

CITY OF
HAYWARD

HEART OF THE BAY

Mission Boulevard Corridor Specific Plan



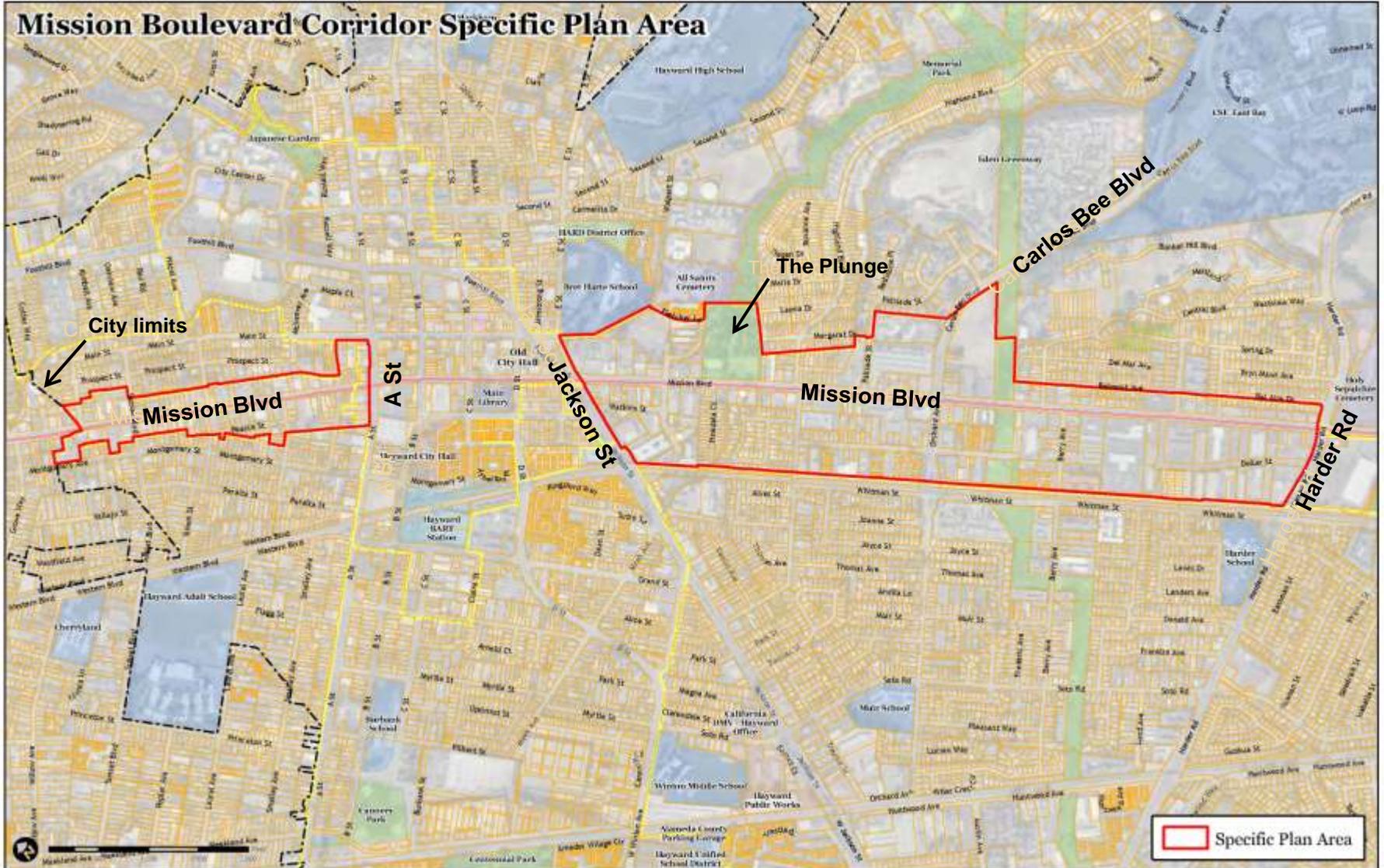
February 15, 2011 City Council Meeting

Erik Pearson, *Senior Planner, City of Hayward*
Laura Hall and Robert Alminana, *Hall Alminana, Inc.*

Development Services Department



Specific Plan Area – 240 acres, 600 parcels



STAKEHOLDER INTERVIEWS

City Councilmembers	Local developers
Planning Commissioners	Local contractors
Prospect Hill Neighborhood Association	City staff - Planning, Transportation, Public Works, Engineering
Pinedale Court Neighborhood Assoc.	Hayward Area Planning Association (HAPA)
Cal State East Bay	Police Department
County of Alameda	Fire Department
Hayward Area Recreation & Parks (HARD)	Property owners & merchants
Bowman Elementary School	Downtown Neighborhood Watch
Moreau Catholic High School	Auto dealerships
Local architects	Local realtors



**Hayward's Mission Boulevard
Specific Plan and Form- Based Code**
What is your vision?

Thursday
08 April
2010
Charrette kick-off event

7-9pm
Hayward City Hall
Council Chambers
777 B Street
Hayward, CA

Charrette April 12-16
Visit the City of Hayward's website for details
www.hayward-ca.gov : Projects & Studies



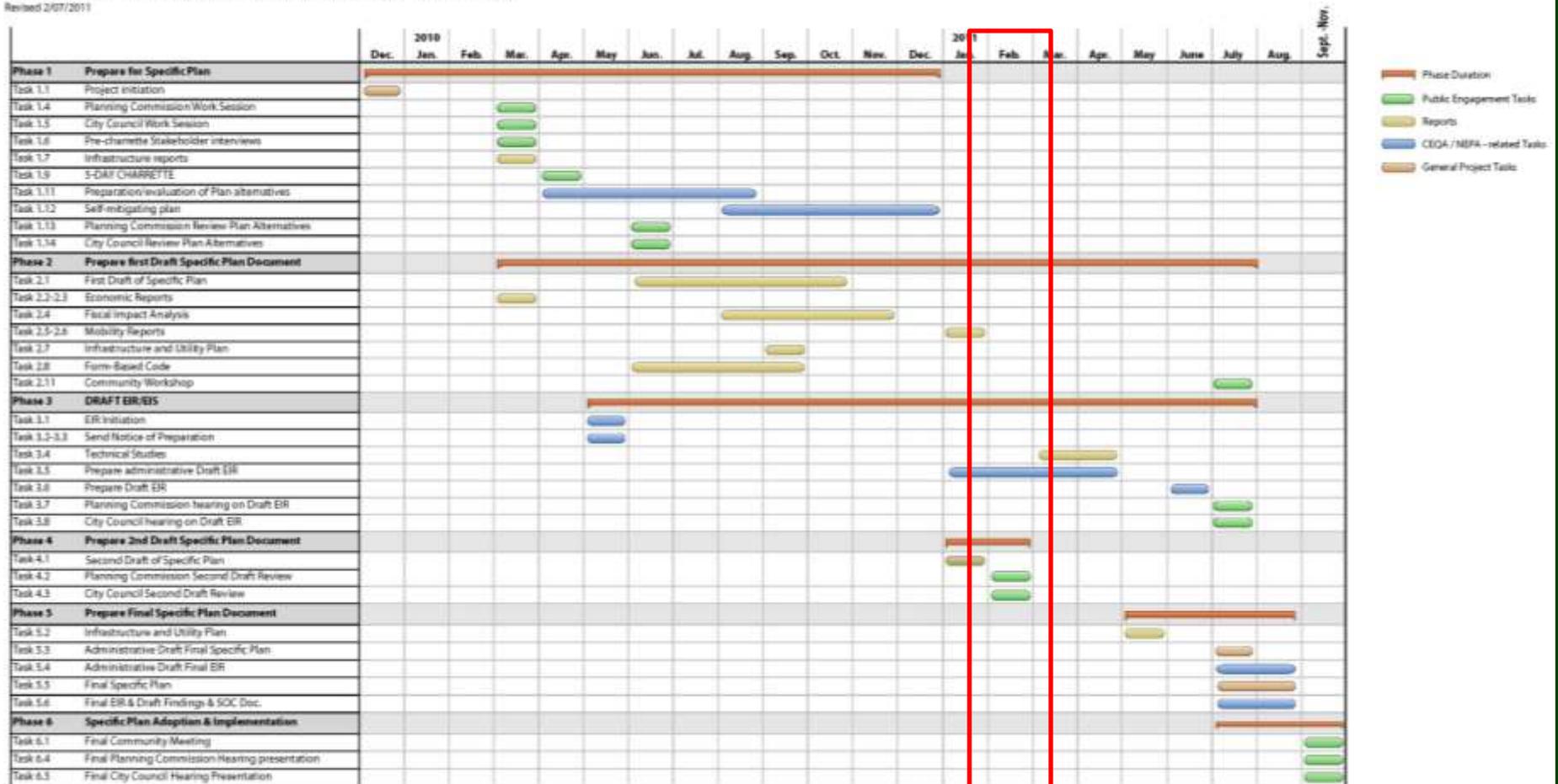
Public Process



Timeline

TIMELINE FOR THE CITY OF HAYWARD MISSION BOULEVARD CORRIDOR SPECIFIC PLAN

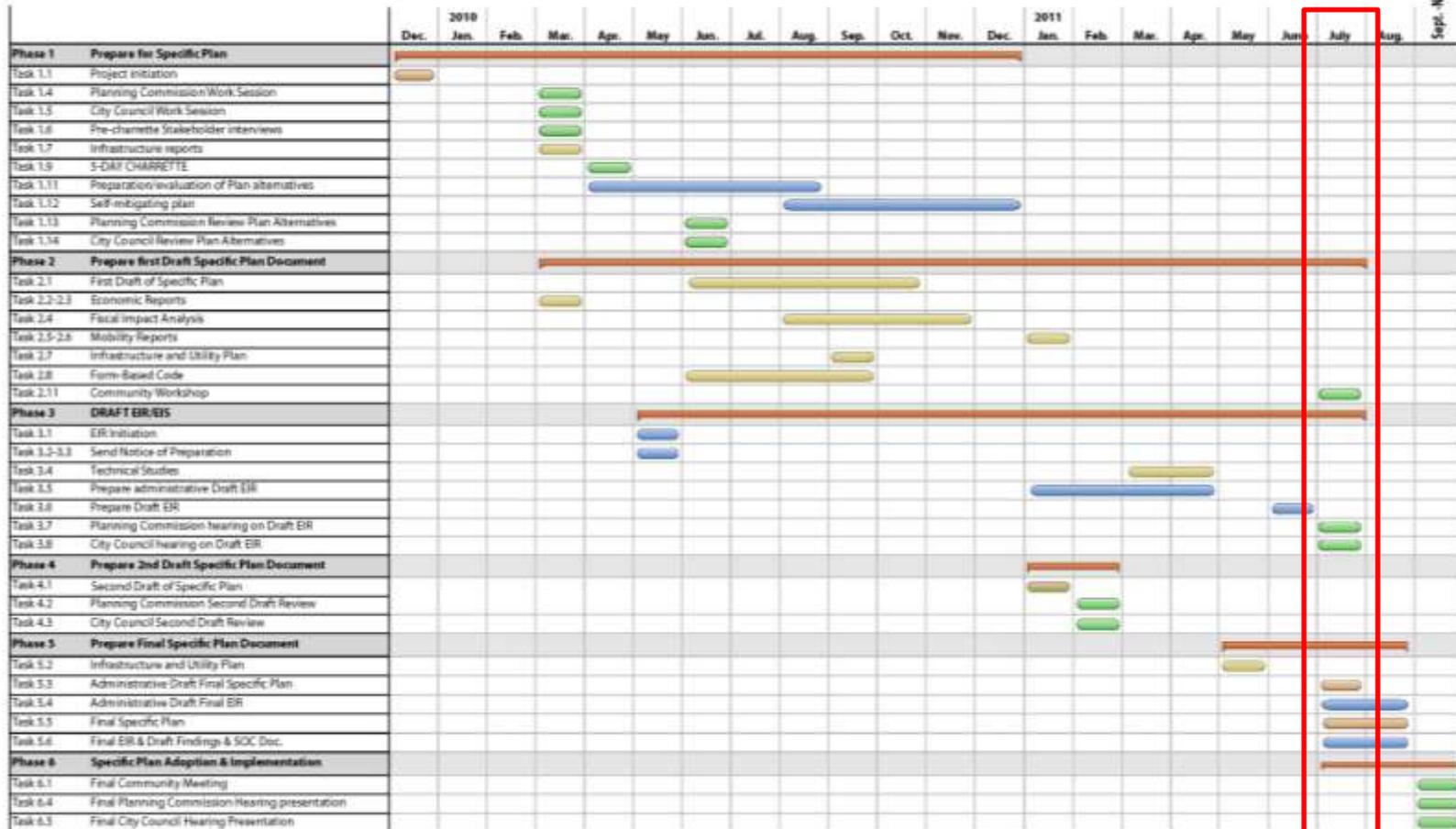
Revised 2/07/2011



Timeline

TIMELINE FOR THE CITY OF HAYWARD MISSION BOULEVARD CORRIDOR SPECIFIC PLAN

Revised 2/07/2011



- Phase Duration
- Public Engagement Tasks
- Reports
- CEQA / MIPA-related Tasks
- General Project Tasks



