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ORDINANCE NO. _____

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6/17/09

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTIES
LOCATED IN THE ROUTE 238 BYPASS LAND USE STUDY
AREA PURSUANT TO ZONE CHANGE APPLICATION
PL-2009-0277

THE CITY COUNCIL OF THE CITY OF HAYWARD DOES ORDAIN AS FOLLOWS:

Section 1. Reclassification.

Zone Change Application No. PL-2009-0277 concerns reclassification of multiple properties affected by the Route 238 Bypass Land Use Study (the "Properties"), by rezoning such properties as set forth in Exhibit "A" and Exhibit "B" attached hereto and made a part hereof.

The City Council has previously adopted Resolution No. _____, approving the text changes requested in Zone Change Application PL-2009-0277, as related to the adoption of the Route 238 Bypass Land Use Study. Based on such findings and determinations, the City Council hereby approves the rezoning of the Properties as set forth in Exhibit "A" and Exhibit "B".

In addition, the City Council also directs the Director of Development Services to amend the Zoning District Index Map on file with the Clerk and the Development Services Department in accordance with the reclassification approved by this Ordinance.

Section 2. Effective Date. In accordance with the provisions of section 620 of the City Charter, this ordinance shall become effective from and after the date of its adoption.

Section 3. Severance. Should any part of this ordinance be declared by a final decision by a court or tribunal of competent jurisdiction to be unconstitutional, invalid, or beyond the authority of the City, such decision shall not affect the validity of the remainder of this ordinance, which shall continue in full force and effect, provided that the remainder of the ordinance, absent the unexcised portion, can be reasonably interpreted to give effect to the intentions of the City Council.

INTRODUCED at a regular meeting of the City Council of the City of Hayward, held the ____ day of _____, 2009, by Council Member _____.

ADOPTED at a regular meeting of the City Council of the City of Hayward held the ____ day of _____, 2009, by the following votes of members of said City Council.

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

APPROVED: _____
Mayor of the City of Hayward

DATE: _____

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

Summary of Zone Changes

Affected APN	Parcel ID	Cluster	Location	Existing Designation	Proposed Designation
415-0170-005-00	29	3	Freeway on-ramps at Foothill Blvd. and Apple Avenue	A	CO/PF
415-0170-006-00	31	3	Freeway on-ramps at Foothill Blvd. and Apple Avenue	A	CO/PF
415-0170-007-00	34	3	Freeway on-ramps at Foothill Blvd. and Apple Avenue	A	CO/PF
415-0170-008-00	35	3	Northwest corner of Oak Street and Apple Avenue	A	CO
415-0170-012-00	37	3	Freeway on-ramps along Foothill Boulevard	A	PF
415-0170-009-00	38	3	Northwest corner of Oak Street and Apple Avenue	A	CO
415-0170-011-00	42	3	Freeway on-ramps at Foothill Blvd. and Apple Avenue	A	CO/PF
415-0170-010-00	44	3	Freeway on-ramps at Foothill Blvd. and Apple Avenue	A	CO/PF
415-0180-074-00	72	5	South side of Grove Way near intersection with Oak Street	CO	CN-R
415-0180-075-00	73	5	South side of Grove Way near intersection with Oak Street	CO	CN-R
415-0180-080-00	75	5	East side of Foothill Boulevard, adjacent to existing Taco Bell	CG	RM
415-0210-053-02	81	6	HARD parking lot at Third St. and Crescent Avenue	RS	PF
415-0230-072-00	97	6	End of Rockaway Lane along San Lorenzo Creek	RM	OS
427-0036-033-01	108	7	Between A Street and B Street and Fourth Street and Chestnut Street	RSB6/CO	RS
427-0031-014-04	111	7	East side of Fourth Street	right-of-way	RS
427-0036-042-00	112	7	B Street at Fifth Street	CO	RS
427-0036-041-00	113	7	B Street at Fifth Street	CO	RS

