

CITY OF
HAYWARD
HEART OF THE BAY

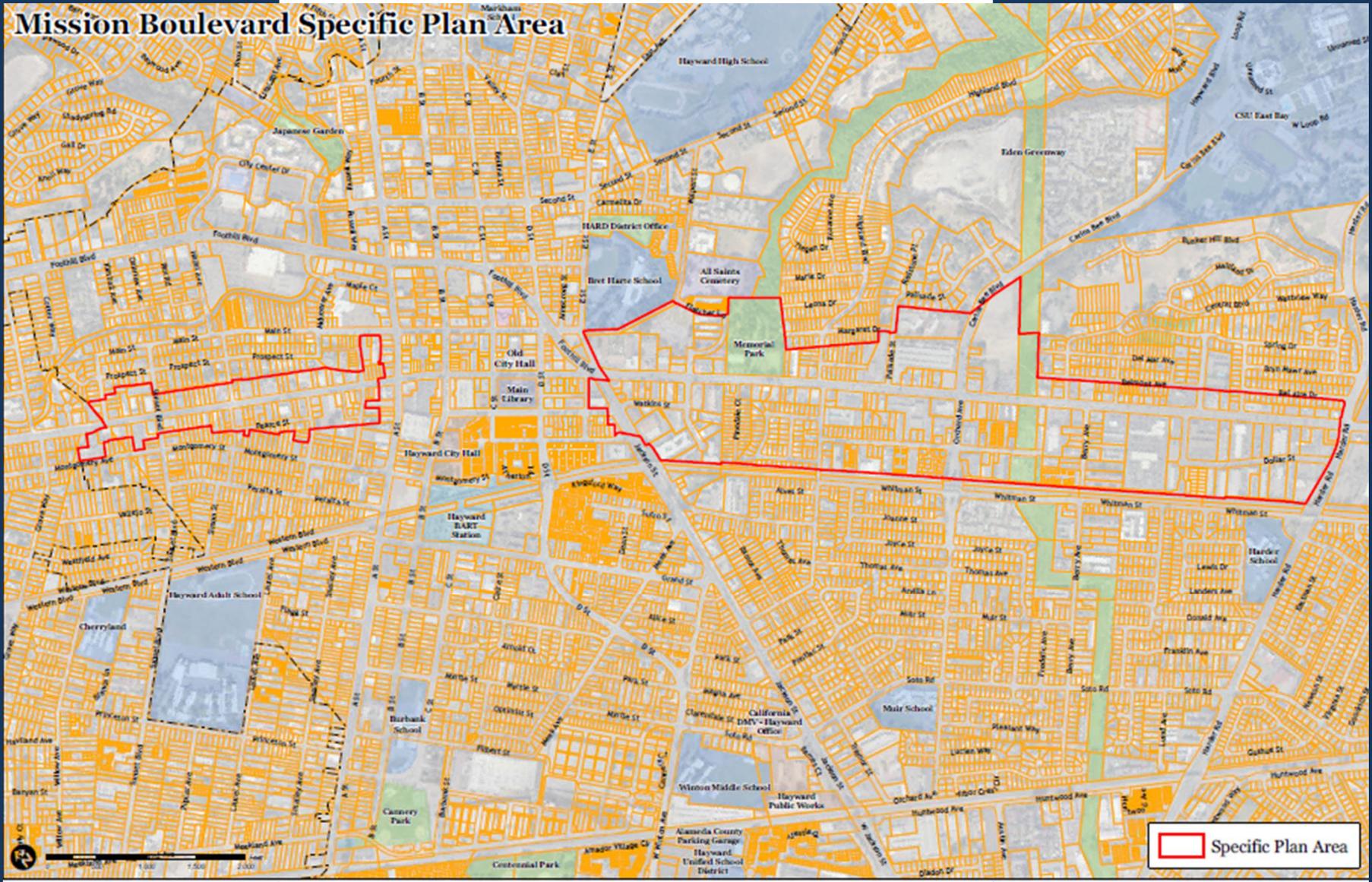
Mission Boulevard Corridor Specific Plan
and Draft Program
Environmental Impact Report (DEIR)

May 23, 2013 Planning Commission Meeting

David Rizk, AICP
Development Services Director



Mission Boulevard Specific Plan Area



Presentation Outline

1. Why adopt the Specific Plan?
2. Background
3. What is a Specific Plan and Form-Based Code?
4. Mission Boulevard Corridor Specific Plan
5. Mission Boulevard Corridor Form-Based Code
6. Draft Program Environmental Impact Report
7. Next Steps



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Why Adopt the Specific Plan?