Timeline

TIMELINE FOR THE CITY OF HAYWARD MISSION BOULEVARD CORRIDOR SPECIFIC PLAN

Revised 2/07/2011



Specific Plan Contents

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1 Introduction

- 1.1 Introduction to the Specific Plan
- 1.2 Planning Area
- 1.3 Purpose and Intent of the Specific Plan
- 1.4 Planning Process
 - 1.4.1 Synoptic Survey
 - 1.4.2 Specific Plan Meetings
 - 1.4.3 Plan Preparation
 - 1.4.4 Environmental Review
- 1.5 Statutory Requirements for the Specific Plan
 - 1.5.1 Required Contents
 - 1.5.2 Findings of Consistency with the General Plan
- 1.6 Specific Plan Contents

2 Vision and Goals for the Mission Boulevard Corridor Specific Plan Area

- 2.1 Introduction
- 2.2 For the Community
- 2.3 For the Transect
- 2.4 For the Block and the Building

3 Regulating Plan for the Mission Boulevard Corridor Specific Plan Area

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- 3.2 Special Requirements
- 3.3 Transect Zones
- 3.4 Civic Spaces Zone
- 3.5 Thoroughfare Plans

4 Mission Boulevard Corridor Form-Based Code

- 4.1 Introduction to the Form-Based Code
- 4.2 Chapter 10, Article 25 of the City of Hayward Municipal Code: The Mission Boulevard Corridor Form-Based Code
 - Sec. 10-25.100 Purpose and Applicability
 - Sec. 10-25.200 Regulating Plan and Transect Zones
 - Sec. 10-25.300 Standards and Tables
 - Sec. 10-25.400 Procedures
 - Sec. 10-25.500 Definitions and Rules of Interpretation

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- 5.2 Infrastructure and Utility Plan
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- 6.1 Introduction
- 6.2 Implementation Steps
- 6.3 Conceptual Financing Plan for Future Development and Infrastructure
 - 6.3.1 Commercial Development Strategy for the Southern Section
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Appendices

- A Existing Conditions (Synoptic Survey – bound separately)
- B Market Analysis and Economic Development Strategy (bound separately)
- C Fiscal Impact Analysis (bound separately)

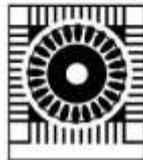


Chapter 1: Introduction

1 Introduction

- 1.1 Introduction to the Specific Plan
- 1.2 Planning Area
- 1.3 Purpose and Intent of the Specific Plan
- 1.4 Planning Process
 - 1.4.1 Synoptic Survey
 - 1.4.2 Specific Plan Meetings
 - 1.4.3 Plan Preparation
 - 1.4.4 Environmental Review
- 1.5 Statutory Requirements for the Specific Plan
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 - 1.5.2 Findings of Consistency with the General Plan
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CITY OF HAYWARD



GENERAL PLAN

MISSION BOULEVARD CORRIDOR SPECIFIC PLAN

HAYWARD, CALIFORNIA



JANUARY 28, 2011 DRAFT



Chapter 2: Vision and Goals

2 Vision and Goals for the Mission Boulevard Corridor Specific Plan Area

- 2.1 Introduction
- 2.2 For the Community
- 2.3 For the Transect
- 2.4 For the Block and the Building



Chapter 3: Regulating Plan

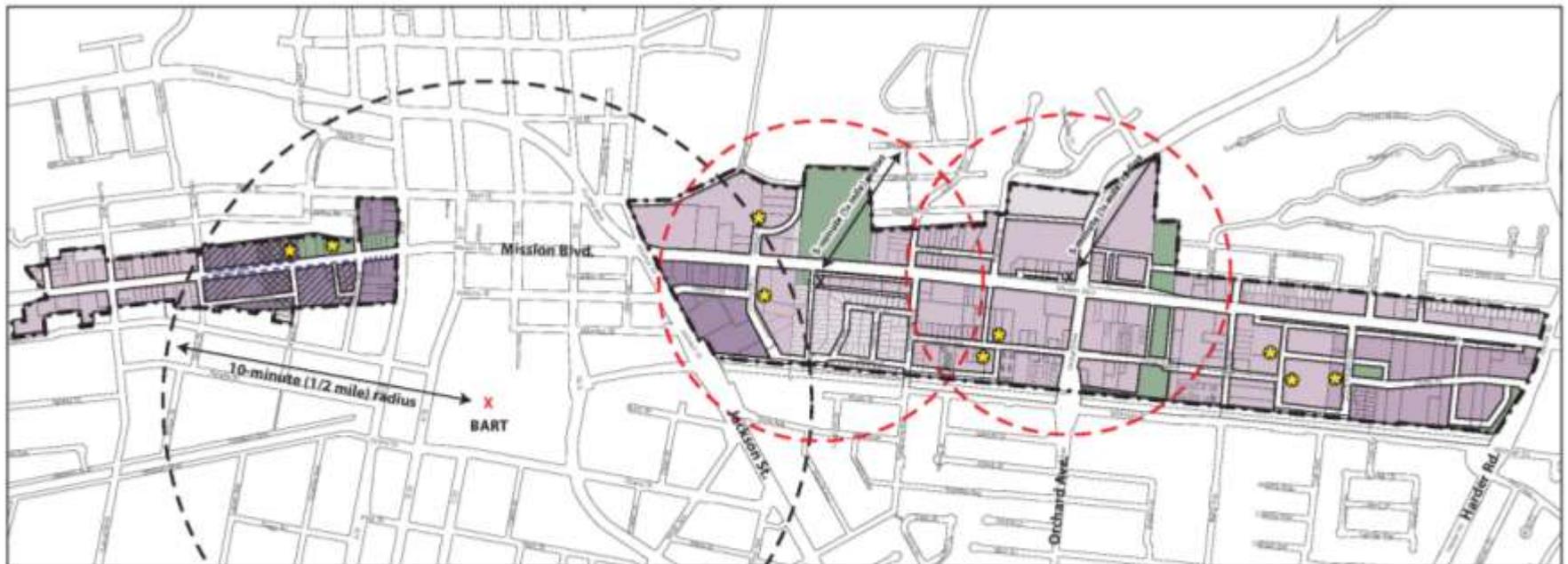
3 Regulating Plan for the Mission Boulevard Corridor Specific Plan Area

- 3.1 Introduction
- 3.2 Special Requirements
- 3.3 Transect Zones
- 3.4 Civic Spaces Zone
- 3.5 Throughfare Plans

SMARTCODE

Mission Boulevard Corridor

PREFERRED REGULATING PLAN (Figure 1-1)



Legend

- - - - - Project Area
- ▭ Parcels
- Terminated Notae
- Mandatory Shopfront Overlay
- - - - - Recommended Shopfront Overlay
- ▭ T3 Sub-Urban Zone: 4.3 DU/acre min; 17.5 DU/acre max
- ▭ T4-1 Urban General Zone: 17.5 DU/acre min; 36 DU/acre max
- ▭ T4-2 Urban Center Zone: 17.5 DU/acre min; 36 DU/acre max
- ▭ T5 Urban Center Zone: 36 DU/acre min; 86 DU/acre max
- ▭ Height Overlay 1: 2 to 3 Story
- ▭ Height Overlay 2: 2 to 4 Story
- ▭ Civic Space Zone

For illustrative purpose only:

- 10-minute walking radius (1/2 mile from BART)
- 6-minute walking radius (1/4 mile)



Regulating Plan Legend

Legend



Project Area



Parcels



Terminated Vistas



Mandatory Shopfront Overlay



Recommended Shopfront Overlay



T3 Sub-Urban Zone: 4.3 DU/acre min; 17.5 DU/acre max



T4-1 Urban General Zone: 17.5 DU/acre min; 35 DU/acre max



T4-2 Urban Center Zone: 17.5 DU/acre min; 35 DU/acre max



T5 Urban Center Zone 35 DU/acre min; 55 DU/acre max



Height Overlay 1: 2 to 3 Story



Height Overlay 2: 2 to 4 Story



Civic Space Zone



Regulating Plan – Southern Section



Regulating Plan – T4-2 Area



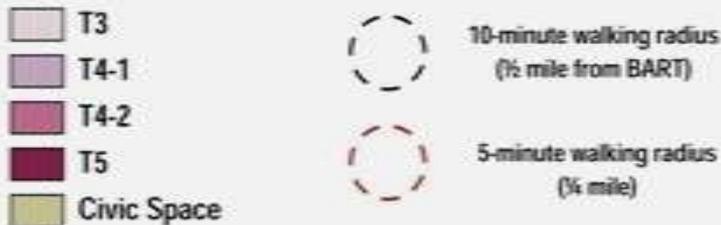
Alternatives

Mission Boulevard Corridor Specific Plan



May 28, 2010

Alternative Regulating Plan

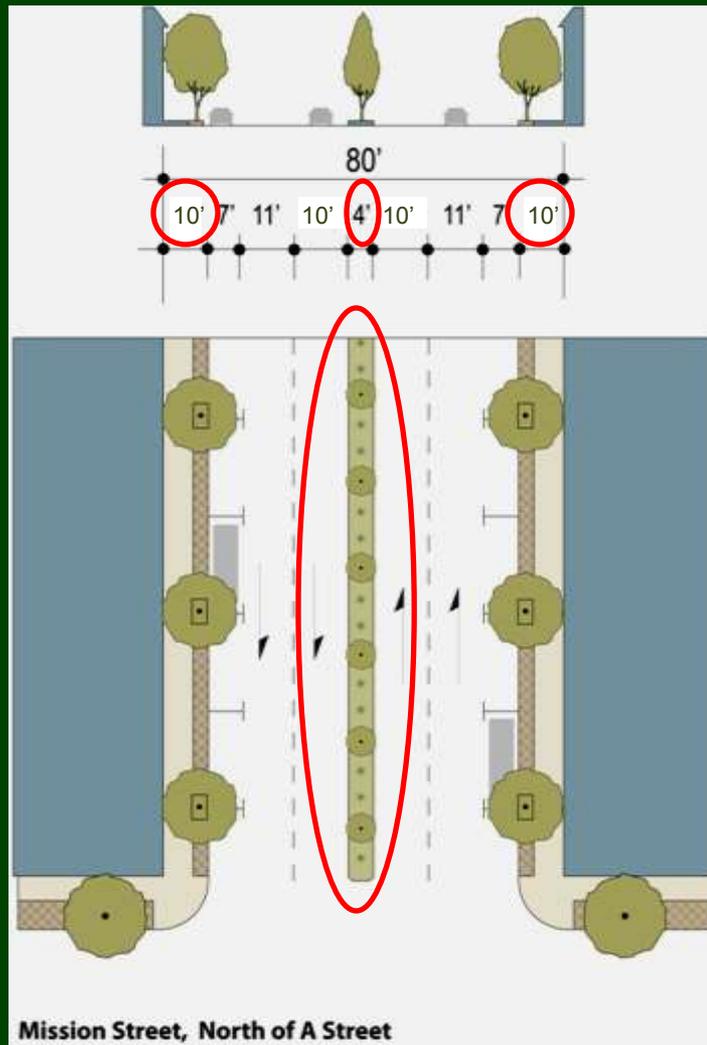


Variables to Charrette Regulating Plan:

- ① Design of Mission Boulevard north of A Street (landscaped median, etc.)
- ② Reduce Maximum Building Height from 6 to 3 Stories
- ③ Designate Parcels on Mission between A Street and "Big Mike Park" as Civic Space
- ④ Designate area between Jackson, Mission, and Fletcher as T5
- ⑤ Designate Parcel at Southeast Corner of Mission and Jackson as Civic Space
- ⑥ Include Slip Lane on West side of Mission between Torrano and Harder
- ⑦ Change Zoning from SD to T4-2 and Change Location of New Thoroughfare

Recommended Variable

Variable 1: Design of Mission Blvd. north of A Street



Option 3: Install a 4-ft-wide landscape median, reduce slightly the parking lanes and two traffic lanes, and keep the sidewalks 10 ft. wide.