Summary of Zone Changes

Affected APN	Parcel ID	Cluster	Location	Existing Designation	Proposed Designation
427-0036-055-01	114	7	Along Fourth Street between B Street and C Street	RH/RS/CO	RS
427-0041-046-00	118	7	Corner of C Street and Fourth Street	RM	RS
427-0031-043-00	119	7	West Side of Fourth Street near C Street	RH	RM
427-0031-044-00	120	7	West Side of Fourth Street near C Street	RH	RM
427-0041-047-00	124	8	Fourth Street and D Street	RM	RS
427-0026-039-00	129	8	Intersection of D Street and Clay Street	RM	RS
427-0026-038-01	130	8	Along D Street, west of Clay Street	RH	OS
427-0026-040-00	132	8	Along Clay Street	RM	RS
427-0046-038-00	133	8	Between Clay Street and E Street	RSB6	RS
427-0046-029-00	134	8	Between Clay Street and E Street	RSB6	RS
427-0026-042-00	135	8	Along E Street, west of East Avenue	RM	RS/OS
427-0026-043-00	136	8	Along E Street	RM	OS
427-0026-041-00	137	8	Along E Street	RM	OS
426-0200-001-00	139	8	South side of E Street, adjacent to Hayward High Shool	RM	RH
426-0200-002-00	140	8	South side of E Street, adjacent to Hayward High Shool	RM	RH
426-0200-003-00	141	8	South side of E Street, adjacent to Hayward High Shool	RM	RH
426-0200-014-01	142	8	South side of E Street, adjacent to Hayward High Shool	RM	RH
426-0200-014-02	143	8	Along Second Street, just south of E Street	PD	RH
445-0040-011-03	144	9	Southeast corner of Second Srteet and Walpert Street	RM	RH
445-0050-001-07	145	9	Large property along Second Street	RM/RSB6/A	RH/RM/OS

Summary of Zone Changes

Affected APN	Parcel ID	Cluster	Location	Existing Designation	Proposed Designation
445-0060-005-00	146	9	Along Second Street	RSB6	RS
445-0060-003-00	147	9	Along Second Street	RSB6	RS
445-0060-002-00	148	9	Along Second Street	RSB6	RS
445-0070-078-00	149	10	Along Second Street across from June Marie Court	A	RS/OS
445-0120-022-01	150	11	North side of Highland Boulevard	RSB6	RS
445-0060-041-01	151	11	North side of Highland Boulevard	RSB6	RS
445-0130-095-00	152	11	North side of Highland Boulevard	RSB6	RS
445-0120-035-01	153	11	South side of Highland Boulevard	RSB6	RS/OS
445-0060-047-01	154	11	South side of Highland Boulevard	RSB6	RS/OS
445-0180-001-00	155	12	Carlos Bee Quarry	RM	SMU/OS
445-0170-020-01	158	12	East side of Overlook Avenue	RSB6	SMU
445-0170-038-03	161	12	East side of Overlook Avenue	RSB6	SMU
445-0200-012-01	162	13	Mission Boulevard and Carlos Bee Boulevard	RH/RM/CG	RM/CG
445-0210-001-01	167	14	Mission Boulevard near Central Boulevard	RS/CN-R	RS/CG
445-0260-002-00	169	15	Maitland Drive, adjacent to water tank	RS	RNP
445-0250-060-00	173	15	Bunkerhill neighborhood adjacent to Harder Road	PD	RNP/OS
445-0250-024-01	174	15	Central Boulevard near Maitland Drive	RS	RNP
078C-0800-002-02	175	16	Between Harder Road and Calhoun Street, above cemetery	A	OS
445-0240-054-00	176	15	Corner of Westview Way and Harder Road	PD	RNP
078C-0648-001-01	178	16	North side of Calhoun Street	RMB3.5	OS
078C-0641-001-00	179	16	South side of Calhoun Street	A	OS
078C-0641-010-01	183	17	End of Broadway Street and Douglas Street	A	OS

Summary of Zone Changes

Affected APN	Parcel ID	Cluster	Location	Existing Designation	Proposed Designation
078C-0626-001-07	186	17	East side of E. 16th Street between Webster Street and termination of E. 16th Street	A	OS/RMB4
078C-0626-003-09	187	17	Between termination of E. 16th Street and proposed Tennyson Road extension	RH	OS/RMB4
078C-0626-003-16	188	17	Between termination of E. 16th Street and proposed Tennyson Road extension	RH	RMB4
078C-0441-001-23	189	19	Along Mission Boulevard, adjacent to former Perry and Key site	SAR	OS
078C-0441-001-24	190	19	Along Mission Boulevard, adjacent to former Perry and Key site	SAR	OS
078C-0438-005-00	200	19	Existing Valle Vista park site	RH	OS
078C-0438-010-00	202	19	Mission Boulevard, adjacent and north of the flood control channel	MBR	OS
078C-0438-019-01	204	19	Northeast side of Dixon Street	RH	OS/MBR
unknown parcel	214	17	South side of proposed Tennyson Road extension and Mission Boulevard	no designation	RM/CN

