

CITY OF
HAYWARD
HEART OF THE BAY

**Mission Boulevard Corridor Specific Plan
and EIR**

**City Council Public Hearing
October 22, 2013**

**David Rizk, AICP
Director of Development Services**



Overview of Presentation

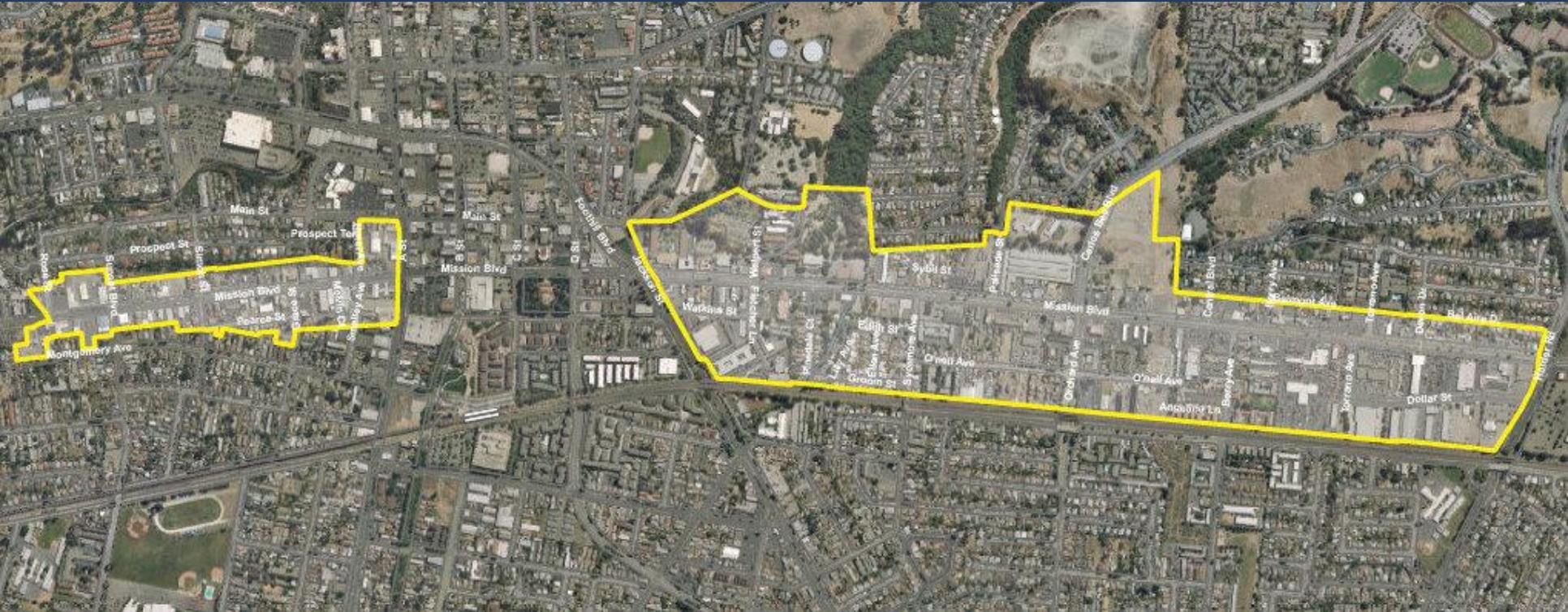
*Mission Blvd Corridor
Specific Plan*

- **Overview of Specific Plan**
- **Overview of Form-Based Code (Chpt. 4 of Specific Plan)**
- **Environmental Impact Report (EIR)**
- **Staff Recommendation**



Plan Area

Mission Blvd Corridor Specific Plan



Overview of Specific Plan

*Mission Blvd Corridor
Specific Plan*

- Chapter 1: Introduction
- Chapter 2: Vision and Goals
- Chapter 3: Regulating Plan
- **Chapter 4: Form-Based Code**
- Chapter 5: Infrastructure Plan
- Chapter 6: Implementation Plan