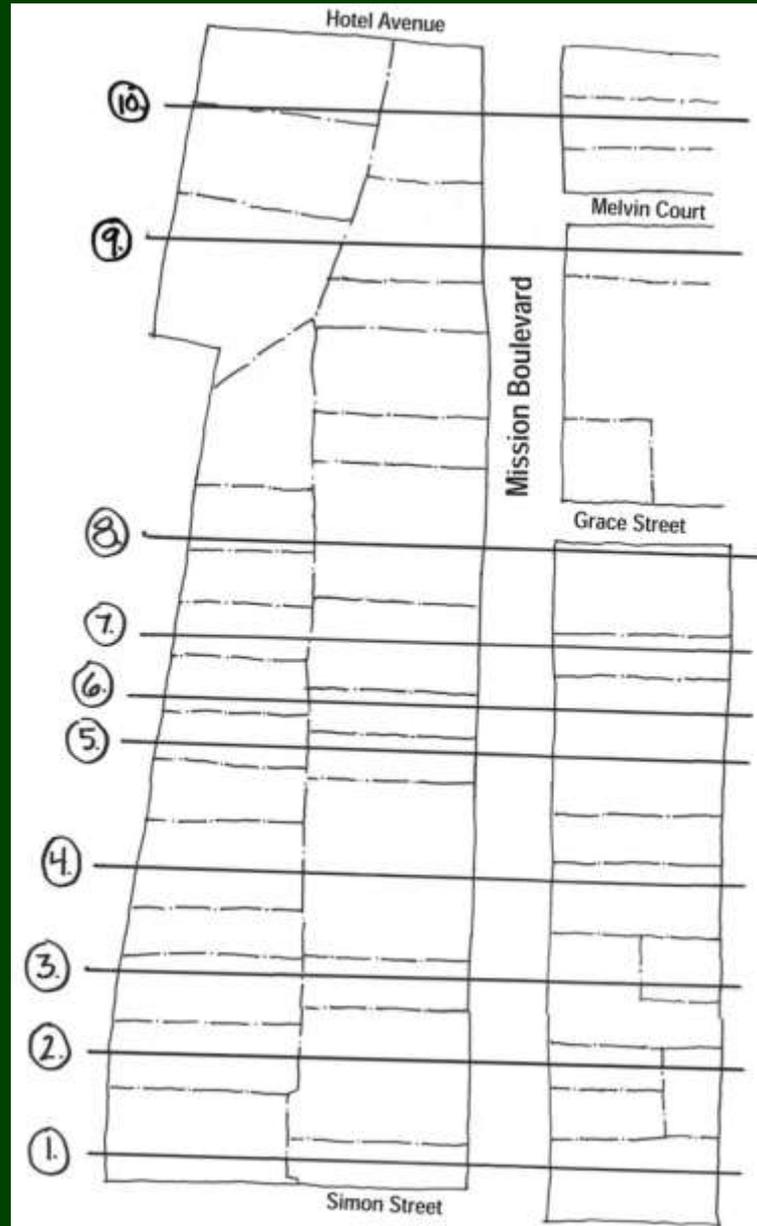
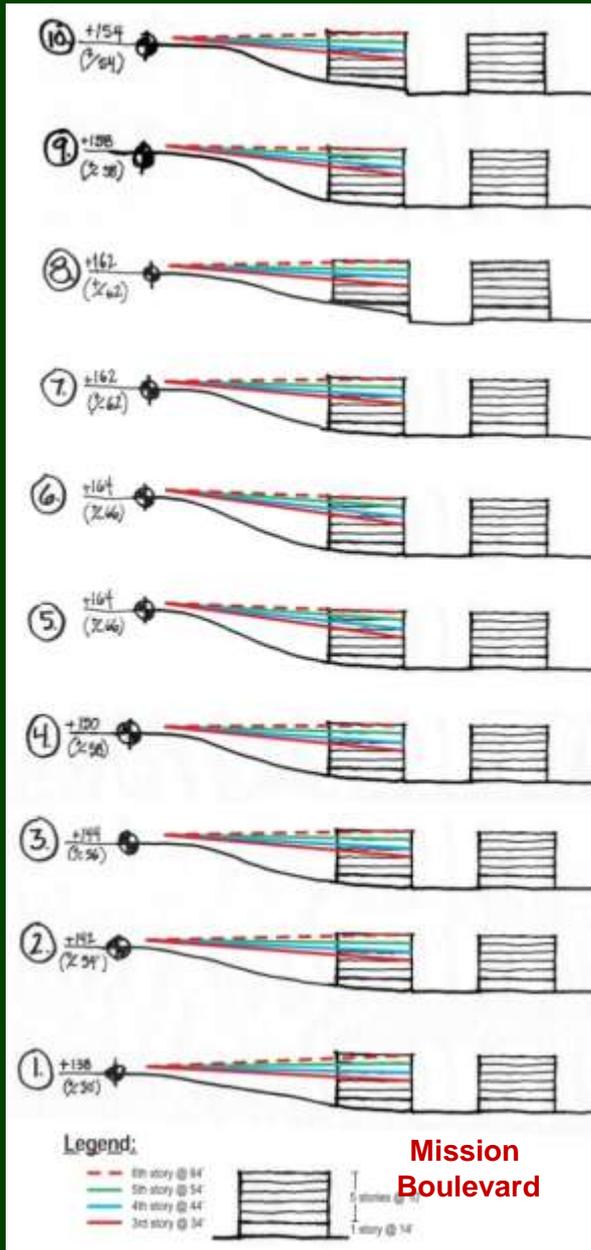


Recommended Variable

Variable 2: Reduce allowable Building Heights from 4-6 to 2-3 stories on Mission Blvd. between Hotel Ave. & Simon St.



Height Differences – Mission Bl. & Prospect St.



Recommended Height Overlays



Height Overlay 1: 2 to 3 Story

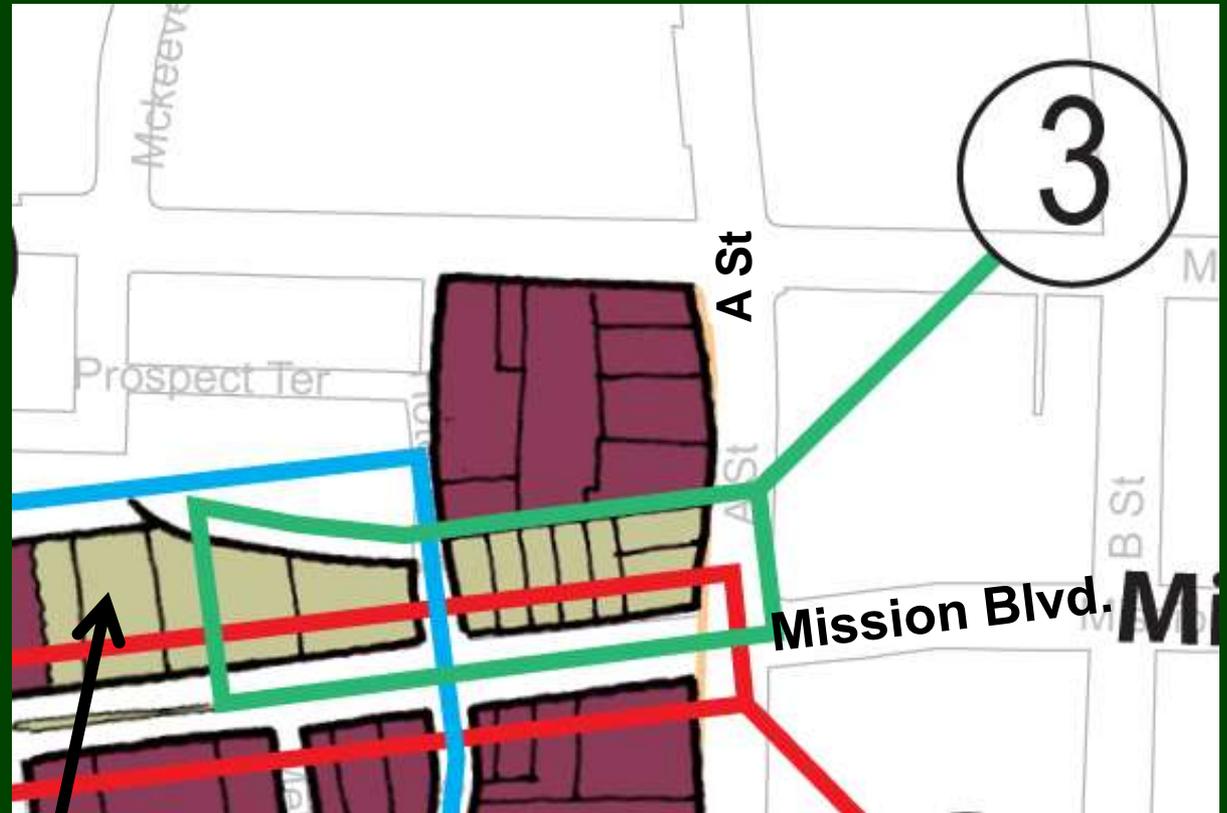


Height Overlay 2: 2 to 4 Story



Recommended Variable

Variable 3: Designate parcels on Mission Blvd. between A St. and “Big Mike Park” as Civic Space

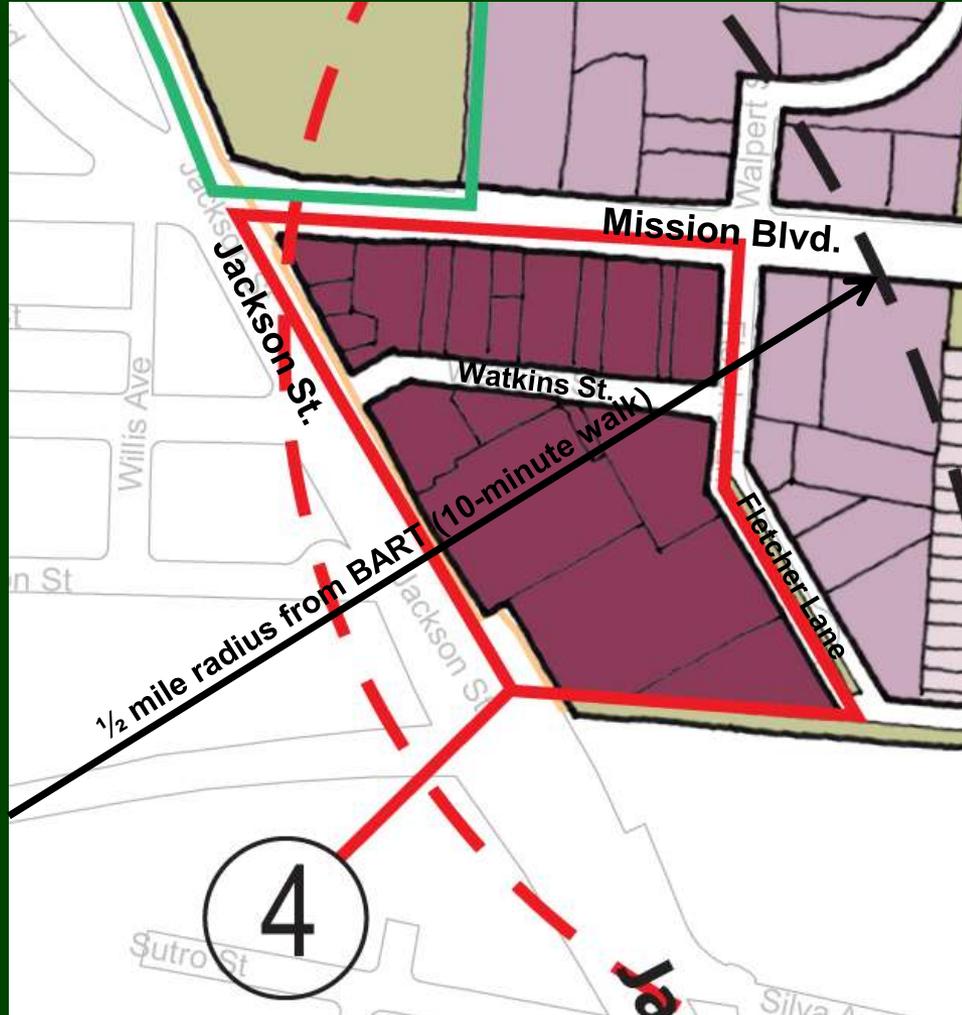


Proposed location of “Big Mike Park”



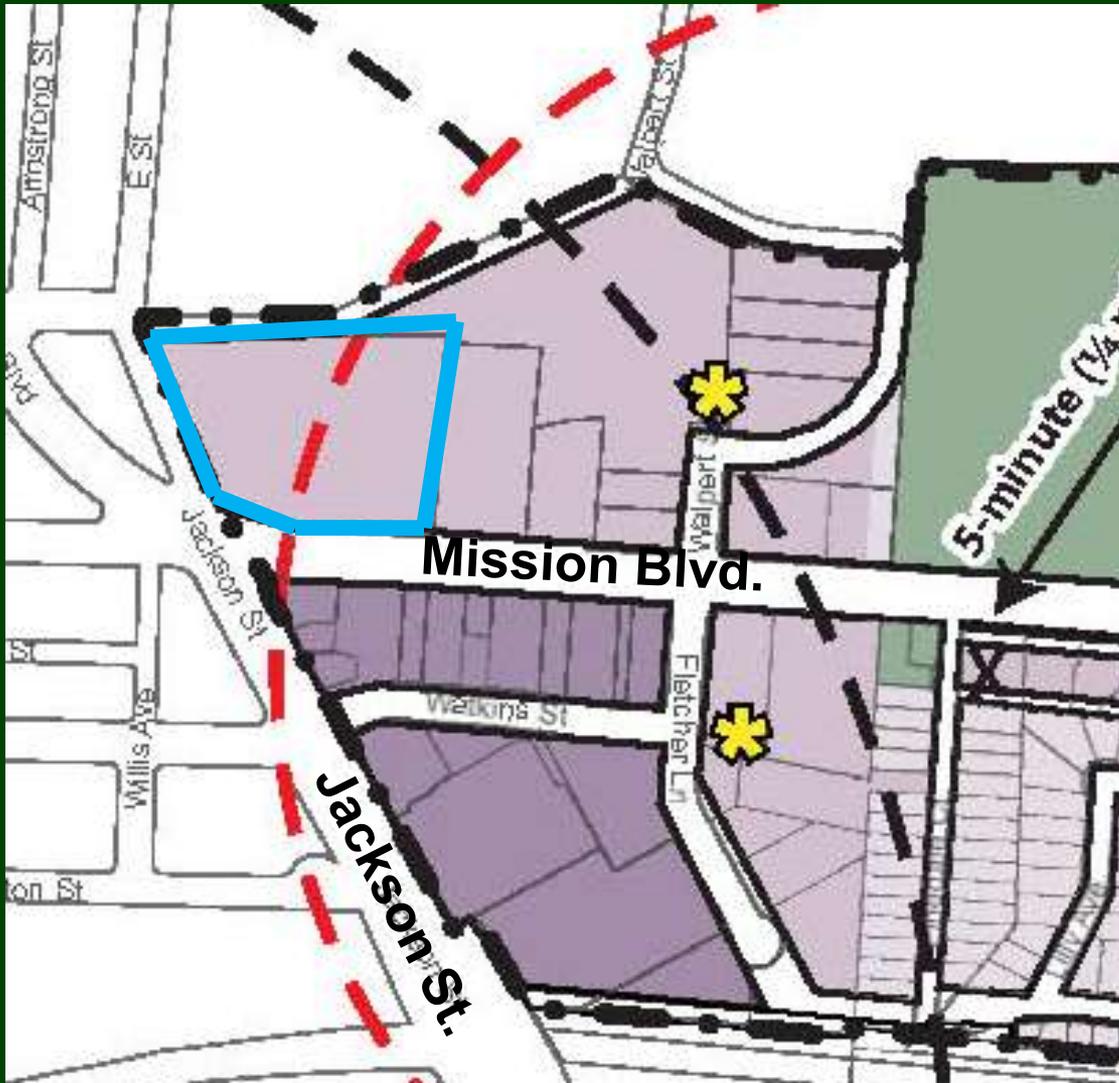
Recommended Variable

Variable 4: Designate area between Jackson St., Mission Blvd., and Fletcher Lane as T5



