

CITY OF
HAYWARD
HEART OF THE BAY

**Planning Commission
Public Hearing
January 9, 2014**

Planned Development Rezoning & Vesting Tentative Tract Map
Cannery Place - Libitzky/Filbert Warehouse Site

Planning Division
Development Services



Cannery Place

- Project Setting & Description
- Need for Planning Commission Review
- Project Issues & Benefits
- Findings
- Recommendation



Cannery Place

Project Setting

- Location
- Adjacent Uses
- Hayward Cannery Area Design Plan (2001)
- Sub Area 2
- Transit Oriented Development
- Generally Consistent with Cannery Plan
- Park and Street Network
- Appropriate Density



Cannery Place

Project Description

- 157 Dwelling Units
- 105 Townhomes
- 52 Single-Family Detached Homes
- Existing Warehouse & Parking Lot to be removed
- Pedestrian Oriented Neighborhood
- Park Improvements
- Attractive Architecture & Landscape



Cannery Place

Project Benefits

- Linkages to Transportation
- Detached Single Family Home Product Offered
- Project Compatibility
- Enhanced Open Space
- Project Amenities through the PD Rezoning
- Green Features



Cannery Place

Project Issues

- Land Use & Zoning (PD Rezoning)
- Parking (Covered vs. Open Spaces)
- Open Space (Group and Private)
- Additional Amenities Needed



Cannery Place

Consistency with the General Plan

- High Density Residential
- Condominiums
- Allows for Planned Developments
- Provides for a Variety of Housing
- Meets Overall Density Range



Cannery Place

Zoning

- Currently High Density Residential (RH)
- Cannery Area Special District Design Dist. (SD-4)
- Proposed Planned Development Dist. (PD)
- Encourage Development, Redevelopment and Rehabilitation
- Foster Well Designed Projects
- Used to Carry Out Policies and Objectives of Design Review Guidelines



Cannery Place

CEQA

- Initial Study
- Mitigation Measures
 - Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hazards & Hazardous Materials, Noise and Public Services
- Comment Period
- No Comments Received



Cannery Place

Traffic & Parking

- Trip Generation and Parking Analysis
- 1 Covered and 1.10 Uncovered
- Cannery Parking Ratio 2.42
- As Proposed – 2.77
- PD Rezoning – Relief from Standards
- Additional Uncovered Parking



Cannery Place

Open Space

- Group Open Space
- Private Open Space
- Total Open Space
- PD Rezoning Amenity



Cannery Place

Findings

- Section 10-1.2535
- Subdivision Map Act
- CEQA
- Harmony With Surrounding Area
- Adequate Streets and Utilities
- Residential Developments
- Phased Developments
- Functional Facilities or Amenities Not Otherwise Required Exceeding Development Standards

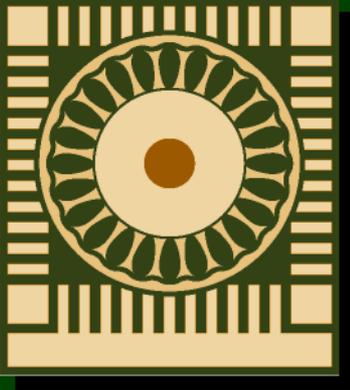


Cannery Place

Staff Recommendation

- Recommend to the City Council Approval of the project, including Adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and
- Approval of the Zone Change (No. PL-2013-0084) and Vesting Tentative Tract Map (No. 7894) (No. PL-2013-0085) applications to build 105 Townhomes and 52 Single-Family Detached homes, subject to the recommended Findings and Conditions of Approval contained in the staff report.





CITY OF
HAYWARD
HEART OF THE BAY

**Planning Commission
Public Hearing
January 9, 2014**

Planned Development Rezoning & Vesting Tentative Tract Map
Cannery Place - Libitzky/Filbert Warehouse Site

Planning Division
Development Services

