Mission Boulevard Corridor Specific Plan

David Rizk, AICP
Director of Development Services

Development Services Department
Plan Area

Mission Blvd Corridor
Specific Plan
Elements of the Form-Based Code

- Transect Zones
  - T3, T4-1, T4-2, T-5
- Civic Spaces Zone
- Thoroughfare Plans
- Special Requirements
  - Height Overlay Areas
  - Commercial Overlay Areas
  - Mandatory Shopfront Frontage
  - Recommended Shopfront Frontage
  - Terminated Vista
New Zoning South

Mission Blvd Corridor
Specific Plan

Sample Walking Distances
- 10-Minute (¼ Mile) Radius
- 5-Minute (¼ Mile) Radius

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

Mission Blvd Specific Plan Area
Parcels
Terminated Vista
Hayward BART Station
Walking Distance Sample Point

HAYWARD
New Zoning North

Mission Blvd Corridor
Specific Plan

Sample Walking Distances
- 10-Minute (1/4 Mile) Radius
- 5-Minute (1/4 Mile) Radius

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
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Overlays
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- Height Overlay
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Mission Blvd Specific Plan Area
Parcels
Terminated Vista

Hayward BART Station
Walking Distance Sample Point

Rose St
Prospect St
Main St
Hotel Ave
Smaley Ave

Mission Blvd
Pearce St
Grace Ct

Hayward
Street Cross Sections

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FRONTAGE ROAD (SLIP LANE)
PARALLEL PARKING
TYPICAL CROSS SECTION
Between Pinedale St. and Sycamore Ave.
Street Cross Sections

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Specific Plan

Street Cross Section Diagram

- EXISTING R/W
- 10' (E) SIDEWALK
- 37'
- NEW R/W

FRONTAGE ROAD (SLIP LANE)
DIAGONAL PARKING
TYPICAL CROSS SECTION
Between Palisade St. and Carlos Bee Blvd.
Street Cross Sections

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Specific Plan

Frontage Road (Slip Lane)
Diagonal Parking
Typical Cross Section
Between Carlos Bee Blvd. and Harder Road

Hayward
Incentives for Dedicating New Thoroughfares or Land for Civic Space Zone

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.
# Functions or 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.

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**NOTE:**
- P = BY RIGHT
- CU = CONDITIONAL USE PERMIT
- AU = ADMINISTRATIVE USE PERMIT

1. For properties located within the Commercial District 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 permits 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 7: Building Configuration. This table shows the Configurations for different building heights for each Transect Zone. Expression Lines shall occur on buildings higher than 4 stories as shown. The maximum height in number of stories is as specified in Table 11, item 1.

**Height**

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*Height shall be measured from the midpoint of the Frontage line. First floor may be 3 ft. max. above Frontage line measured from the midpoint of the Frontage line.*
T4-1 Standards

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

- LOT OCCUPATION: (see Table 11, item e)
  - Lot Standard: 160 ft min. 200 ft max.
  - Lot Coverage: 60% max.

SETBACKS - PRINCIPAL BUILDING (see Table 11, item f)
1. Front Setback: Principal 50 ft, min. 54 ft max.
2. Side Setback: Principal 40 ft min., 30 ft max.
3. Rear Setback: Principal 15 ft min., 10 ft max.

- PRINCIPAL BUILDING: 300% min. at setback.

SETBACKS - OUTBUILDING (see Table 11, item g)
1. Front Setback: 200 ft min. a. 60 ft max.
2. Side Setback: 10 ft min., 8 ft max. at corner.
3. Rear Setback: 15 ft min.

BUILDING CONFIGURATION (see Table 11)
1. Principal Building: 4 stories max., 2 min
2. Outbuilding: 2 stories max.

MAXIMUM FLOOR AREA: 1,740 sq ft per unit

PRIVATE FRONTAGES (see Table 11)
- Common Yard: Not permitted
- Front Yard: Permitted
- Sidewalk: Permitted
- Courtyard: Permitted

PRIVATE FRONTAGES (see Table 11)
- Common Yard: Not permitted
- Front Yard: Permitted
- Sidewalk: Permitted
- Courtyard: Permitted
- Avant: Not permitted

Note: Refer to Summary Table 11

BUILDING CONFIGURATION: (see Table 11)
1. Principal Building: 4 stories max., 2 min
2. Outbuilding: 2 stories max.
3. Parking Provision: (see Section 10-02-240)

MOUNTAIN VIEW Residential: 2.3 max per unit
Non-residential: 1.1 max per unit

(1) 1-15 ft, (2) 16-30 ft, (3) 30-45 ft, (4) 45-60 ft, (5) 60-100 ft

Note: The above setbacks apply to any structure above the shown, up to the maximum.

Building height shall be measured from the finished floor to the finished floor, except for a flat roof commercial function, which must be a minimum of 16 ft with a maximum of 25 ft.

Height in number of stories shall be measured to the eaves or roof deck as specified on Table 7.

Size Table 7 for overall maximum building height.

CLUDED PARKING SPACES MAY BE PROVIDED WITHIN THE BUILDING AS SHOWN IN THE ASSEMBLY (see Table 10, item e).
Technical Studies

Mission Blvd Corridor 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

- 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
Staff Recommendation

Recommend that the City Council:

- Certify the Program Environmental Impact Report and MMRP;
- Approve the Specific Plan, including the Form-Based Code;
- Amend the General Plan Land Use Map (Sustainable Mixed Use (SMU) or Public/Quasi-Public (P/QP));
- Approve a Text Amendment to Appendices C and D of the General Plan;
- Approve a Zoning Map Amendment per the Form-Based Code;
- Approve a Text Amendment to the Muni Code for the Form-Based Code