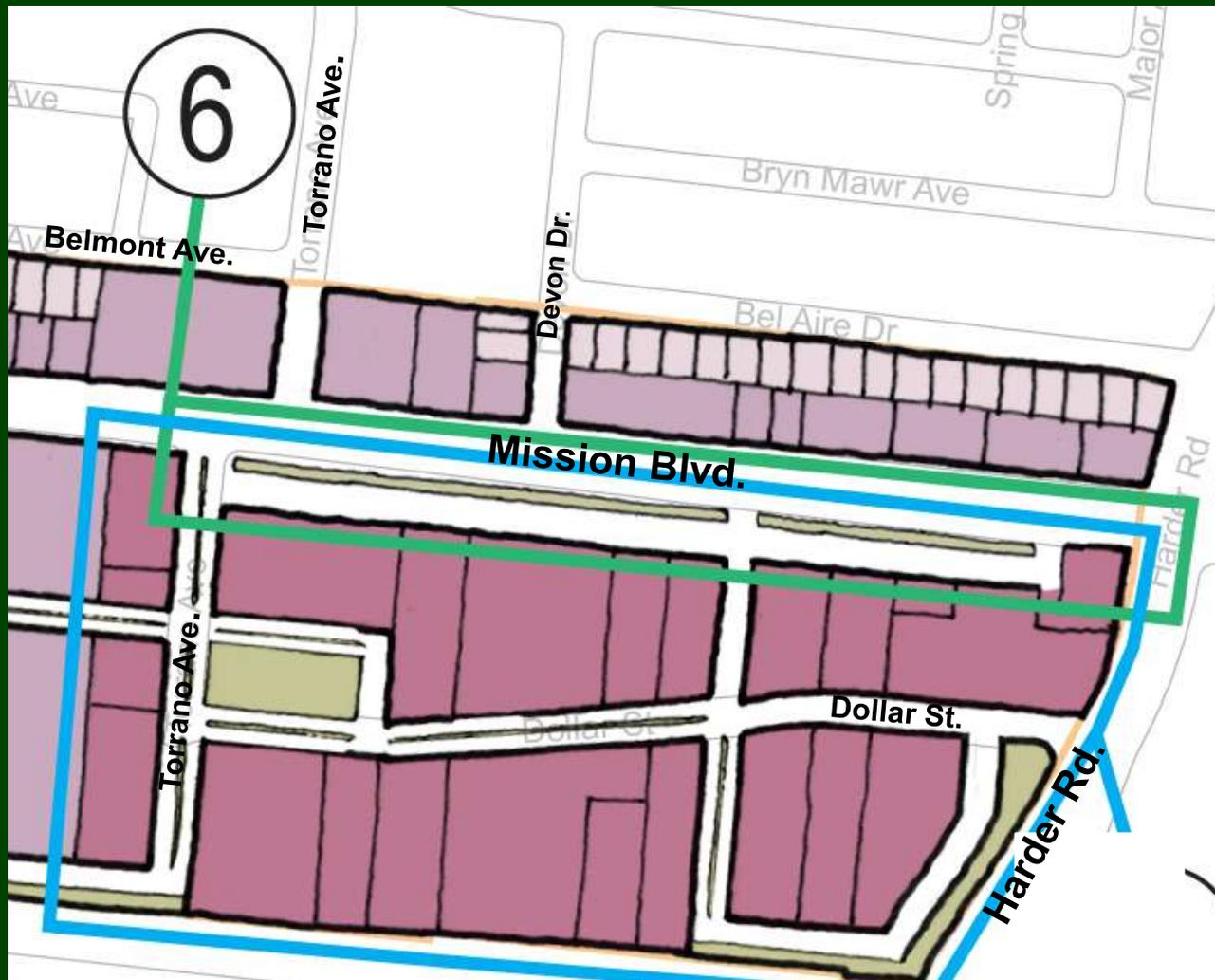
Recommended Variable

Variable 5: Designate parcel at southeast corner of Mission Boulevard and Jackson Street as T4-1



Recommended Variable

Variable 6: Include slip lane on west side of Mission Boulevard between Torrano Ave. and Harder Rd.

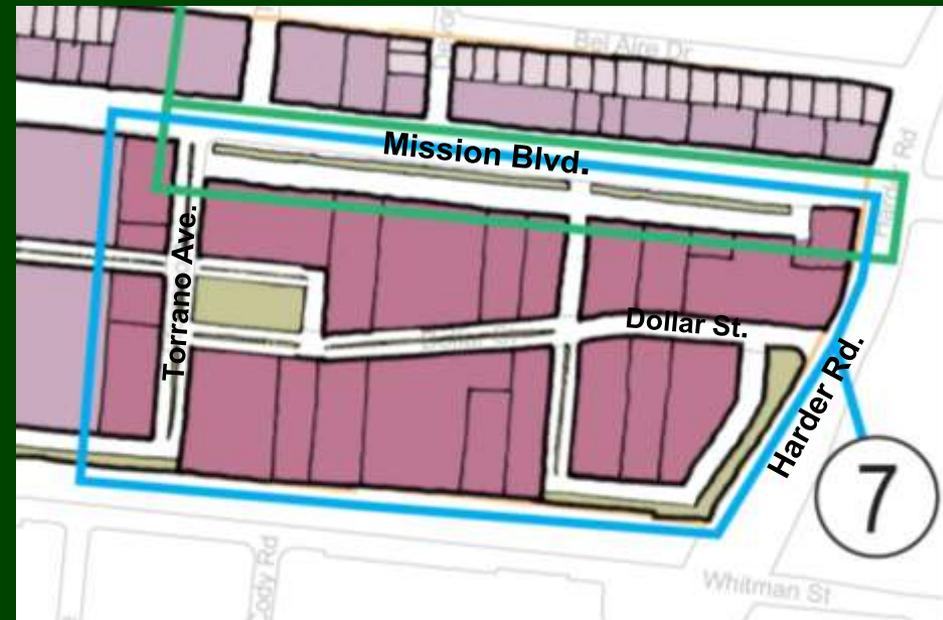


Recommended Variable

Variable 7: Change zoning from SD to T4-2 and change location of new Thoroughfare in southwest corner of Specific Plan area.

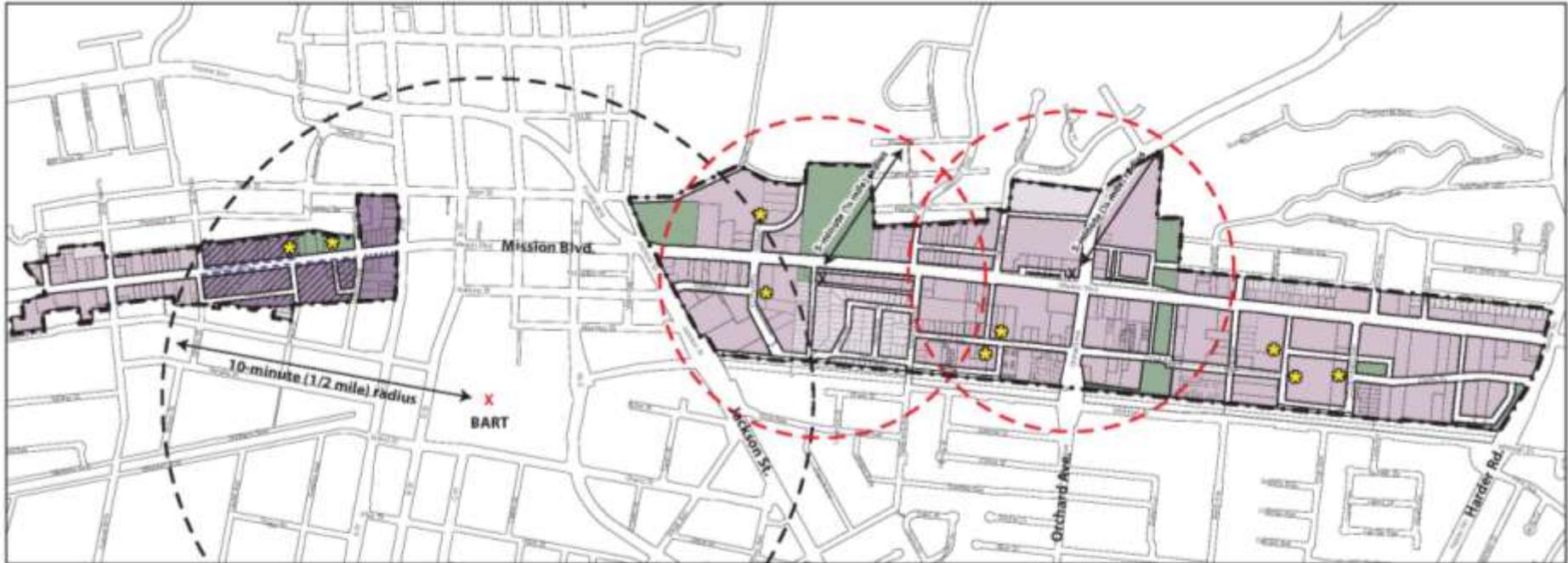


Road configuration in charrette Regulating Plan



Alternate road configuration

Alternative A Regulating Plan

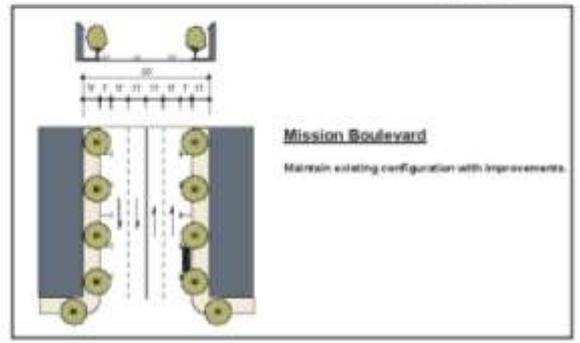


Legend

- Project Area
- Recommended Shopfront Overlay
- Parcels
- Terminated Wetlands
- Mandatory Shopfront Overlay
- T3 Sub-Urban Zone: 4.3 DU/acre min; 12 DU/acre max
- T4-1 Urban General Zone: 17.5 DU/acre min; 36 DU/acre max
- T5 Urban Center Zone: 36 DU/acre min; 66 DU/acre max
- Height Overlay 1: 2 to 3 Story
- Civic Space Zone

For illustrative purpose only:

- 10-minute walking radius (1/2 mile from BART)
- 5-minute walking radius (1/4 mile)



Alternative B Regulating Plan



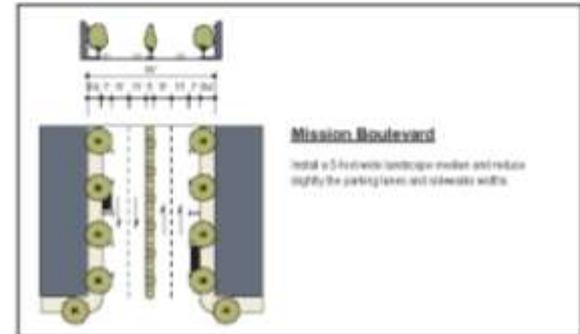
Legend

- Project Area
- Parcels
- Terminated Uses
- Mandatory Shopfront Overlay
- Recommended Shopfront Overlay

	T3 Sub-Urban Zone:	4.3 DUs/acre min; 17.4 DUs/acre max
	T4-U Urban General Zone:	17.5 DUs/acre min; 35 DUs/acre max
	T5 Urban Center Zone:	35 DUs/acre min; 65 DUs/acre max
	Civic Space Zone:	

For illustrative purpose only:

- 10-minute walking radius (1/2 mile from BART)
- 5-minute walking radius (0.25 miles)



Chapter 4: The Form-Based Code

4 Mission Boulevard Corridor Form-Based Code

4.1 Introduction to the Form-Based Code

4.2 Chapter 10, Article 25 of the City of Hayward Municipal Code: The Mission Boulevard Corridor Form-Based Code

Sec. 10-25.100 Purpose and Applicability

Sec. 10-25.200 Regulating Plan and Transect Zones

Sec. 10-25.300 Standards and Tables

Sec. 10-25.400 Procedures

Sec. 10-25.500 Definitions and Rules of Interpretation

CHAPTER 10, ARTICLE 25

OF

THE CITY OF HAYWARD

MUNICIPAL CODE:

HAYWARD MISSION BOULEVARD CORRIDOR

FORM-BASED CODE

JANUARY 28, 2011 DRAFT



T1



T2



T3



T4



T5



Chapter 4: The Form-Based Code – Table 9

TABLE 9. SPECIFIC FUNCTION & USE

FORM-BASED CODE

Mission Boulevard Corridor

TABLE 9: Allowed Functions. This table allocates Functions and permit requirements to Zones within the Code area.

