

CITY OF
HAYWARD
HEART OF THE BAY

Draft
**South Hayward BART/Mission
Boulevard Form-Based Code**

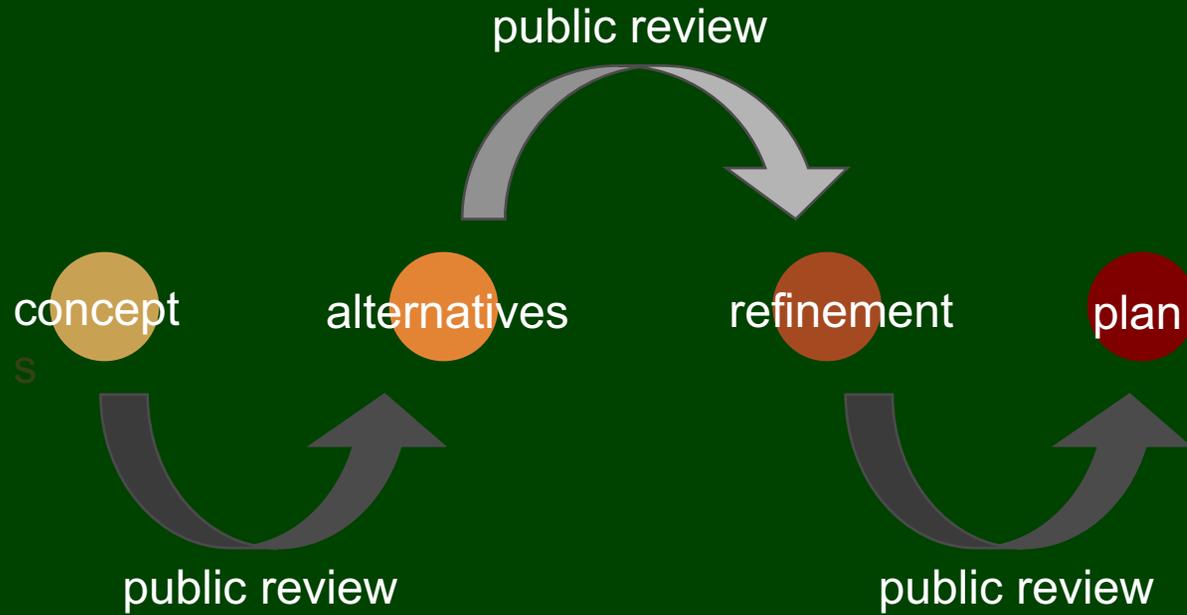
David Rizk, *Development Services Director*
Laura Hall and Robert Alminana, *Hall-Alminana*
Development Services Department



PROJECT AREA – 240 acres



COMMUNITY ENGAGEMENT PROCESS



VISUAL PREFERENCE SURVEY



VISUAL PREFERENCE SURVEY



VISION FOR VALLE VISTA COMMUNITY CENTER



VISION FOR LINEAR CREEK PARK ALONG BART



VISION FOR DIXON STREET



MORE ABOUT THE CHARRETTE PROCESS

South Hayward BART / Mission Boulevard Form-Based Code

The Charrette Process and Form-Based Codes

Benefits of the Charrette Process

The charrette is a design process that takes place in the community where the project will be located and in the presence of those planning and affecting the outcome. The process includes sponsored by engaging ongoing experience during the design of community facilities - the content of design completion.

The principal advantage of a charrette is the efficiency of the process, the sense which it retains and the active response to problems and opportunities. Ultimately, the purpose of a charrette is to gain those concerned through participation to make a shared decision.



Project Timeline



Benefits of Form-Based Codes

Form-based codes are built to encourage building styles that take the design of streets and public spaces seriously in the design of private buildings and lots.

It is the high quality of these interventions - the connection between public and private buildings - that makes great streets possible.

The South Hayward BART Station Regional Form-Based Code will contain the following elements, all determined by the quality of the public discussion:

- Regulating Plan:** A plan of the regulated area designating the location where different building forms are to be applied. These include an overall street context and a lot-by-lot plan of the regulated area.
- Building Form Guidelines:** A guideline describing the architectural features and form of buildings that define the public realm.
- Street Guidelines:** Guidelines for streets, sidewalks, public transit, etc.

What does Success look Like?

In the words of Community members:

"There will be public places that will keep us together instead of places that push us apart."




"I can give up one of my cars because I'll be able to safely walk to shops, services and BART."




"It's safer."




Example of Gradual Development

These three concept drawings illustrate how the area around Mission Boulevard station could develop over time, incorporating form-based codes and a mix of uses in a controlled, staged way that would be consistent with the overall planning and design vision for the project.



Why Block Perimeter Matters

Block perimeter is defined as the boundary between all lots that combine to form a city block.

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Volunteer Contributions

A number of local citizens, including a local business, an architect, a planner, and a number of other planning and community members, have contributed to the project through the design team. Their drawings are below.





The Regulating Plan

Contents of the Plan

The Regulating Plan (RRP) defines in detail a map that controls the following design elements:

- **Transect system**
- **Block layout**
- **Building form recommendations**

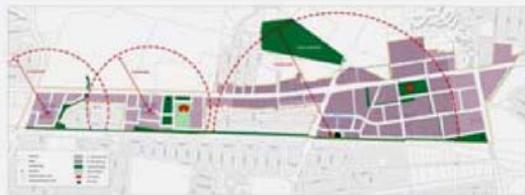
The Regulating Plan (RRP) defines in detail a map that controls the following design elements:

T4 and T5 Transect Zones

The South Hayward BART light rail station requires urban form and design guidelines that are consistent with the vision for the area as defined in the plan.

