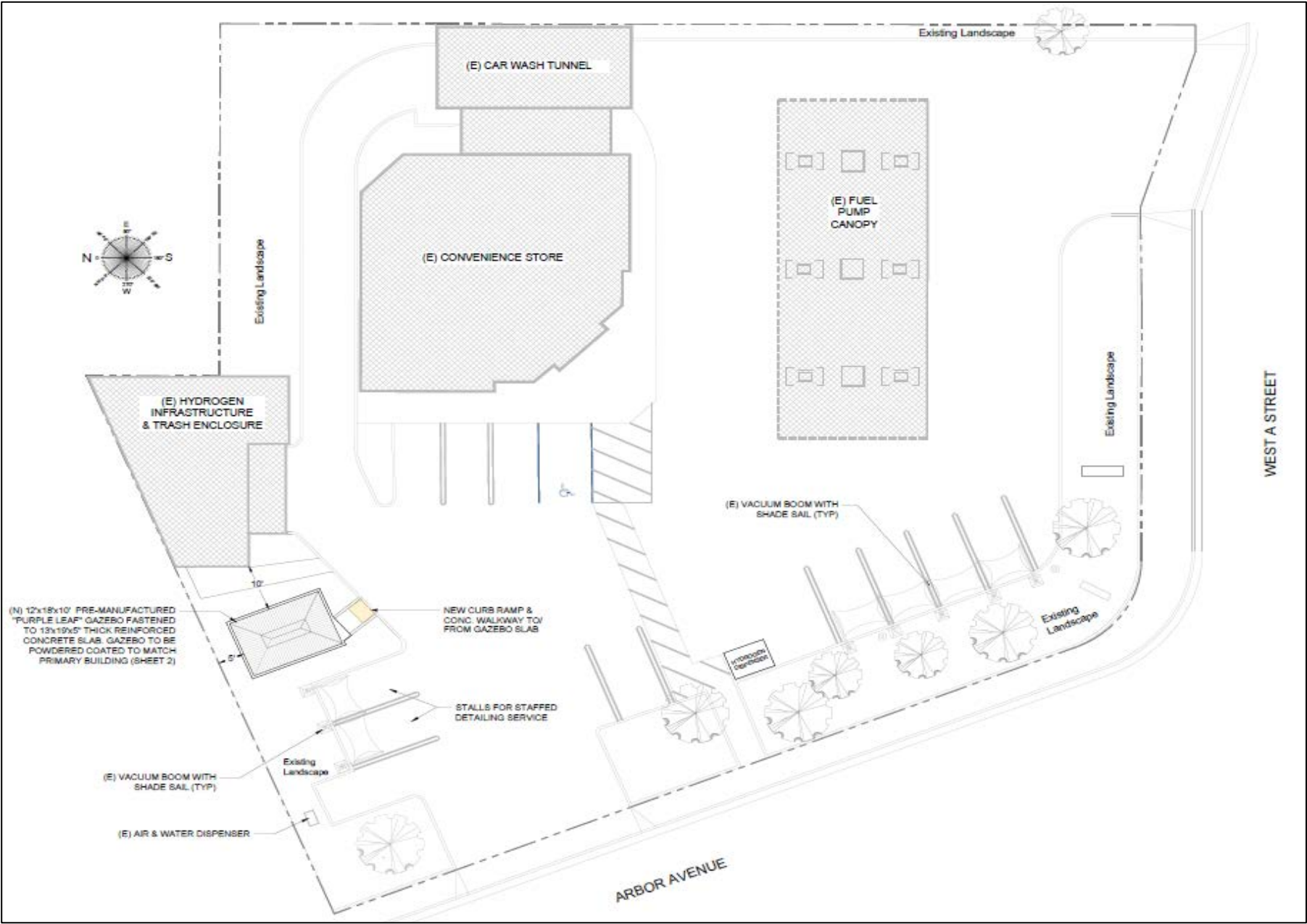
Background/History

- **November 28, 1995:** Original CUP to allow gas station & convenience store w/ drive-through restaurant approved by City Council
 - Drive-through restaurant facility was occupied by various business including Taco Bell and a sandwich shop, but was ultimately abandoned
- **June 23, 2016:** CUP Modification to replace drive-through restaurant facility w/ self-service drive-through car wash approved by Planning Commission
 - Drive-through car wash tunnel completed & began operating in 2018
- **June 28, 2022:** CUP Modification application to allow full-service auto detailing submitted by applicant to Planning Division

Project Details

- One new full-time employee to offer full-service auto detailing (cleaning of both vehicles' interior and exterior) daily from 9:00 AM to 5:00 PM
- New outdoor seating area with benches and 216-square-foot shade structure for customers waiting for their vehicles
- Two parking stalls equipped w/ vacuums adjacent to new seating area to be reserved exclusively for detailing service
- Self-service component and remaining 4 vacuum-equipped parking stalls will remain available to customers on first-come, first-served basis

Proposed Site Plan



General Plan Conformance



- ✓ **Land Use Policy LU-4.1:** City shall encourage a variety of development types and uses along corridors to balance needs of residents and employees living and working in surrounding areas with needs of motorists driving through community
- ✓ **Economic Development Policy ED-1.11:** City shall encourage establishment and expansion of commercial businesses that increase local spending within Hayward and provide needed goods and services to local residents and businesses
- ✓ **Economic Development Goal ED-3:** Grow the local economy and employment base by supporting efforts to expand and retain local businesses

An aerial night 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 text is overlaid on the left side of the image.

STAFF RECOMMENDATION:

That the Planning Commission approve the CUP Modification to allow the addition of full-service automobile detailing to the existing self-service car wash operation based on the draft findings and subject to the recommended conditions.