- Respect existing character of the area
- Seek safe and desirable pedestrian-friendly neighborhoods
- Encourage vibrant commercial uses
- Allow for sufficient densities to support use of public transportation

A high quality, safe, environmentally sustainable future scaled to the pedestrian



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Background

- 11/17/2009 – City Council authorized project
- 4/2010 – Week-long public design charrette
- 6/2010 – Alternative regulating plans presentation
- 2/2011 – Preferred regulating plan presentation
- Mid to late 2011 – Development build out analysis
- 1/2012 – 1/2013 – Traffic impact analysis
- 2/2013 – CEDC discusses Commercial Overlay Zone
- Winter/Spring of 2013 - DEIR



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What is a Specific Plan?

Specific Plan

- The distribution, location, and extent of all **land uses**, including open space.
- The proposed distribution, location, extent, and intensity of major components of **public infrastructure**.
- The **standards and criteria** by which development will proceed.
- A program of **implementation measures**, such as financing measures, policies, regulations, and public works projects.
- A statement of the **relationship of the Specific Plan to the General Plan**.



What is a Form-Based Code?

Form-Based Code

- The distribution, location, and extent of all **land uses**,



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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
 - 1.5.1 Required Contents
 - 1.5.2 Findings of Consistency with the General Plan
- 1.6 Specific Plan Contents

CITY OF HAYWARD



GENERAL PLAN

MISSION BOULEVARD CORRIDOR SPECIFIC PLAN

HAYWARD, CALIFORNIA



APRIL 23, 2013


CITY OF
HAYWARD
CREATING THE BEST



Chapter 2: Vision and Goals

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

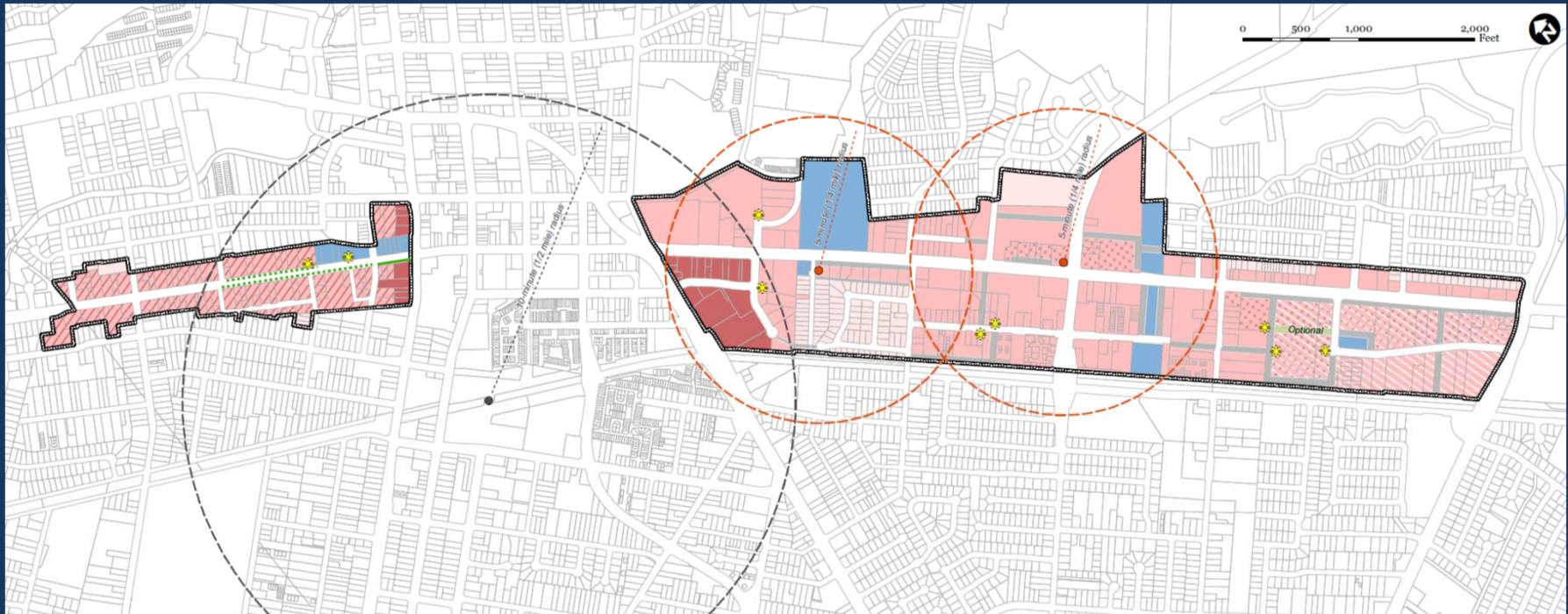
- 2.1 Introduction
- 2.2 For the Community
- 2.3 For the Transect
- 2.4 For the Block and the Building