Four Appendices



Elements of the Form-Based Code

*Mission Blvd Corridor
Specific Plan*

- Transect Zones
 - T3 (Suburban): 4.3 to 17.5 units per acre
 - T4-1 & T4-2 (Urban General): 17.5 to 35 units per acre
 - T5 (Urban Center): 35 to 55 units per acre
- Civic Space (CS) Zone
- Special Requirements
 - Height Overlay Area
 - Commercial Overlay Areas
 - Mandatory Shopfront Frontage
 - Recommended Shopfront Frontage
 - Terminated Vistas



Regulatory Plan – Southern Portion

Mission Blvd Corridor Specific Plan



Mission Blvd Specific Plan Area	Sample Walking Distances	Form-Based Code Designations	Overlays
Parcels	10-Minute (1/2 Mile) Radius	T3 Sub-Urban Zone, 4.3 min to 17.5 units max/net acre	Commercial Overlay
Terminated Vista	5-Minute (1/4 Mile) Radius	T4-1 Urban General Zone, 17.5 min to 35 units max/net acre	Height Overlay
Hayward BART Station	Walking Distance Sample Point	T4-2 Urban General Zone, 17.5 min to 35 units max/net acre	Mandatory Shopfront Overlay
		T5 Urban Center Zone, 35 min to 55 units max/net acre	Recommended Shopfront Overlay
		CS Civic Space Zone	



Incentives for Dedicating New Thoroughfares or Land for Civic Space Zone

*Mission Blvd Corridor
Specific Plan*

Residential Development:

- One additional story in height.
- Four additional units per one acre of dedicated land or one hundred feet of new thoroughfare.
- Priority processing of applications.

Non-Residential Development:

- Waiver of planning application fees.
- Priority processing of applications.