	T3	T4-1	T4-2	T5	CS
a. RESIDENTIAL					
Multiple Family	CU	P	P	P	-
Second Dwelling Unit	P	P	P	P	-
Single Family	P	-	-	-	-
Live-Work	-	P	P	P	-
Transitional Housing	P	P	P	P	-
Group Transitional Housing	-	CU	CU	CU	-
Supportive Housing	P	P	P	P	-
Group Supportive Housing	-	CU	CU	CU	-
Emergency Homeless Shelter	-	P	P	P	-
Single Room Occupancy (SRO)	-	-	-	P	-
b. LODGING					
Bed & Breakfast	CU	AU	AU	AU	-
Hotel	-	CU	CU	CU	-
c. OFFICE					
Office	CU	P	P	P	-
d. RETAIL					
Alcohol Sales	-	CU	CU	CU	-
Artisan/Craft Production	-	P	P	P	-
Appliance Repair Shop	-	P	P	P	-
Check Cashing & Loans	-	CU	CU	CU	-
Dance/Nightclub	-	CU	CU	CU	-
Equipment Rentals	-	AU	AU	AU	-
Home Occupation	P	P	P	P	-
Indoor Recreation	-	AU	AU	AU	P
kennel	-	AU	AU	AU	-
Massage Parlor	-	CU	CU	CU	-
Media Production	-	AU	AU	P	-
Pawn Shop	-	CU	CU	CU	-
Personal Services	CU	P	P	P	-
Printing and Publishing	-	AU	AU	P	-
Recycling Collection Area	-	AU	AU	AU	-
Restaurant	-	P	P	P	-
Retail Sales	-	P	P	P	-
Tattoo Parlor	-	CU	CU	CU	-
Small Motion Picture Theater	-	CU	CU	CU	P
Large Motion Picture Theater *	-	CU	CU	CU	CU
Live Performance Theater	-	CU	CU	CU	P
e. CIVIC					
Assembly	-	AU	AU	AU	AU
Conference Center	-	-	-	CU	-
Cultural Facilities	CU	P	P	P	P
Park & Recreation	P	P	P	P	P
Parking Facility	-	AU	AU	AU	-
Public Agency Facilities	CU	P	P	P	P
Religious Facility	CU	AU	AU	AU	AU
Wind Energy	P	P	P	P	P
f. OTHER: AGRICULTURE					
Vegetable Garden	P	P	P	-	-
Urban Farm	P	P	P	P	P
Community Garden	P	P	P	P	P
Green Roof	P	P	P	P	P
Extensive	P	P	P	P	P
Semi Intensive	P	P	P	P	P
Intensive	P	P	P	P	P
Vertical Farm	-	-	-	P	-
g. OTHER: AUTOMOTIVE					
Automobile Repair (Minor)	-	AU	AU	AU	-
Automobile Repair (Major)	-	CU	CU	CU	-
Drive-Through Facility	-	CU	CU	CU	-
Gas Station	-	CU	CU	CU	-
Taxi Company	-	AU	AU	AU	-
h. OTHER: CIVIL SUPPORT					
Fire Station	CU	P	P	P	-
Hospital	-	CU	CU	CU	-
Medical/Dental Clinic	-	AU	AU	AU	-
Mortuary	-	AU	AU	AU	-
Police Station	CU	P	P	P	-
i. OTHER: EDUCATION					
Day Care Center	CU	P	P	P	-
Day Care Home	P	AU	AU	AU	-
Educational Facilities	-	AU	AU	AU	P
Vocational School	-	AU	AU	AU	P
j. OTHER: LIGHT INDUSTRIAL					
Research and Development	-	-	P	-	-
Wholesale	-	-	P	-	-
Manufacturing/Assembly of Clothing	-	-	P	-	-
Woodworking Shop	-	-	P	-	-
Artisan Manufacturing	-	-	P	-	-

(-) = NOT PERMITTED
(P) = BY RIGHT
(AU) = ADMINISTRATIVE USE PERMIT
(CU) = CONDITIONAL USE PERMIT

Table 9: Uses



Extremely Low Income & Special Needs Housing

TABLE 9. SPECIFIC FUNCTION & USE

FORM-BASED CODE

Mission Boulevard Corridor

TABLE 9: Allowed Functions. This table allocates Functions and permit requirements to Zones within the Code area.

a. RESIDENTIAL	T3	T4-1	T4-2	T5	CS
Multiple Family	CU	P	P	P	-
Second Dwelling Unit	P	P	P	P	-
Single Family	P	-	-	-	-
Live-Work	-	P	P	P	-
Transitional Housing	P	P	P	P	-
Group Transitional Housing	-	CU	CU	CU	-
Supportive Housing	P	P	P	P	-
Group Supportive Housing	-	CU	CU	CU	-
Emergency Homeless Shelter	-	P	P	P	-
Single Room Occupancy (SRO)	-	-	-	P	-

b. LODGING	T3	T4-1	T4-2	T5	CS
Bed & Breakfast	CU	AU	AU	AU	-
Hotel	-	CU	CU	CU	-

c. OFFICE	T3	T4-1	T4-2	T5	CS
Office	CU	P	P	P	-

e. CIVIC	T3	T4-1	T4-2	T5	CS
Assembly	-	AU	AU	AU	AU
Conference Center	-	-	-	CU	-
Cultural Facilities	CU	P	P	P	P
Park & Recreation	P	P	P	P	P
Parking Facility	-	AU	AU	AU	-
Public Agency Facilities	CU	P	P	P	P
Religious Facility	CU	AU	AU	AU	AU
Wind Energy	P	P	P	P	P

f. OTHER: AGRICULTURE	T3	T4-1	T4-2	T5	CS
Vegetable Garden	P	P	P	-	-
Urban Farm	P	P	P	P	P
Community Garden	P	P	P	P	P
Green Roof					
Extensive	P	P	P	P	P
Semi Intensive	P	P	P	P	P
Intensive	P	P	P	P	P
Vertical Farm	-	-	-	P	-

Table 9: Uses



Assembly Uses

TABLE 9. SPECIFIC FUNCTION & USE

FORM-BASED CODE

Mission Boulevard Corridor

TABLE 9: Allowed Functions. This table allocates Functions and permit requirements to Zones within the Code area.

	T3	T4-1	T4-2	T5	CS
a. RESIDENTIAL					
Multiple Family	CU	P	P	P	-
Second Dwelling Unit	P	P	P	P	-
Single Family	P	-	-	-	-
Live-Work	-	P	P	P	-
Transitional Housing	P	P	P	P	-
Group Transitional Housing	-	CU	CU	CU	-
Supportive Housing	P	P	P	P	-
Group Supportive Housing	-	CU	CU	CU	-
Emergency Homeless Shelter	-	P	P	P	-
Single Room Occupancy (SRO)	-	-	-	P	-
b. LODGING					
Bed & Breakfast	CU	AU	AU	AU	-
Hotel	-	CU	CU	CU	-
c. OFFICE					
Office	CU	P	P	P	-

	T3	T4-1	T4-2	T5	CS
e. CIVIC					
Assembly	-	AU	AU	AU	AU
Conference Center	-	-	-	CU	-
Cultural Facilities	CU	P	P	P	P
Park & Recreation	P	P	P	P	P
Parking Facility	-	AU	AU	AU	-
Public Agency Facilities	CU	P	P	P	P
Religious Facility	CU	AU	AU	AU	AU
Wind Energy	P	P	P	P	P
f. OTHER: AGRICULTURE					
Vegetable Garden	P	P	P	-	-
Urban Farm	P	P	P	P	P
Community Garden	P	P	P	P	P
Green Roof					
Extensive	P	P	P	P	P
Semi Intensive	P	P	P	P	P
Intensive	P	P	P	P	P
Vertical Farm	-	-	-	P	-

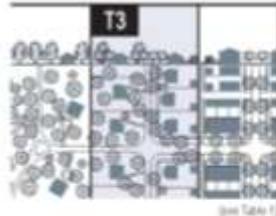


Chapter 4: The Form-Based Code

FORM-BASED CODE

Mission Boulevard Corridor

TABLE 12A. FORM-BASED CODE GRAPHICS - T3



See Table 11

LOT OCCUPATION (see Table 11a)	
Lot Width	25.0 meter (82 ft) min
Lot Coverage	70% max

SETBACKS - PRINCIPAL BUILDING (see Table 11c)	
#1 Front Setback (Height)	10.0 m
#2 Front Setback (Secondary)	10.0 m
#3 Side Setback	3.0 m
#4 Rear Setback	10.0 m*
Frontage Setback	4% min at setback

SETBACKS - OUTBUILDING (see Table 11g)	
#1 Front Setback	10.0 m min + 10% setback
#2 Side Setback	1.0 m min, 10% max at corner
#3 Rear Setback	3.0 m**

BUILDING DISPOSITION (see Table 1b)	
Edgeless	permitted
Attached	permitted
Detached	not permitted
Clustered	not permitted

PRIVATE FRONTAGES (see Table 1c)	
Carport (can)	permitted
Front & Side	permitted
Porches or Loggias	not permitted
Front porch	not permitted
Shop	not permitted
Shed/lean	not permitted
Gallery	not permitted
Awning	not permitted

Refer to Summary Table 1

BUILDING CONFIGURATION (see Table 1)	
Principal Building	2 stories max
Outbuilding	2 stories max

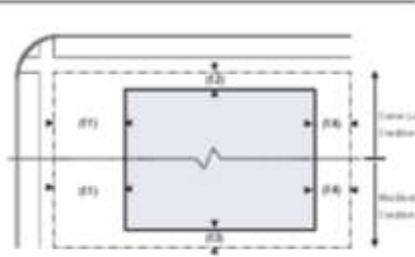
PARKING PROVISIONS (see Section 10.25.2(4))	
Permit (C) 2-hour per unit	
Per Table 10.25.2(4) Permitted Container: 2-hour per unit	
Single-family House 1-car per person, 2-car per person	
Non-residential Function: 2-hour, normal	

* The minimum Rear Setback for 2-story buildings of primary frontage is 30.0 m

Note: Letters in the Table Lot Occupancy, Setbacks, etc., refer to the corresponding section in Summary Table 11.

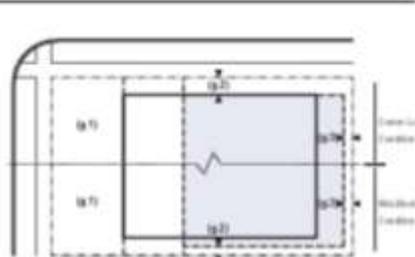
SETBACKS - PRINCIPAL BLDG

- The Facade and Elevation of Principal Buildings shall be elevated from the Lot lines as shown.
- Facades shall be built along the Principal Frontage to the minimum specified width in the table.



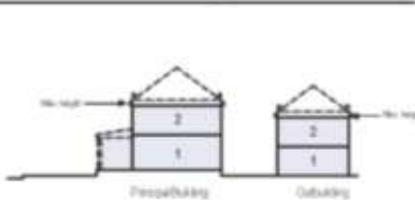
SETBACKS - OUTBUILDING

- The Elevation of the Outbuilding shall be elevated from the Lot lines as shown.



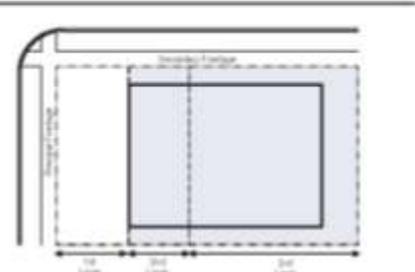
BUILDING CONFIGURATION

- Building height shall be measured in number of stories, excluding Attics and related spaces.
- Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 10 feet with a minimum of 25 feet.
- Height shall be measured to the eave or roof deck as specified in Table 1b.



PARKING PLACEMENT

- Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 10d).
- When provided, covered parking shall be located within the third Layer as shown in the diagram (see Table 10d). Side- or rear-entry garages may be allowed in the first or second Layer by Waiver.
- When provided, one-car garages shall have minimum interior dimensions of 9 ft. by 10 ft.
- Trash containers shall be stored within the third Layer.



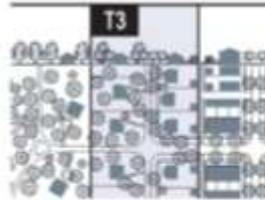
Tables 12 A-D: Form-Based Code Graphics



Chapter 4: The Form-Based Code

FORM-BASED CODE

Mission Boulevard Corridor



T3

LOT OCCUPATION (see Table 11a)

Lot Width	65.0 min. 100.0 max.
Lot Coverage	70% max.