SEC. 10-1.2600 SPECIAL DESIGN OVERLAY DISTRICT (SD)

Sections:

Section 10.1-2605	Purpose.
Section 10-1.2610	“B” Street Special Design Streetcar District (SD-1).
Section 10-1.2615	Mission Corridor Special Design District (SD-2).
Section 10-1.2620	Cottage Special Design District (SD-3).
Section 10-1.2625	Cannery Area Special Design District (SD-4).
Section 10-1.2630	Mission-Garin Area Special Design District (SD-5).
Section 10-1.2635	South Hayward BART/Mission Boulevard Special Design District (SD-6).
Section 10-1.2640	Hayward Foothills Trail (SD-7).

SEC. 10-1.2640 HAYWARD FOOTHILLS TRAIL (SD-7)**a. Purpose.**

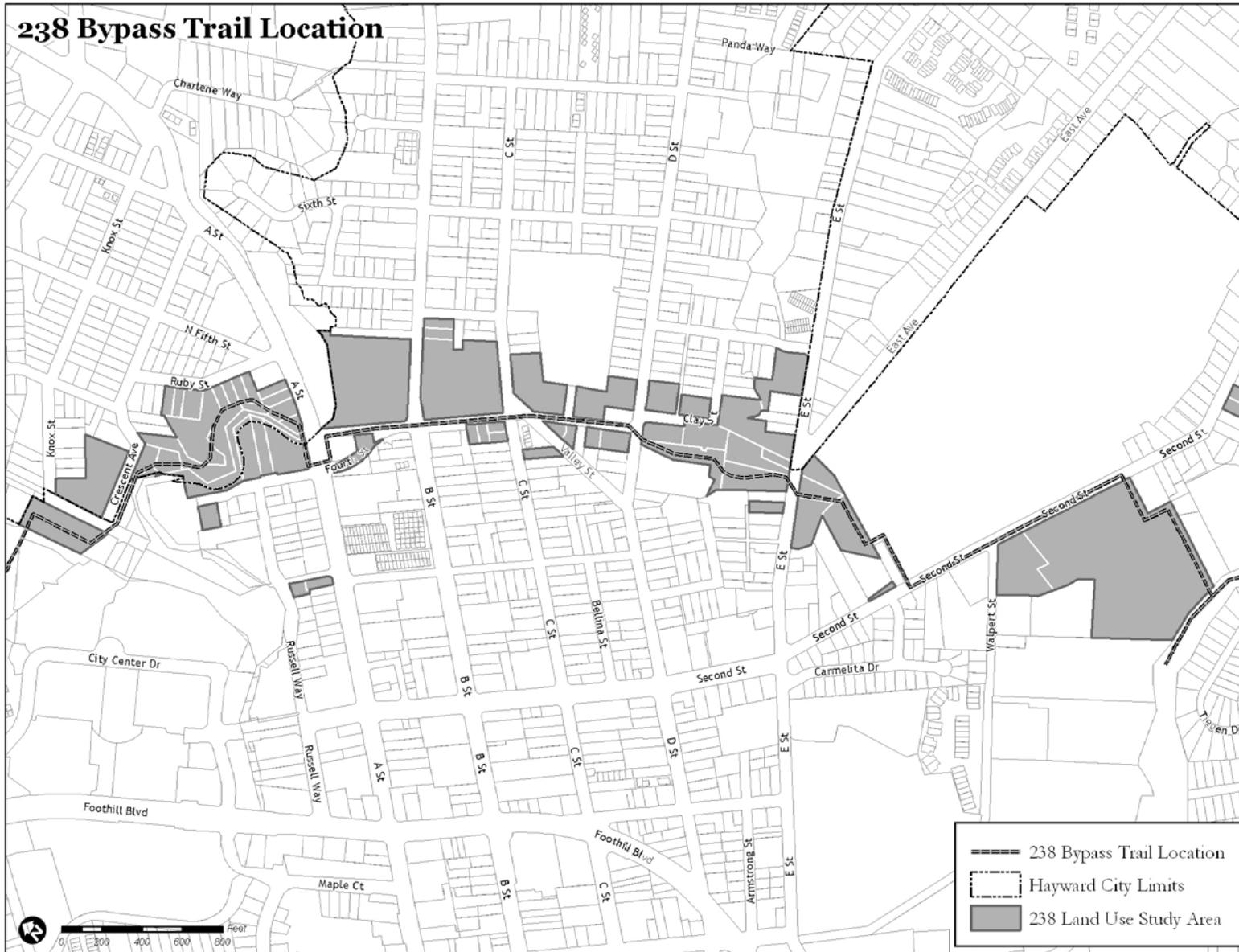
The purpose of the Hayward Foothills Trail Special Design District (SD-7) is to ensure the orderly development of a continuous trail as properties involved in the 238 Bypass Land Use Study are developed. The District establishes the general location for the trail (see map, below) as well as the standards and guidelines for establishing the trail.

b. Development Standards and Design Guidelines.