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 Thoroughfare Plans



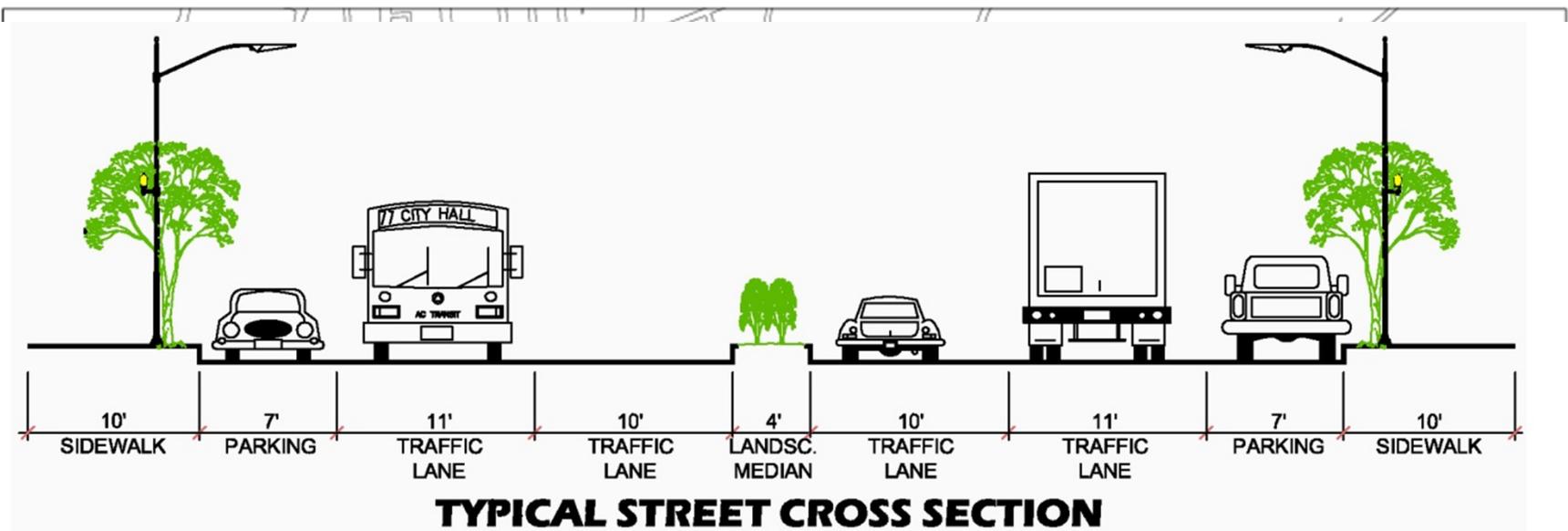
Chapter 3: Thoroughfare Plan

3 Regulating Plan for the Mission Boulevard Corridor Specific Plan Area

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3. Regulating Plan for the Mission Boulevard Corridor Specific Plan Area

Figure 3-2: Thoroughfare Plan



Legend

Project Area	RA-24-24	SL-4-0-25-DR
Parcel	ST-2-4-20-DR	SL-4-5-25-DR
	ST-3-2-20-DR	AV-6-5-35-DR
	ST-4-0-25-DR	AV-8-0-55-DR
	ST-5-0-34-DR	AV-8-5-55-DR
	ST-5-2-40-DR	AV-1-00-54/75-TR
	ST-5-5-34-DR	AV-110-72-DR

The number within a symbol or symbol set shall be required to be used that is approved and signed by the Planning Director.