SETBACKS - PRINCIPAL BUILDING (see Table 11b)

#1 Front Setback/Principal	10.0 min.
#2 Front Setback/Secondary	10.0 min.
#3 Side Setback	5.0 min.
#4 Rear Setback	10.0 min.*
Frontage Setback	40% min. at setback

SETBACKS - OUTBUILDING (see Table 11g)

#1 Front Setback	10.0 min. + 50% setback
#2 Side Setback	10.0 min. 10.0 min. at corner
#3 Rear Setback	10.0 min.*

BUILDING DISPOSITION (see Table 5)

Edgeward	permitted
Toward	permitted
Rearward	not permitted
Outward	not permitted

PRIVATE FRONTAGES (see Table 5)

Carport	permitted
Porch & Fence	permitted
Terrace or Lightwell	not permitted
Front porch	not permitted
Shed	not permitted
Shed/porch	not permitted
Gallery	not permitted
Arched	not permitted

BUILDING CONFIGURATION (see Table 7)

Principal Building	2 stories max.
Outbuilding	2 stories max.

PARKING PROVISIONS (see Section 10.25.05)

Permit 20.0 2.0 max. per unit
Permit 20.0 2.0 max. per unit

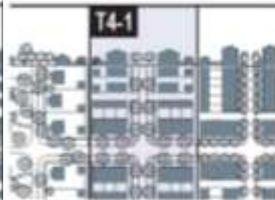
* The minimum Rear Setback for 2-story buildings perched on a 20.0' lot.

Note: Letters in the Tables Lot Occupancy, Setbacks, etc., refer to the corresponding section in Summary Table 11.

TABLE 12B. FORM-BASED CODE GRAPHICS - T4-1

FORM-BASED CODE

Mission Boulevard Corridor



T4-1

LOT OCCUPATION (see Table 11a)

Lot Width	60.0 min. 100.0 max.
Lot Coverage	65% max.

SETBACKS - PRINCIPAL BUILDING (see Table 11b)

#1 Front Setback/Principal	10.0 min. 24.0 min.
#2 Front Setback/Secondary	10.0 min. 24.0 min.
#3 Side Setback	5.0 min.
#4 Rear Setback	10.0 min.*
Frontage Setback	30% min. at setback

SETBACKS - OUTBUILDING (see Table 11g)

#1 Front Setback	10.0 min. + 50% setback
#2 Side Setback	10.0 min. 10.0 min. at corner
#3 Rear Setback	10.0 min.

BUILDING DISPOSITION (see Table 5)

Edgeward	permitted
Toward	permitted
Rearward	permitted
Outward	permitted

PRIVATE FRONTAGES (see Table 5)

Carport	not permitted
Porch & Fence	permitted
Terrace or Lightwell	permitted
Front porch	permitted
Shed	permitted
Shed/porch	permitted
Gallery	permitted
Arched	not permitted

BUILDING CONFIGURATION (see Table 7)

Principal Building	3 stories max. 3 min.
Outbuilding	2 stories max.

PARKING PROVISIONS (see Section 10.25.05)

Permit 20.0 1.75 max. per unit
Permit 20.0 1.75 max. per unit

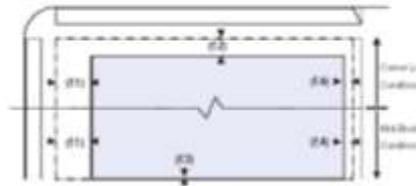
* If 10.0' from corner 10.0' of alley.

** If 10' stands for any 2-story above these shown up to the maximum. Refer to notes for exact minimum and maximum.

Note: Letters in the Tables Lot Occupancy, Setbacks, etc., refer to the corresponding section in Summary Table 11.

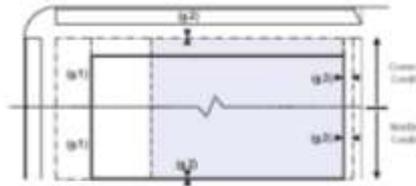
SETBACKS - PRINCIPAL BLDG

- The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
- Facades shall be built along the Principal Frontage to the minimum specified with in the table.



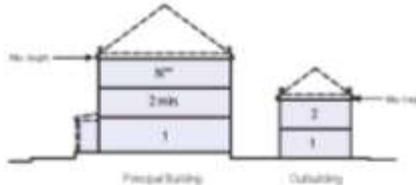
SETBACKS - OUTBUILDING

- The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



BUILDING CONFIGURATION

- Building height shall be measured in number of stories, excluding Attics and raised basements.
- Stories may not exceed 10 feet in height from finished floor to finished ceiling, except for a finished Commercial function which may be a maximum of 11 feet with a maximum of 25 feet.
- Height shall be measured to the eave or roof deck as specified on Table 7.



PARKING PLACEMENT

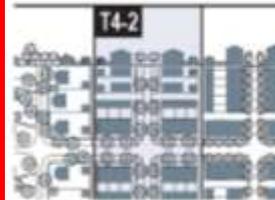
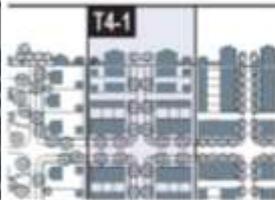
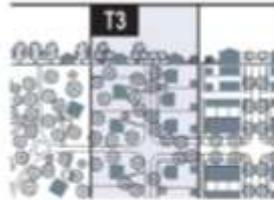
- Covered and uncovered parking spaces may be provided within the 1st Layer as shown in the diagram (see Table 11d).
- Trash containers shall be stored within the 1st Layer.



Chapter 4: The Form-Based Code

FORM-BASED CODE

Mission Boulevard Corridor



LOT OCCUPATION (see Table 11)

Lot Width	65 ft min, 100 ft max
Lot Coverage	70% max

SETBACKS - PRINCIPAL BUILDING (see Table 11)

#1 Front Setback (Porch)	10 ft min
#2 Front Setback (Secondary)	10 ft min
#3 Side Setback	5 ft min
#4 Rear Setback	10 ft min*
Frontage Setback	4% min at setback

LOT OCCUPATION (see Table 11)

Lot Width	100 ft min, 100 ft max
Lot Coverage	85% max

SETBACKS - PRINCIPAL BUILDING (see Table 11)

#1 Front Setback (Porch)	10 ft min, 24 ft max
#2 Front Setback (Secondary)	10 ft min, 24 ft max
#3 Side Setback	5 ft min
#4 Rear Setback	10 ft min**
Frontage Setback	5% min at setback

LOT OCCUPATION (see Table 11)

Lot Width	100 ft min, 100 ft max
Lot Coverage	85% max

SETBACKS - PRINCIPAL BUILDING (see Table 11)

#1 Front Setback (Porch)	10 ft min, 40 ft max
#2 Front Setback (Secondary)	10 ft min, 40 ft max
#3 Side Setback	5 ft min
#4 Rear Setback	10 ft min**
Frontage Setback	5% min at setback

SETBACKS - OUTBUILDING (see Table 12)

#1 Front Setback	10 ft min + 50% setback
#2 Side Setback	10 ft min, 10 ft min at corner
#3 Rear Setback	10 ft min*

BUILDING DISPOSITION (see Table 5)

Edge-walk	permitted
Side-walk	permitted
Rear-walk	not permitted
Chalkboard	not permitted

SETBACKS - OUTBUILDING (see Table 12)

#1 Front Setback	10 ft min + 50% setback
#2 Side Setback	10 ft min, 10 ft min at corner
#3 Rear Setback	10 ft min*

BUILDING DISPOSITION (see Table 5)

Edge-walk	permitted
Side-walk	permitted
Rear-walk	permitted
Chalkboard	permitted

SETBACKS - OUTBUILDING (see Table 12)

#1 Front Setback	10 ft min + 50% setback
#2 Side Setback	10 ft min, 10 ft min at corner
#3 Rear Setback	10 ft min*

BUILDING DISPOSITION (see Table 5)

Edge-walk	permitted
Side-walk	permitted
Rear-walk	permitted
Chalkboard	permitted

PRIVATE FRONTAGES (see Table 5)

Carport/Tank	permitted
Porch & Fence	permitted
Terrace or Lightwell	not permitted
Fire-walk	not permitted
Shed	not permitted
Shed-roof	not permitted
Gallery	not permitted
Arched	not permitted

PRIVATE FRONTAGES (see Table 5)

Carport/Tank	not permitted
Porch & Fence	permitted
Terrace or Lightwell	permitted
Fire-walk	permitted
Shed	permitted
Shed-roof	permitted
Gallery	permitted
Arched	not permitted

PRIVATE FRONTAGES (see Table 5)

Carport/Tank	not permitted
Porch & Fence	permitted
Terrace or Lightwell	permitted
Fire-walk	permitted
Shed	permitted
Shed-roof	permitted
Gallery	permitted
Arched	not permitted

BUILDING CONFIGURATION (see Table 7)

Principal Building	2 stories max
Outbuilding	2 stories max

MARKING PROVISIONS (see Section 15.25.26)

Front Sid. 1.75 max per unit
Front Sid. 2.0 max per unit
Non-residential Function: none

BUILDING CONFIGURATION (see Table 7)

Principal Building	3 stories max, 3 min
Outbuilding	2 stories max

MARKING PROVISIONS (see Section 15.25.26)

Front Sid. 1.75 max per unit
Front Sid. 2.0 max per unit
Non-residential Function: none

BUILDING CONFIGURATION (see Table 7)

Principal Building	3 stories max, 3 min
Outbuilding	2 stories max

MARKING PROVISIONS (see Section 15.25.26)

Front Sid. 1.75 max per unit
Front Sid. 2.0 max per unit
Non-residential Function: none

* The minimum rear setback for 2-story buildings is 10 feet if the lot is 100 feet or less wide.
 ** The minimum rear setback for 3-story buildings is 10 feet if the lot is 100 feet or less wide.

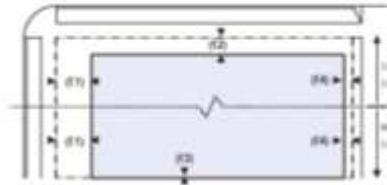
* The minimum rear setback for 2-story buildings is 10 feet if the lot is 100 feet or less wide.
 ** The minimum rear setback for 3-story buildings is 10 feet if the lot is 100 feet or less wide.

* The minimum rear setback for 2-story buildings is 10 feet if the lot is 100 feet or less wide.
 ** The minimum rear setback for 3-story buildings is 10 feet if the lot is 100 feet or less wide.

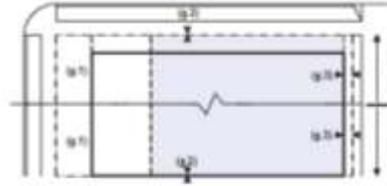
TABLE 12C. FORM-BASED CODE GRAPHICS - T4-2

Mission Boulevard Corridor

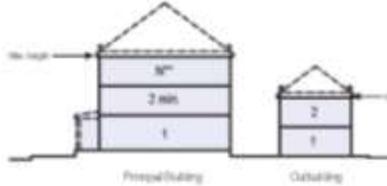
- SETBACKS - PRINCIPAL BLDG**
- The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
 - Facades shall be built along the Principal Footprint to the minimum specified width in the table.



- SETBACKS - OUTBUILDING**
- The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



- BUILDING CONFIGURATION**
- Building height shall be measured in number of stories, excluding Attics and raised basements.
 - Stories may be measured based on height from finished floor to finished ceiling, except for a first floor Commercial Function which shall be measured from 11 ft with a maximum of 25 ft.
 - Height shall be measured to the eave or roof deck as specified on Table 7.



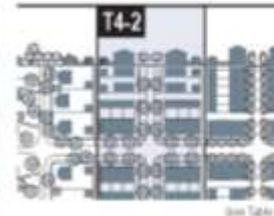
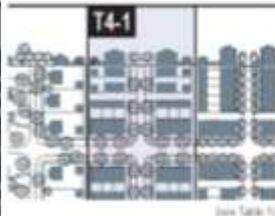
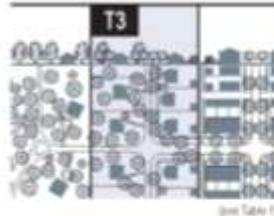
- PARKING PLACEMENT**
- Covered and uncovered parking spaces may be provided within the First Layer as shown in the diagram (see Table 10).
 - Trash containers shall be stored within the First Layer.