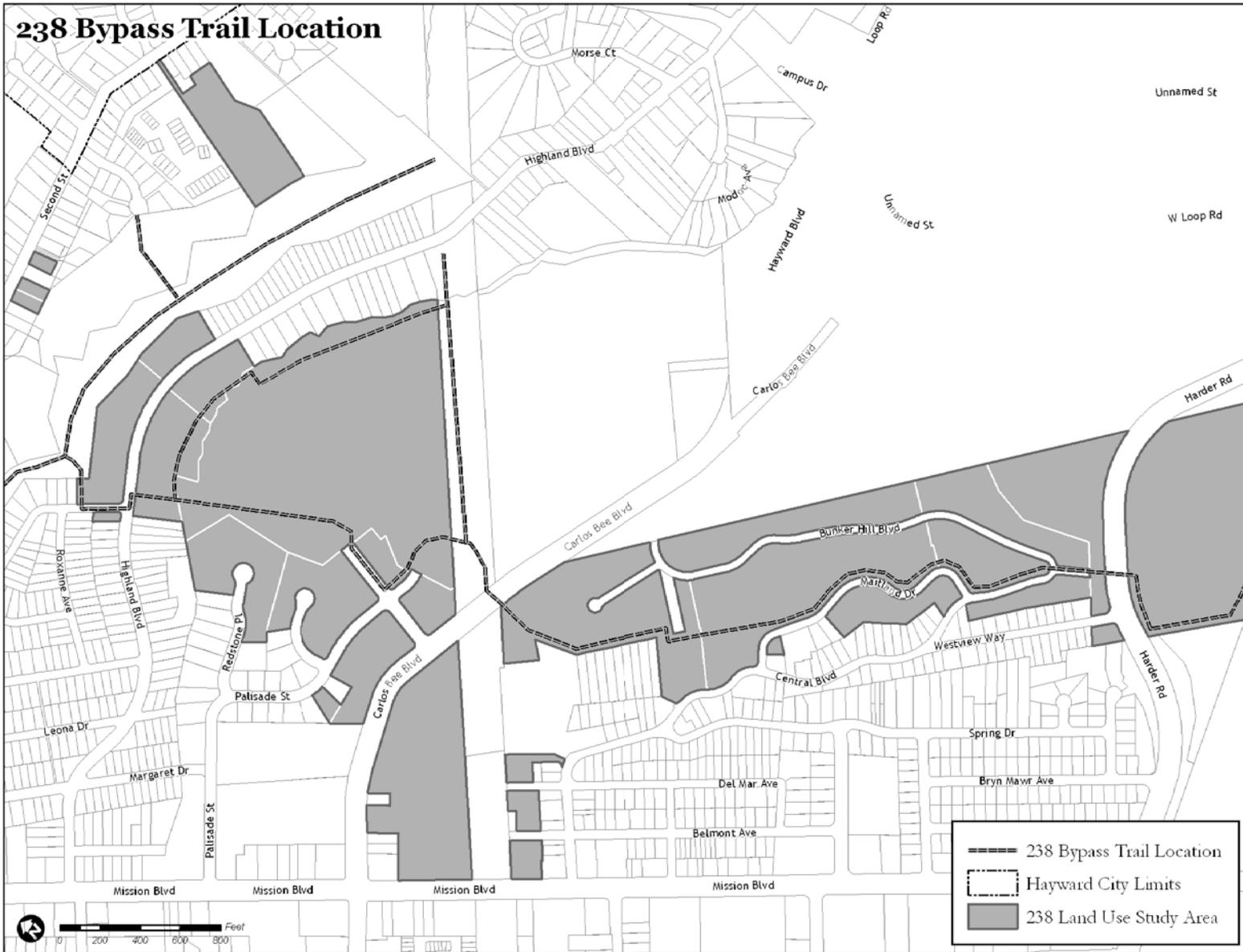
The development of the trail shall adhere to the following development standards and design guidelines.