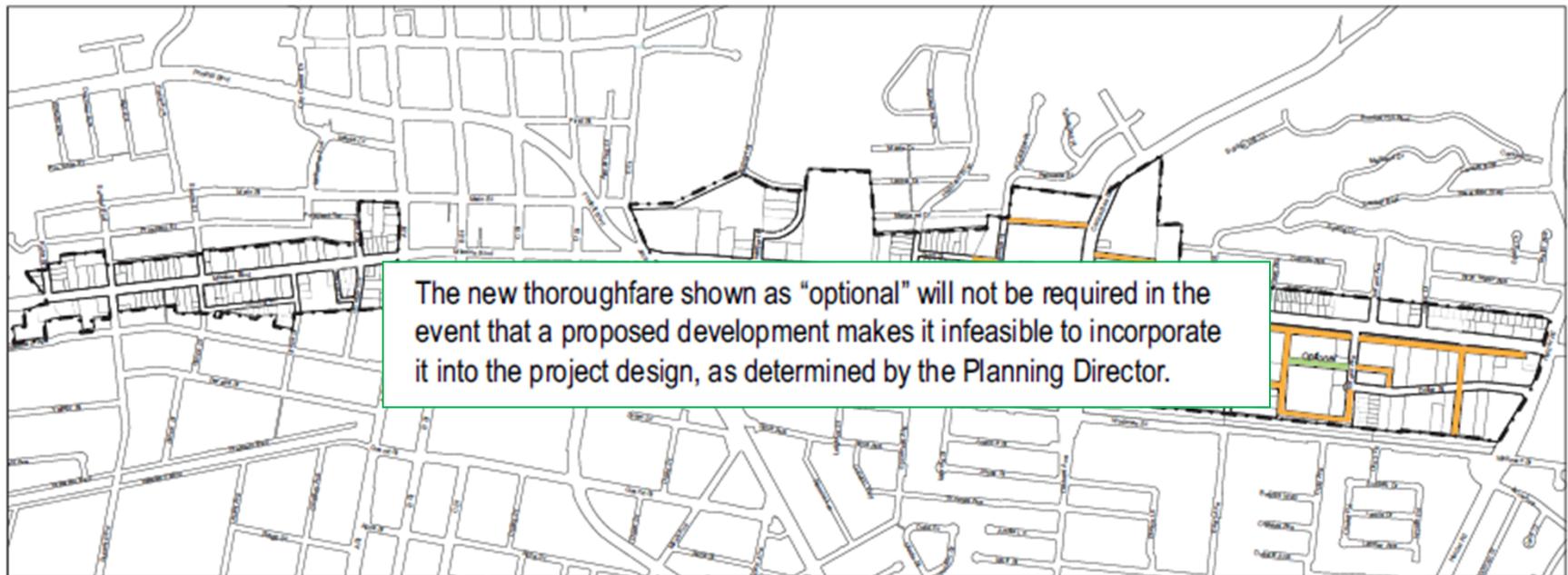
Chapter 3: New Thoroughfare Plan

3 Regulating Plan for the Mission Boulevard Corridor Specific Plan Area

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3. Regulating Plan for the Mission Boulevard Corridor Specific Plan Area

Figure 3-3: New Thoroughfare Plan



Legend

- Project Area
- Parcel
- Existing Thoroughfares
- New Thoroughfares
- Optional New Thoroughfares

The new thoroughfares shown as "optional" will not be required in the event that a proposed development makes it infeasible to incorporate it into the project design, as determined by the Planning Director.