Chapter 4: The Form-Based Code

FORM-BASED CODE

Mission Boulevard Corridor



LOT OCCUPATION (see Table 11a)

Lot Width: 65 ft min / 100 ft max

Lot Coverage: 70% max

SETBACKS - PRINCIPAL BUILDING (see Table 11b)

#1 Front Setback/Principal: 10 ft min

#2 Front Setback/Secondary: 10 ft min

#3 Side Setback: 5 ft min

#4 Rear Setback: 10 ft min*

Frontage Building: 40% min at setback

LOT OCCUPATION (see Table 11a)

Lot Width: 100 ft min / 120 ft max

Lot Coverage: 80% max

SETBACKS - PRINCIPAL BUILDING (see Table 11b)

#1 Front Setback/Principal: 10 ft min / 24 ft max

#2 Front Setback/Secondary: 10 ft min / 24 ft max

#3 Side Setback: 5 ft min

#4 Rear Setback: 10 ft min*

Frontage Building: 50% min at setback

LOT OCCUPATION (see Table 11a)

Lot Width: 100 ft min / 100 ft max

Lot Coverage: 80% max

SETBACKS - PRINCIPAL BUILDING (see Table 11b)

#1 Front Setback/Principal: 10 ft min / 40 ft max

#2 Front Setback/Secondary: 10 ft min / 40 ft max

#3 Side Setback: 5 ft min

#4 Rear Setback: 10 ft min*

Frontage Building: 50% min at setback

SETBACKS - OUTBUILDING (see Table 11g)

#1 Front Setback: 10 ft min + 50% setback

#2 Side Setback: 10 ft min / 10 ft min at corner

#3 Rear Setback: 10 ft min*

BUILDING DISPOSITION (see Table 8)

Edgeward: permitted

Sideyard: permitted

Rearward: not permitted

Courtyard: not permitted

SETBACKS - OUTBUILDING (see Table 11g)

#1 Front Setback: 10 ft min + 50% setback

#2 Side Setback: 10 ft min / 10 ft min at corner

#3 Rear Setback: 10 ft min*

BUILDING DISPOSITION (see Table 8)

Edgeward: permitted

Sideyard: permitted

Rearward: permitted

Courtyard: permitted

SETBACKS - OUTBUILDING (see Table 11g)

#1 Front Setback: 10 ft min + 50% setback

#2 Side Setback: 10 ft min / 10 ft min at corner

#3 Rear Setback: 10 ft min*

BUILDING DISPOSITION (see Table 8)

Edgeward: permitted

Sideyard: permitted

Rearward: permitted

Courtyard: permitted

PRIVATE FRONTAGES (see Table 5)

Common Yard: permitted

Fence & Fence: permitted

Terrace or Lightwell: not permitted

Forecast: not permitted

Shed: not permitted

Shedroom: not permitted

Gallery: not permitted

Arade: not permitted

PRIVATE FRONTAGES (see Table 5)

Common Yard: not permitted

Fence & Fence: permitted

Terrace or Lightwell: permitted

Forecast: permitted

Shed: permitted

Shedroom: permitted

Gallery: permitted

Arade: not permitted

PRIVATE FRONTAGES (see Table 5)

Common Yard: not permitted

Fence & Fence: permitted

Terrace or Lightwell: permitted

Forecast: permitted

Shed: permitted

Shedroom: permitted

Gallery: permitted

Arade: not permitted

BUILDING CONFIGURATION (see Table 7)

Principal Building: 12 stories max

Outbuilding: 12 stories max

PARKING PROVISIONS (see Section 10.25.26)

Front: 0.5 / 1.75 max per unit

For Table 10.25.26 Residential Condominiums: 2.0 max per unit

Single Family House: 1 car garage min, 2 car garage max

Non-residential Function: none min, none max

BUILDING CONFIGURATION (see Table 7)

Principal Building: 14 stories max, 3 min

Outbuilding: 12 stories max

PARKING PROVISIONS (see Section 10.25.26)

Front: 0.5 / 1.75 max per unit

For Table 10.25.26 Residential Condominiums: 2.0 max per unit

Non-residential Function: none min, none max

* or 15 ft from center line of alley

** 10' stands for any stories above those shown, up to the maximum. Refer to setbacks for exact minimum and maximum.

BUILDING CONFIGURATION (see Table 7)

Principal Building: 14 stories max, 3 min

Outbuilding: 12 stories max

PARKING PROVISIONS (see Section 10.25.26)

Front: 0.5 / 1.75 max per unit

For Table 10.25.26 Residential Condominiums: 2.0 max per unit

Non-residential Function: none min, none max

* or 15 ft from center line of alley

** 10' stands for any stories above those shown, up to the maximum. Refer to setbacks for exact minimum and maximum.

Note: Letters on the Table by Lot Occupancy, T Setbacks, etc. refer to the corresponding section in Summary Table 11.

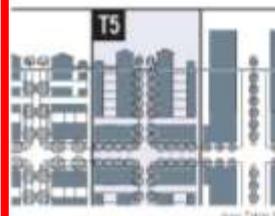
Note: Letters on the Table by Lot Occupancy, T Setbacks, etc. refer to the corresponding section in Summary Table 11.

Note: Letters on the Table by Lot Occupancy, T Setbacks, etc. refer to the corresponding section in Summary Table 11.

TABLE 12D. FORM-BASED CODE GRAPHICS - T5

FORM-BASED CODE

Mission Boulevard Corridor



LOT OCCUPATION (see Table 11a)

Lot Width: 100 ft min / 250 ft max

Lot Coverage: 80% max

SETBACKS - PRINCIPAL BUILDING (see Table 11b)

#1 Front Setback/Principal: 20 ft min / 120 ft max

#2 Front Setback/Secondary: 20 ft min / 120 ft max

#3 Side Setback: 10 ft min / 24 ft max

#4 Rear Setback: 10 ft min*

Frontage Building: 50% min at setback

SETBACKS - OUTBUILDING (see Table 11g)

#1 Front Setback: 40 ft min, 10 ft min, 20 ft min at corner

#2 Side Setback: 10 ft min, 20 ft min at corner

#3 Rear Setback: 20 ft min

BUILDING DISPOSITION (see Table 8)

Edgeward: not permitted

Sideyard: permitted

Rearward: permitted

Courtyard: permitted

PRIVATE FRONTAGES (see Table 5)

Common Yard: not permitted

Fence & Fence: not permitted

Terrace or Lightwell: permitted

Forecast: permitted

Shed: permitted

Shedroom: permitted

Gallery: permitted

Arade: permitted

BUILDING CONFIGURATION (see Table 7)

Principal Building: 16 stories max, 3 min

Outbuilding: 12 stories max

PARKING PROVISIONS (see Section 10.25.26)

Front: 0.5 / 1.5 max per unit

For Table 10.25.26 Residential Condominiums: 2.0 max per unit

Non-residential Function: none min, none max

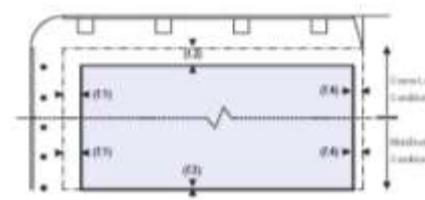
* or 15 ft from center line of alley

** 10' stands for any stories above those shown, up to the maximum. Refer to setbacks for exact minimum and maximum.

Note: Letters on the Table by Lot Occupancy, T Setbacks, etc. refer to the corresponding section in Summary Table 11.

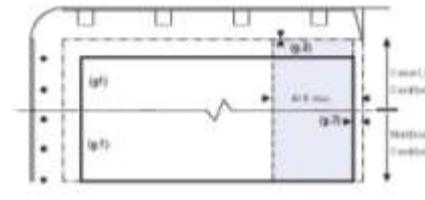
SETBACKS - PRINCIPAL BLDG.

- The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
- Facades shall be built along the Principal Frontage to the minimum specified width in the table.



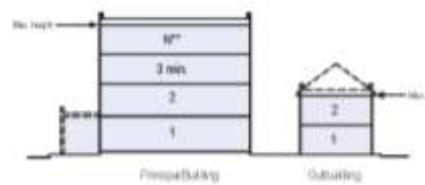
SETBACKS - OUTBUILDING

- The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



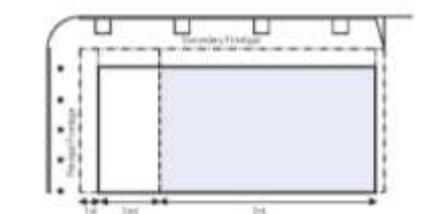
BUILDING CONFIGURATION

- Building height shall be measured in number of stories, excluding Attics and raised basements.
- Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
- Height shall be measured to the eave or roof deck as specified on Table 7.
- Expansion Joints shall be as shown on Table 7.



PARKING PLACEMENT

- Covered and uncovered parking spaces may be provided within the lot as shown in the diagram (see Table 15d).
- Trash containers shall be stored within the third Layer.



Chapter 5: Infrastructure Plan

5 Infrastructure Plan

5.1 Introduction

5.2 Infrastructure and Utility Plan

5.2.1 Existing Conditions: Utilities Analysis

5.2.2 Preferred Plan Alternatives: Utility Infrastructure Demands

5.3 Mobility Plan

5.3.1 Automobile

5.3.2 Bicycle

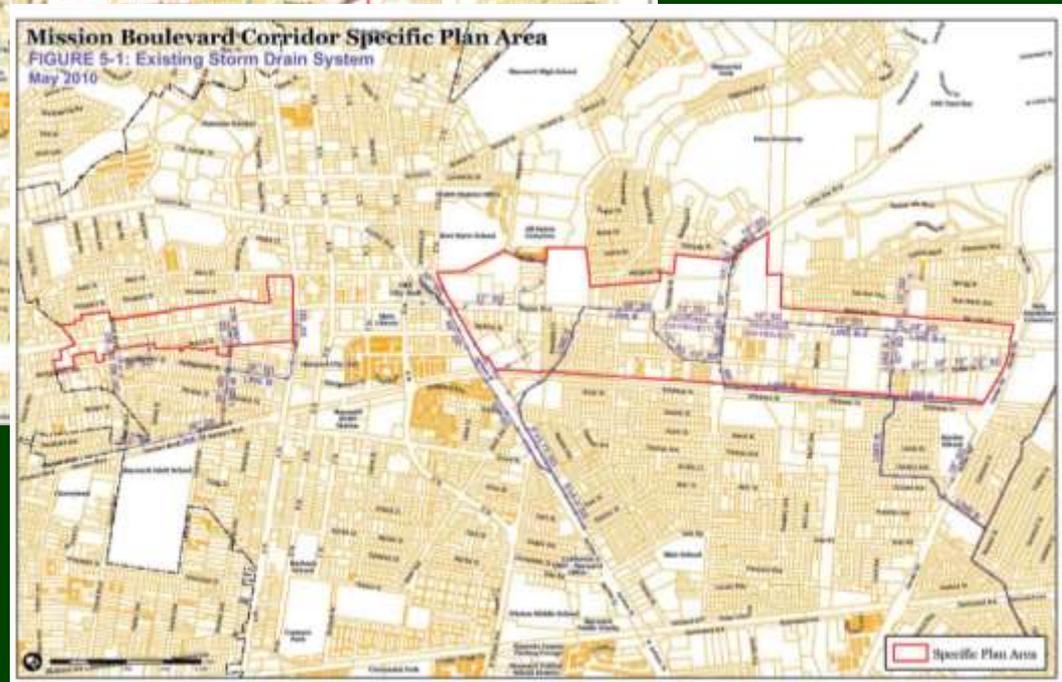
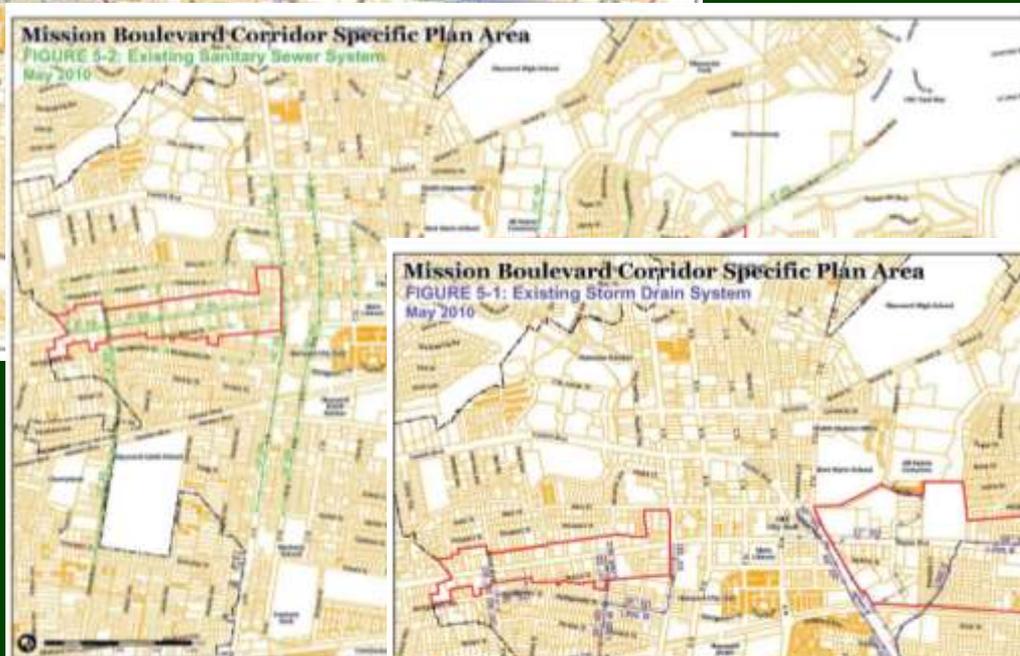
5.3.3 Pedestrian