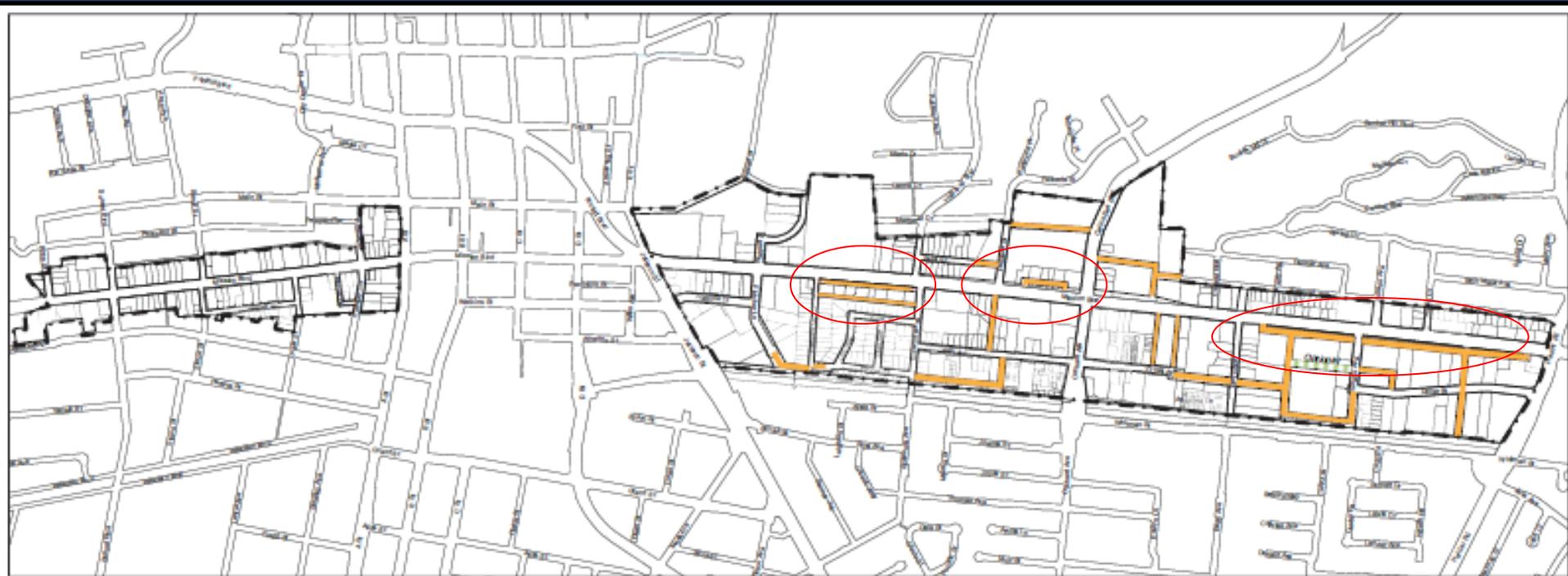


Figure 4-3: New Thoroughfare Plan

- Project Area
- ▭ Parcels
- ▬ Existing Thoroughfares
- ▬ New Thoroughfares
- ▬ Optional New Thoroughfares required with new development unless deemed infeasible to accommodate a large single use building.



Slip Lane – Pinedale Court Area

Mission Blvd Corridor Specific Plan



Slip Lane – Mission @ Carlos Bee

Mission Blvd Corridor
Specific Plan



Slip Lane – Dollar Street Area

Mission Blvd Corridor Specific Plan



Regulatory Plan – Northern Portion

Mission Blvd Corridor Specific Plan



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Functions or Uses

Chapter 4 - Form-Based Code

SEC.10-25.300 Standards and Tables

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	-	-
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 ²	-	-	-	-	-
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 ³	-	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

f. 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	-

f. 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

f. 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

f. 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

AU = ADMINISTRATIVE USE PERMIT

P = BY RIGHT

CU = CONDITIONAL USE PERMIT

¹ For properties located within the Commercial Overlay zone, residential units are not permitted on the ground floor.

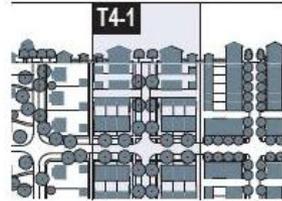
² Massage establishments are only permitted where mandated by State law.

³ An application for conditional use permit for a large motion picture theater shall be accompanied by a study acceptable to the Planning Director documenting the absence of negative impact upon the Downtown of the opening of another large motion picture theater.



Table 12-C: T4-1 Standards

TABLE 12C: Form-Based Code Graphics for T4-1 Zone.



(see Table 1)

e. LOT OCCUPATION (see Table 11, item e)

Lot Width	18 ft min 120 ft max.
Lot Coverage	80% max

f. SETBACKS - PRINCIPAL BUILDING (see Table 11, item f)

(f.1) Front Setback Principal	6 ft. min. 24 ft. max.
(f.2) Front Setback Secondary	6 ft. min. 24 ft. max
(f.3) Side Setback	0 ft. min.
(f.4) Rear Setback	3 ft. min.*
Frontage Buildout	60% min at setback

g. SETBACKS - OUTBUILDING (see Table 11, item g)

(g.1) Front Setback	20 ft. min. = bldg. setback
(g.2) Side Setback	0 ft. min.; 6 ft. min. at corner
(g.3) Rear Setback	3 ft. min.

h. BUILDING DISPOSITION (see Table 8)

Edgeyard	permitted
Sidyard	permitted
Rearyard	permitted
Courtyard	permitted

i. PRIVATE FRONTAGES (see Table 5)

Common Yard	not permitted
Porch & Fence	permitted
Terrace or Lightwell	permitted
Forecourt	permitted
Stoop	permitted
Shopfront	permitted
Gallery	permitted
Arcade	not permitted

Refer to Summary Table 11

j. BUILDING CONFIGURATION (see Table 7)

Principal Building	4 stories max, 2 min
Outbuilding	2 stories max.