Chapter 5: Infrastructure Plan

5 Infrastructure Plan

5.1 Introduction

5.1.1 Infrastructure Demand, Capacity, and Impacts

5.1.2 Infrastructure Improvements and Costs

5.2 Infrastructure and Utility Plan

5.2.1 Stormwater Infrastructure System, Capacity and Impacts

5.2.2 Wastewater Infrastructure System, Capacity and Impacts

5.2.3 Water Infrastructure System, Capacity, and Impacts

5.2.4 Roadway System, Condition, and Impacts

5.2.5 Infrastructure Improvements and Cost

5.3 Mobility Plan

5.3.1 Automobile

5.3.2 Bicycle

5.3.3 Pedestrian

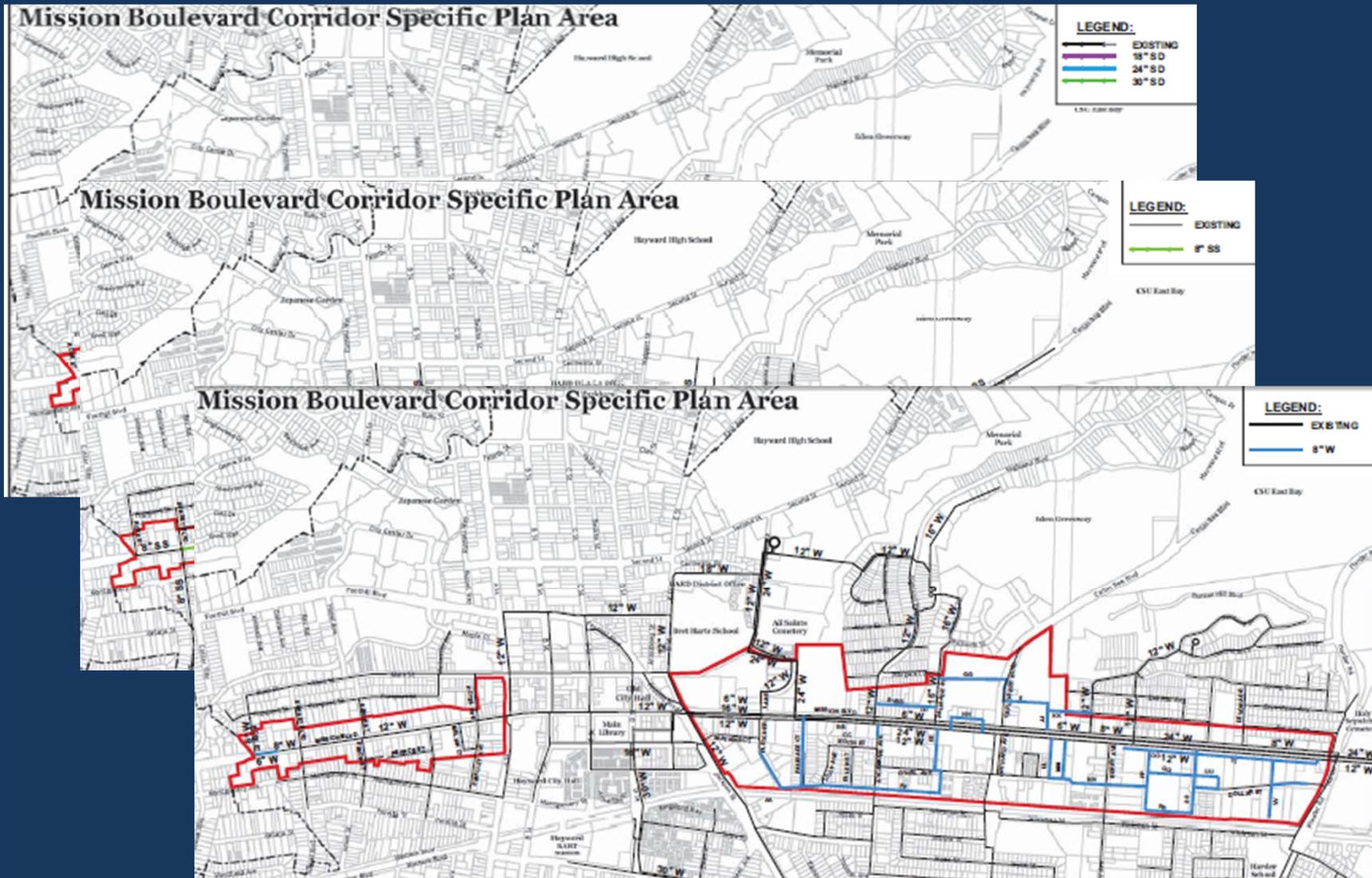
5.3.4 Transit

5.3.5 Parking & Transportation Demand Management

5.3.6 Mission Boulevard, A Street to Rose Street



Chapter 5: Infrastructure Plan



Chapter 6: Implementation Plan

6 Implementation Plan

6.1 Introduction

6.2 Implementation Steps

6.2.1 Regulatory Actions