5.3.4 Transit

5.3.5 Parking & Transportation Demand Management



Infrastructure and Utility Plan



Mobility Plan

Mobility Plan

5.3.1 Automobile

5.3.2 Bicycle

5.3.3 Pedestrian

5.3.4 Transit

5.3.5 Parking & Transportation Demand Management



Chapter 6: Implementation Plan

6 Implementation Plan

6.1 Introduction

6.2 Implementation Steps

6.3 Conceptual Financing Plan for Future Development and Infrastructure

6.3.1 Commercial Development Strategy for the Southern Section

6.3.2 Development Strategy for the Northern Section

6.3.3 Fiscal Impact of Plan Implementation

6.3.4 Financing Concepts

6.3.5 Networking to Identify Appropriate Developers

6.3.6 Marketing to Targeted Developers

6.3.7 A Community Facilities District for Long-Term Fiscal Sustainability



Chapter 6: Implementation Plan

Project Development Program

PROJECTED DEVELOPMENT PROGRAM - BASED ON MARKET AND STRATEGY STUDY¹

	2010-20	2020-30	Total
Residential Units			
Townhomes	36	44	80
Condominiums	80	120	200
Market Rate Apartments	160	220	380
Affordable Apartments	<u>60</u>	<u>80</u>	<u>140</u>
Total Residential Units	336	464	800
Commercial/Industrial SF			
Retail Commercial	100,000	100,000	200,000
Industrial/Service Commercial	<u>40,000</u>	<u>60,000</u>	<u>100,000</u>
Total Commercial/Industrial	140,000	160,000	300,000

¹ Appendix B - Mission Boulevard Market Analysis and Economic Development Strategy, May 2010



Chapter 6: Implementation Plan

Summary of Fiscal Impact Analysis

SUMMARY OF ANNUAL FISCAL IMPACT OF MISSION BOULEVARD SPECIFIC PLAN AND FORM BASED CODE IMPLEMENTATION

Annual Impact in Year	2020	2030
Estimated General Fund Revenue Impact	\$717,148	\$1,667,854
Estimated General Fund Expenditure Impact	(481,096)	(1,127,970)
Net City of Hayward General Fund Impact	\$236,052	\$539,884
Net General Fund Impact with CSD of \$500/unit per year ¹	\$404,052	\$939,884
Tax Increment Impact to Hayward Redevelopment Agency	\$652,159	\$1,799,975

¹ Community Services District (CSD) municipal service fee applied to each new residential unit on a yearly basis



Chapter 6: Implementation Plan

Opportunity Site 1

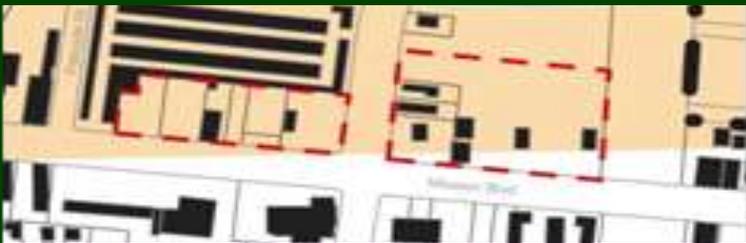
West side of Mission Blvd. between Torrano Ave. to Harder Rd.



Chapter 6: Implementation Plan

Opportunity Site 2

East side of Mission Blvd. at Carlos Bee Blvd.



Chapter 6: Implementation Plan

Opportunity Site 3

West side of Mission Blvd. between Sycamore Ave. and Pinedale Court



Appendix A: Synoptic Survey

Mission Boulevard Corridor Specific Plan - Appendix A



Existing Conditions Analysis and Synoptic Survey for the

Mission Boulevard Corridor Specific Plan
Form-Based Code

April 7, 2010

Prepared by:
Hall Alminana, Inc.



Appendix B: Market Analysis and Economic Development Strategy

Mission Boulevard Corridor Specific Plan - Appendix B



Administrative Draft

**Mission Boulevard Market Analysis and
Economic Development Strategy**

Prepared for

**Hall Alminana and
The City of Hayward
Hayward, California**

Submitted by

AECOM Economics

Formerly Economics Research Associates (ERA)

May 24, 2010

Project No. 18480



Appendix C: Fiscal Impact Analysis

Mission Boulevard Corridor Specific Plan - Appendix C



Project Report

**Mission Boulevard Corridor Specific Plan
Fiscal Impact Report**

Prepared for

**Hall Alminana and
The City of Hayward
Hayward, California**

Submitted by

AECOM Economics (Part of AECOM Technical Services)

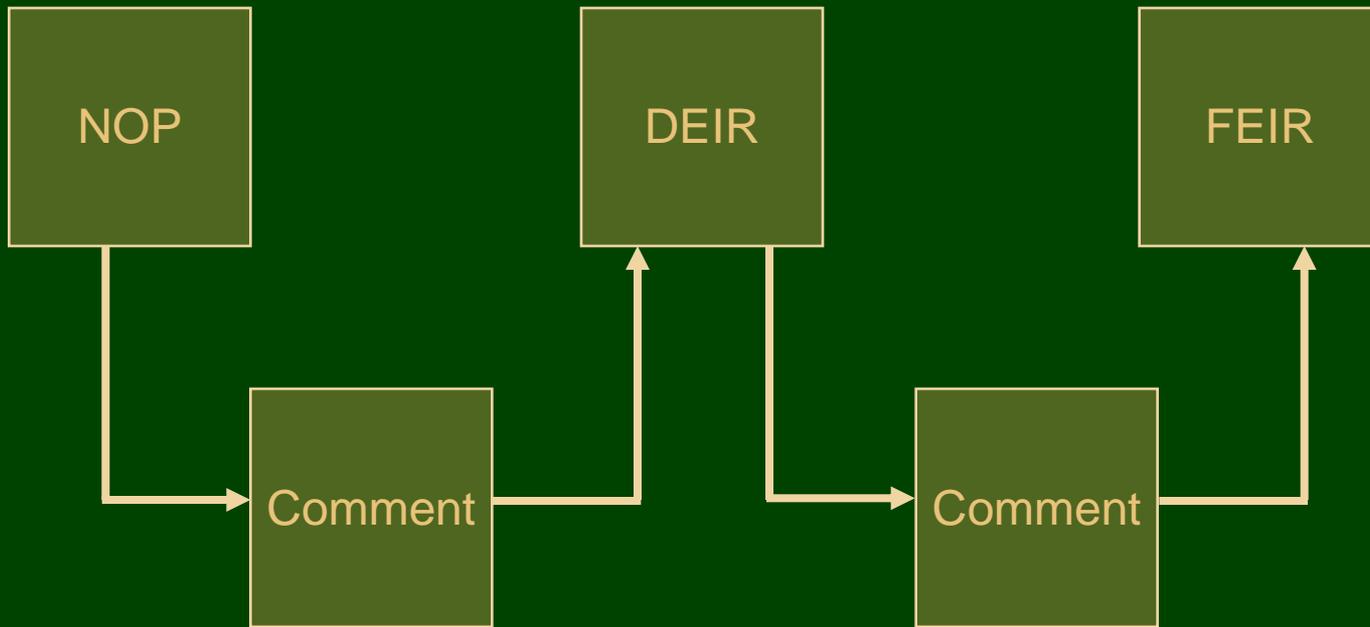
Formerly Economics Research Associates (ERA)

January 3, 2011,

Project No. 18480



CEQA: Preparation of a program-level EIR is underway



Planning Commission

Comments from February 10, 2011
Work Session



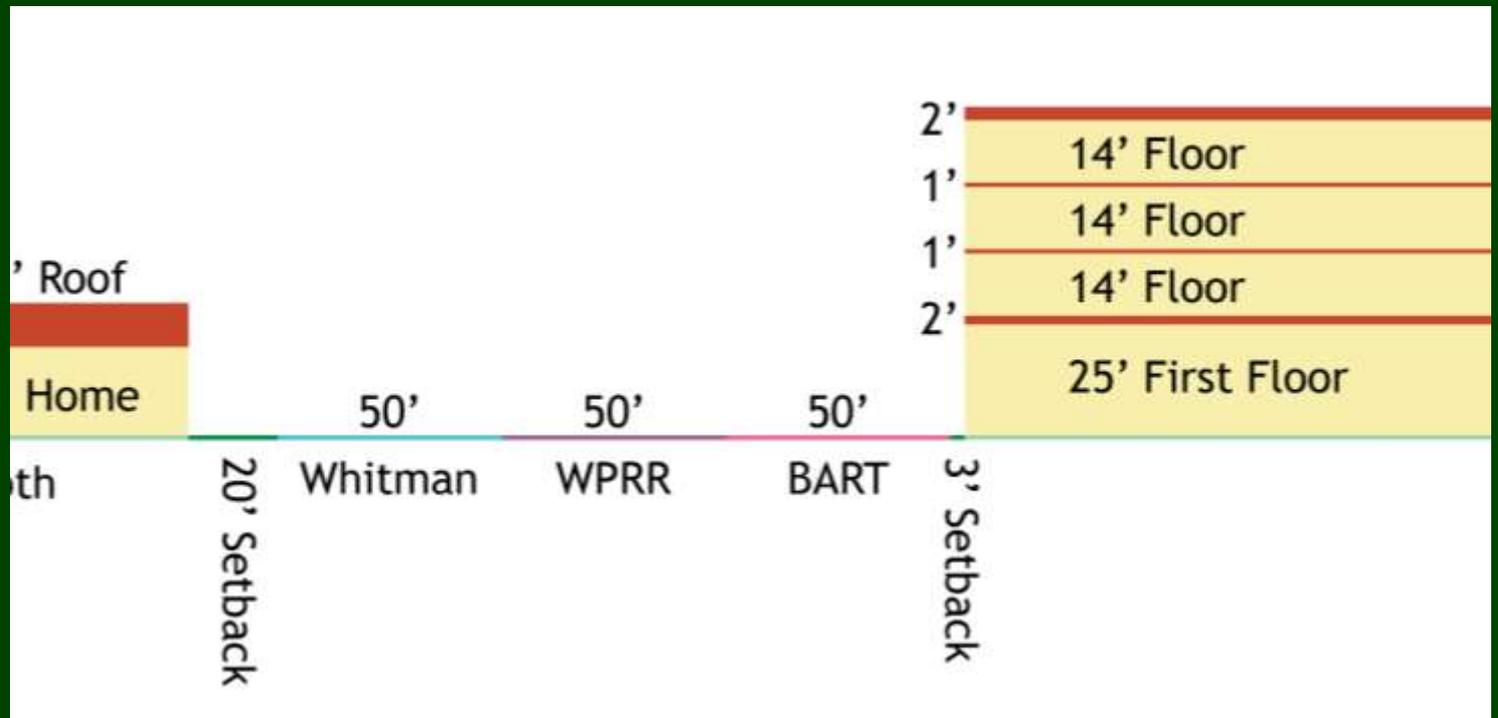
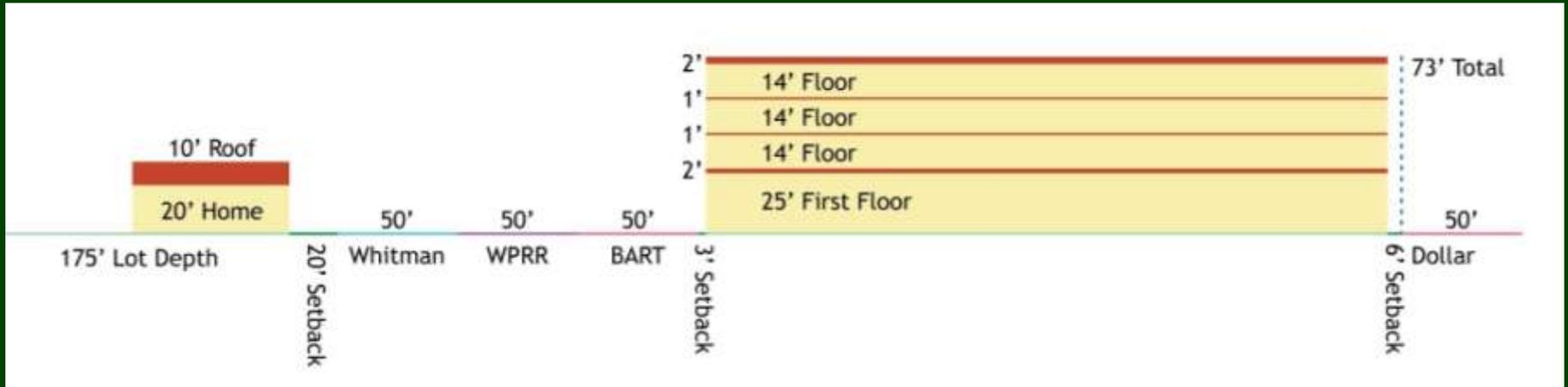
T4-2 Area & Building Heights

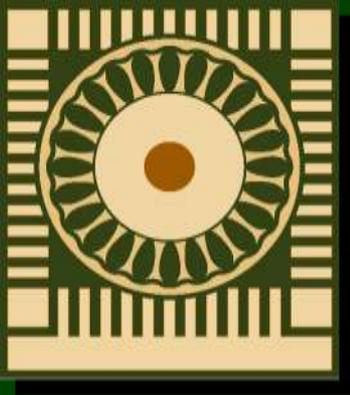


T4-2 Area & Building Heights



T4-2 Area & Building Heights





CITY OF HAYWARD

HEART OF THE BAY

Mission Boulevard Corridor Specific Plan



Erik Pearson, *Senior Planner, City of Hayward*
Laura Hall and Robert Alminana, *Hall Alminana, Inc.*
Development Services Department