- (1) The trail is envisioned to be a 16-foot wide trail within a 20-foot wide area where possible, to accommodate multiple users.
- (2) The trail is envisioned to be established generally in the locations as shown on the maps below.
- (3) Where the trail traverses individual properties, it is envisioned to be developed in a location which will maximize the future development potential of the property.
- (4) The trail shall be developed in coordination and approved by the Hayward Area Recreation and Park District (HARD) and in accordance with the District’s trail standards.
- (5) The trail shall be developed in areas where the natural slope is less than 25 percent, if possible.
- (6) The trail shall be a multi-use trail for pedestrian and bicycles and shall be available to the entire Hayward community as well as visitors to the Hayward community.
- (7) Residential or non-residential development adjacent to the trail shall maintain at least a ten foot setback from the edge of the trail, where feasible.
- (8) Where the trail traverses individual properties, if possible, the trail shall be located in front of structures to accommodate greater visibility and easier access, for the safety of all trail users and the occupants of future developments.

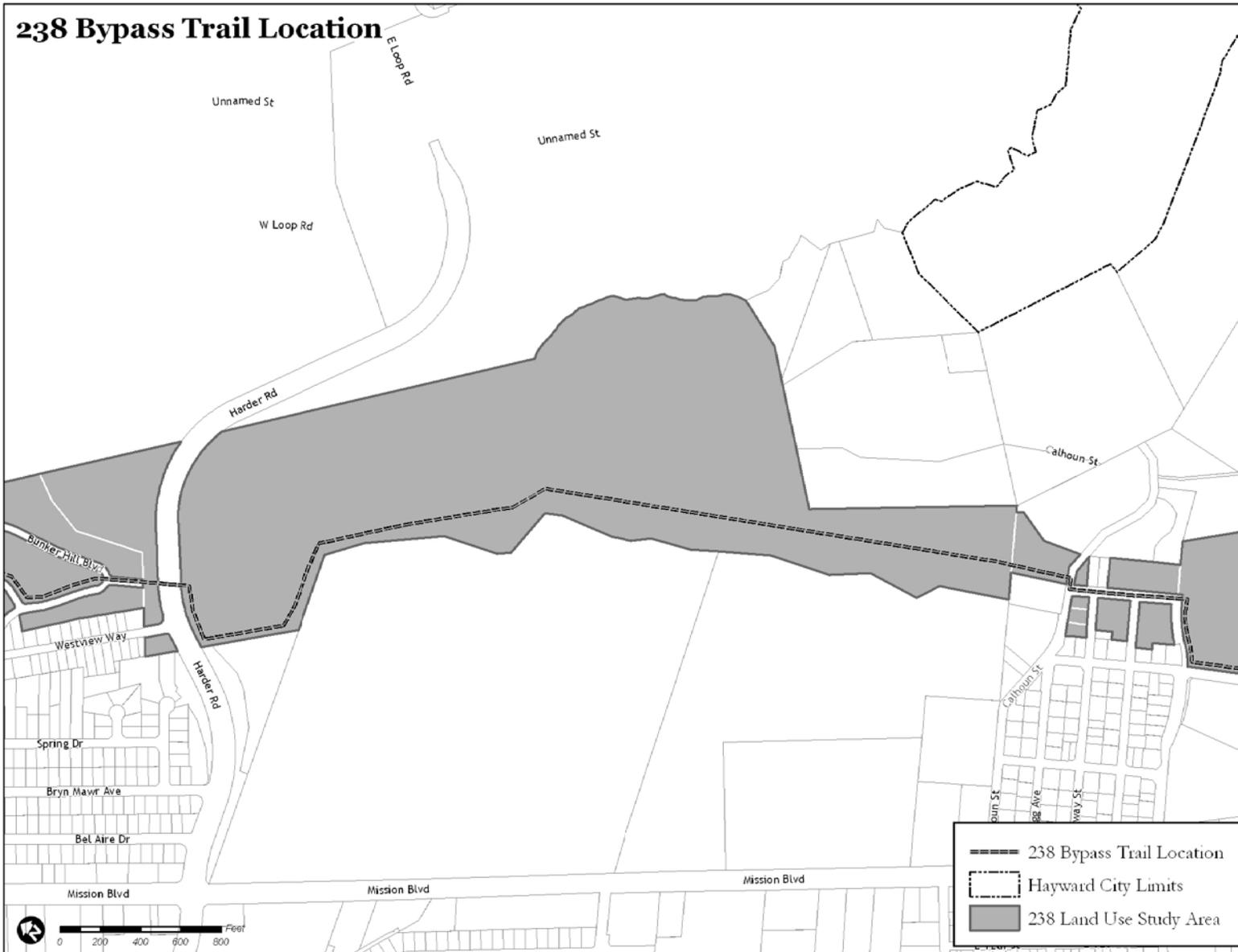
238 Bypass Trail Location



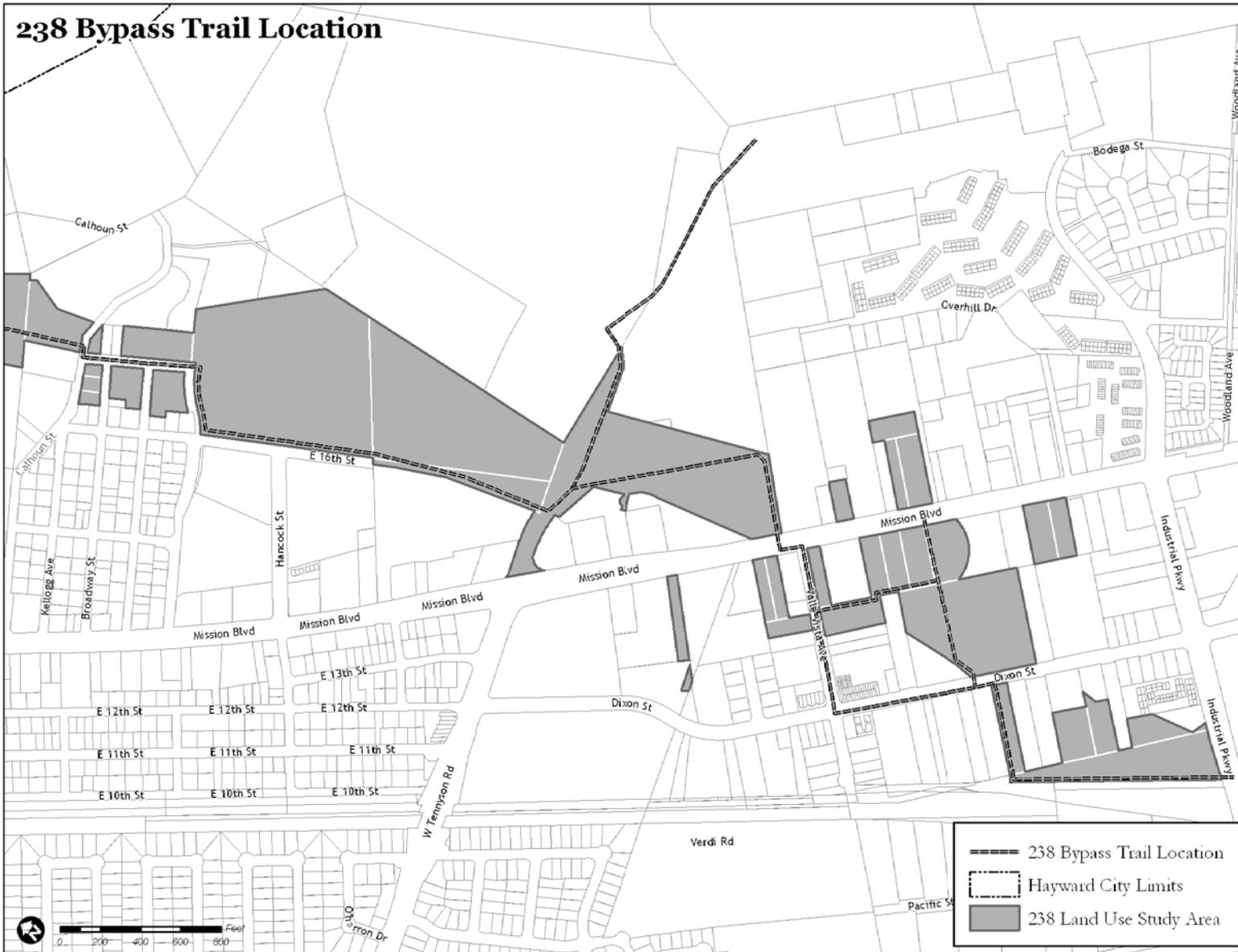
238 Bypass Trail Location



238 Bypass Trail Location



238 Bypass Trail Location



Hayward Route 238 Land Use Study: Zoning Changes

Recommended Zoning



Hayward Route 238 Land Use Study: Zoning Changes

Recommended Zoning



Hayward Route 238 Land Use Study: Zoning Changes

Recommended Zoning