6.2.2 Infrastructure Improvements

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

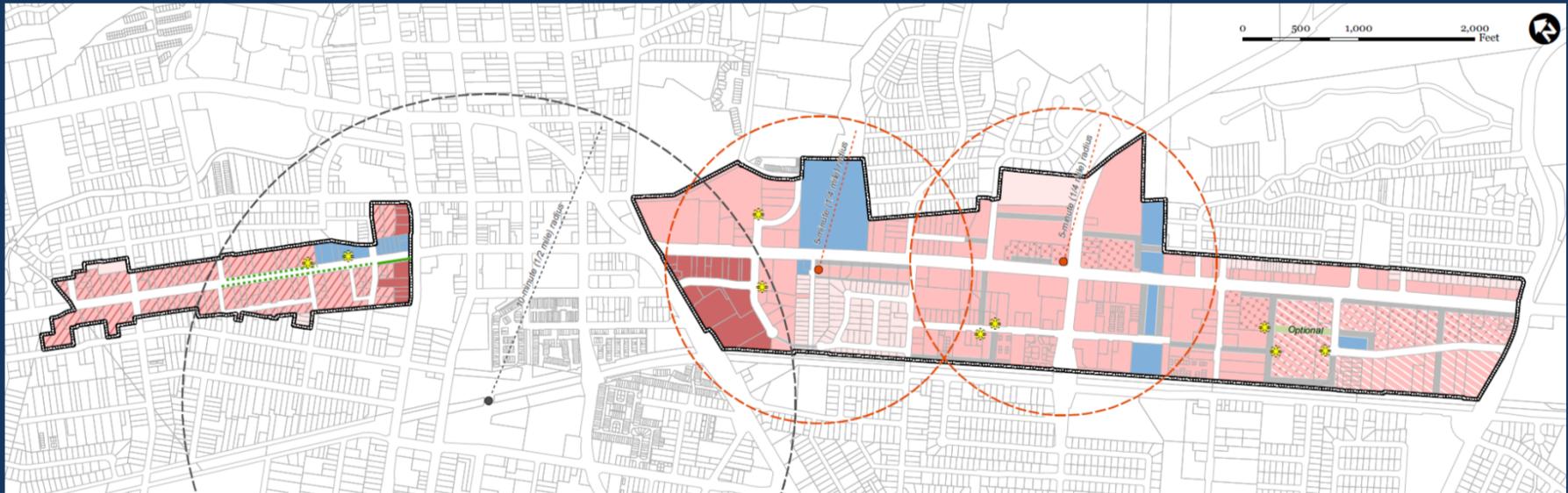


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Chapter 3: Regulating Plan



Form-Based Code Designations

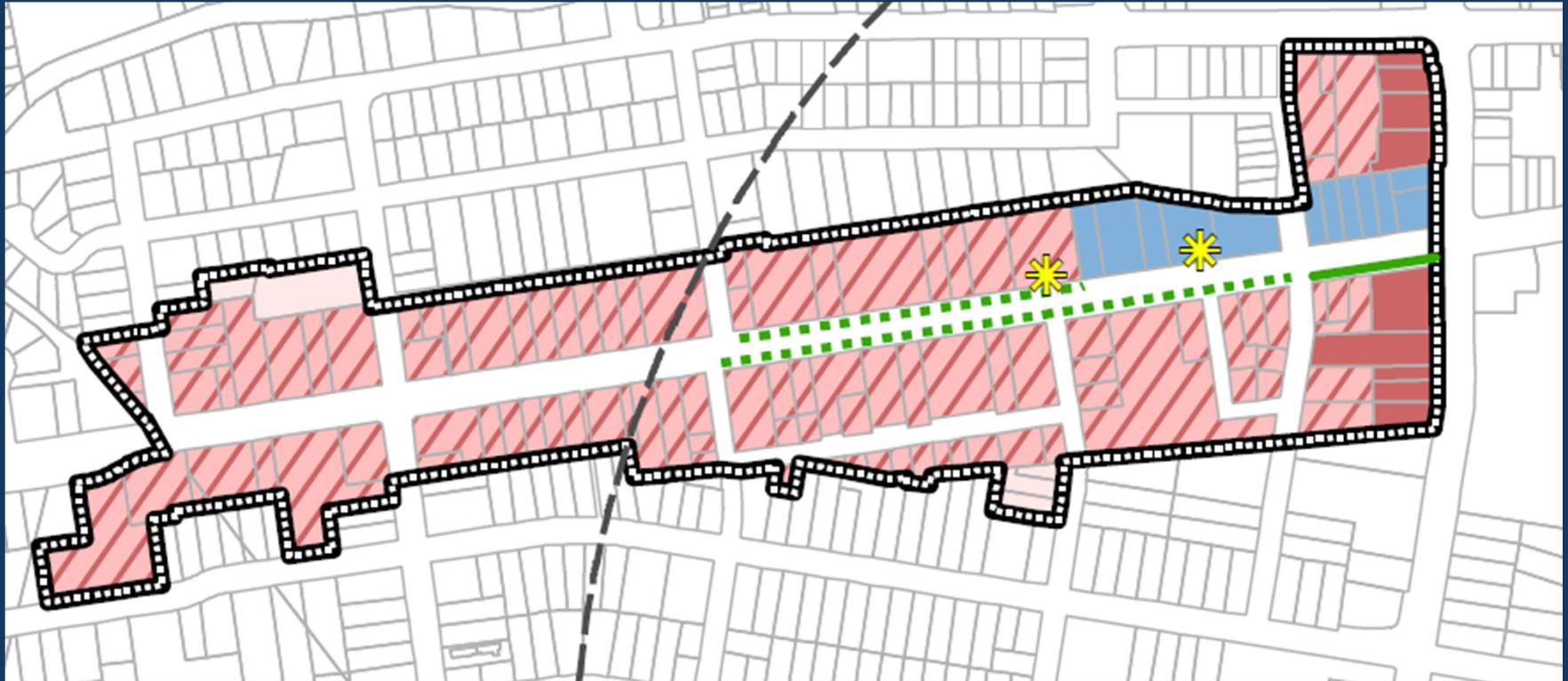
	T3	Sub-Urban Zone, 4.3 min to 17.5 units max/net acre
	T4-1	Urban General Zone, 17.5 min to 35 units max/net acre
	T4-2	Urban General Zone, 17.5 min to 35 units max/net acre
	T5	Urban Center Zone, 35 min to 55 units max/net acre
	CS	Civic Space Zone

Overlays

	Commercial Overlay
	Height Overlay
	Mandatory Shopfront Overlay
	Recommended Shopfront Overlay



Regulating Plan – Northern Section



Form-Based Code Designations

	T3	Sub-Urban Zone, 4.3 min to 17.5 units max/net acre
	T4-1	Urban General Zone, 17.5 min to 35 units max/net acre
	T4-2	Urban General Zone, 17.5 min to 35 units max/net acre
	T5	Urban Center Zone, 35 min to 55 units max/net acre
	CS	Civic Space Zone

Overlays

	Commercial Overlay
	Height Overlay
	Mandatory Shopfront Overlay
	Recommended Shopfront Overlay

Regulating Plan – Middle Section



Form-Based Code Designations

	T3	Sub-Urban Zone, 4.3 min to 17.5 units max/net acre
	T4-1	Urban General Zone, 17.5 min to 35 units max/net acre
	T4-2	Urban General Zone, 17.5 min to 35 units max/net acre
	T5	Urban Center Zone, 35 min to 55 units max/net acre
	CS	Civic Space Zone

Overlays

	Commercial Overlay
	Height Overlay
	Mandatory Shopfront Overlay
	Recommended Shopfront Overlay

Regulating Plan – T4-2 Area



Table 9: Functions (Uses)

TABLE 9: Allowed Functions. This table allocates Functions and permit requirements to Zones within the Code area. See Definitions for descriptions of Functions/Uses and for special requirements.