PARKING PROVISIONS (see Section 10-25.245)

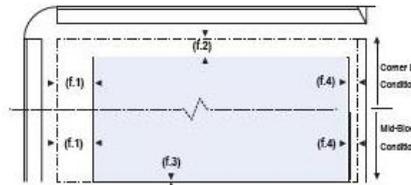
Rental DU: 1.75 max per unit
For Sale DU/Residential Condominium: 2.0 max per unit
Non-residential Function: no min - no max

(*) or 15 ft. from center line of alley; (**) "N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

(Note 1): Letters on the Table (e. Lot Occupation, f. Setbacks, etc.) refer to the corresponding section in Summary Table 11. (Note 2): Refer to Section 10-25.275 (h) regarding a street dedication bonus for density and height. (Note 3): For bicycle parking provisions, see Table A1 Bicycle Parking Requirements

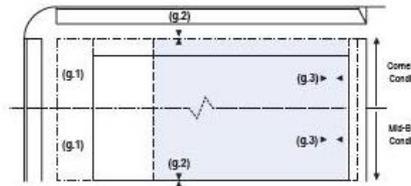
SETBACKS - PRINCIPAL BLDG

- 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.



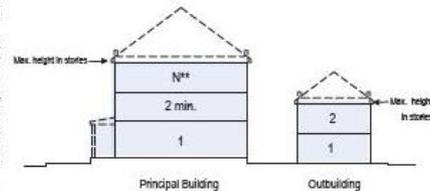
SETBACKS - OUTBUILDING

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



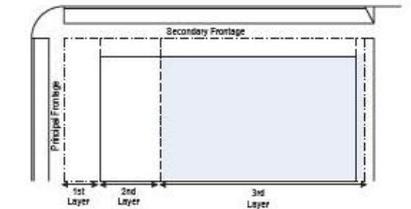
BUILDING CONFIGURATION

- 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 floor, except for a first floor Commercial function which must be a minimum of 14 ft with a maximum of 25 ft.
- Height in number of stories shall be measured to the eave or roof deck as specified on Table 7.
- See Table 7 for overall maximum building height.



PARKING PLACEMENT

- Covered and uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 15, item 4).
- Trash containers shall be stored within the third Layer.



Mission Blvd Corridor Specific Plan



Appendices/Technical Studies

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Specific Plan*

- Synoptic Survey (Appendix A)
- Market Analysis (Appendix B)
- Fiscal Impact Analysis (Appendix C)
- Parking and Transportation Demand Management Strategies (Appendix D)



CEQA - No Significant Unavoidable Impacts

*Mission Blvd Corridor
Specific Plan*

- Three comments letters received on Draft EIR
 - Office of Planning & Research
 - Caltrans
 - AC Transit
- The Final EIR:
 - Describes non-substantive revisions to Specific Plan
 - Includes no new or different impacts or mitigations
 - Includes mitigation, monitoring & reporting program

Mitigation Measures:

- Air Quality Mitigation (within 500 feet of Mission Blvd and Jackson Street)
- Archaeological Resources



T3 Zoning and General Plan Land Use Designation

Mission Blvd Corridor Specific Plan



T3 Zoning and General Plan Land Use Designation

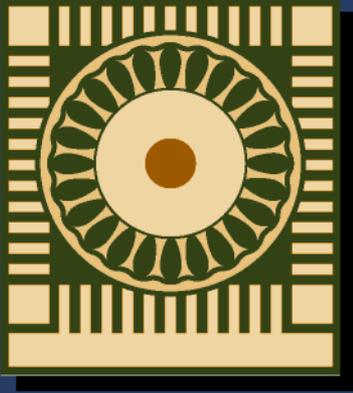
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- Change recommended General Plan Land Use Designation from Sustainable Mixed Use (SMU) to Low Density Residential (LDR) for those properties proposed for T3 (Suburban) zoning in the Form-Based Code
- Change residential density range for SMU from 4.3 to 100 units per acre to **17.5** to 100 units per acre



- Adopt the attached resolution to:
 - Certify the Program Environmental Impact Report and MMRP;
 - Adopt the Specific Plan;
 - Amend the General Plan Land Use Map;
 - Approve a Text Amendment to Appendices C and D of the General Plan
- Introduce two Ordinances to:
 - Approve a Zoning Map Amendment per the Form-Based Code;
 - Approve a Text Amendment to the Muni Code for the Form-Based Code





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