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

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

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

d. RETAIL	T3	T4-1	T4-2	T5	CS
Alcohol Sales	-	CU	CU	CU	-
Artisan/Craft Production	-	P	P	P	-
Appliance Repair Shop	-	P	P	P	-
Check Cashing & Loans	-	-	-	-	-
Dance/Nightclub	-	-	-	-	-
Equipment Rentals	-	AU	AU	AU	-
Home Occupation	P	P	P	P	-
Indoor Recreation	-	AU	AU	AU	CU
Kennel	-	AU	AU	AU	-
Liquor Store	-	-	-	-	-
Massage Establishment	-	-	-	-	-
Media Production	-	AU	AU	P	-
Pawn Shop	-	-	-	-	-
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	CU
Tattoo Parlor	-	-	-	-	-
Tobacco Specialty Store	-	-	-	-	-
Small Motion Picture Theater	-	P	P	P	CU
Large Motion Picture Theater ₁	-	CU	CU	CU	CU
Live Performance Theater	-	P	P	P	CU

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

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

g. OTHER: AUTOMOTIVE	T3	T4-1	T4-2	T5	CS
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	T3	T4-1	T4-2	T5	CS
Fire Station	CU	P	P	P	P
Hospital	-	AU	AU	AU	AU
Medical/Dental Clinic	-	AU	AU	AU	CU
Mortuary	-	AU	AU	AU	-
Police Station	CU	P	P	P	P

i. OTHER: EDUCATION	T3	T4-1	T4-2	T5	CS
Day Care Center	CU	P	P	P	CU
Day Care Home	P	AU	AU	AU	-
Educational Facilities	-	AU	AU	AU	CU
Vocational School	-	AU	AU	AU	CU

j. OTHER: LIGHT INDUSTRIAL	T3	T4-1	T4-2	T5	CS
Research and Development	-	-	P	-	-
Wholesale	-	-	P	-	-
Manufacturing/Assembly of Clothing	-	-	P	-	-
Woodworking Shop	-	-	P	-	-
Light Manufacturing	-	-	P	-	-

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

1 For properties located within the Commercial Overlay zone, outdoor units are not permitted on the ground floor.
 2 Massage establishments are only permitted where mandated by State law.
 3 An application for conditional use permit for a large motion picture theater shall be accepted if by a body acceptable to the Planning Director describing the structure if on the lowest level. The Director of the center of another large motion picture theater.



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Draft Program Environmental Impact Report

1. No unavoidable significant impacts

- Requires elimination of parking along Sunset near intersection of Mission and Sunset

2. Mitigation Measures for:

- Air Quality Impacts within 500 feet of Mission and Jackson (HVAC systems or Health Risk Assessment)



Council Feedback on:

1. Slip lane
2. Commercial overlay zone (north of Harder and at Carlos Bee)
3. Height overlay zone north of A Street
4. Mission Boulevard reconfiguration north of A Street



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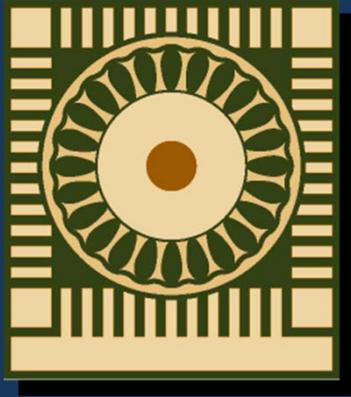
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Next Steps

- May 23, 2013: Planning Commission public hearing on DEIR and Specific Plan
- May 31, 2013: End 45-day Public Review Period for DEIR
- June 27, 2013: Planning Commission Hearing on Final EIR and Specific Plan
-
- July 9, 2013: City Council Hearing – Introduce Ordinance and Adopt Resolution
-
- July 23, 2013 City Council Hearing – Final Adoption





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