- T4 General Urban Zone** - consists generally of higher density urban buildings that are architecturally differentiated by building materials and architectural details. It has a high degree of human, architectural and geographic building with a mix of building heights and styles.
- T5 Urban Center Zone** - consists generally of higher density urban buildings that are architecturally differentiated by building materials and architectural details. It has a high degree of human, architectural and geographic building with a mix of building heights and styles.

About the Transect



The Transect is a continuous series of urban forms that are defined by the density and height of buildings, the width of streets, and the amount of open space. The Transect is a series of urban forms that are defined by the density and height of buildings, the width of streets, and the amount of open space.



PROJECT FIRM

HALL ALMINANA
The City of Hayward
December 2009

CHARITABLE DONORS

September 10 - October 4, 2009

URBAN DESIGN TEAM

HALL ALMINANA, INC.
Lester Hall
Richard Alminana
Tina Hall

ARCHITECTURE
Lester Hall
Richard Alminana
Tina Hall

PLANNING & DESIGN
Lester Hall
Richard Alminana
Tina Hall

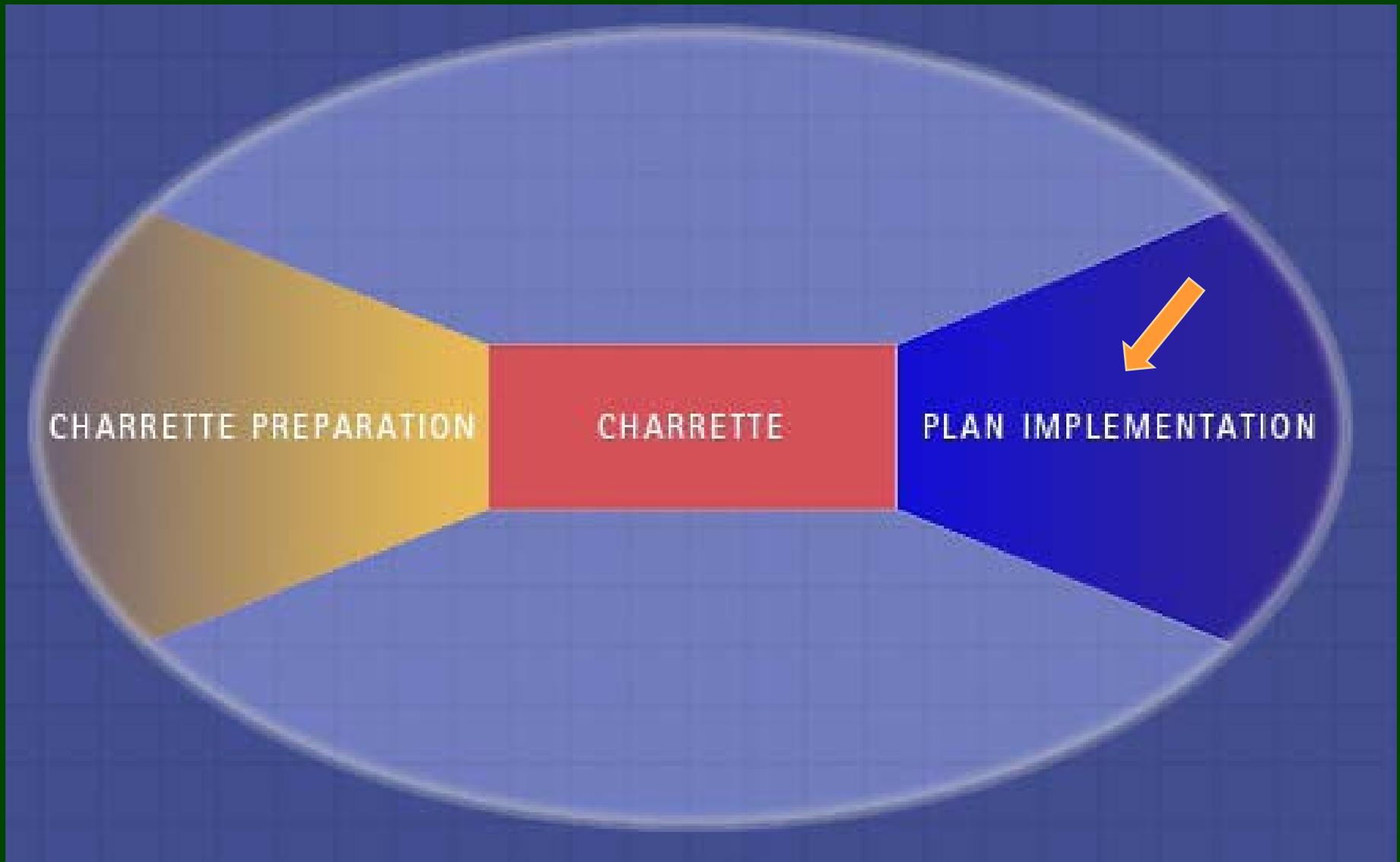
COMMUNITY'S KNOWLEDGE ACQUISITION

If you would like more information about the South Hayward BART station, please contact the South Hayward BART station project manager at (925) 286-1000.

HAYWARD
CITY OF THE BAY

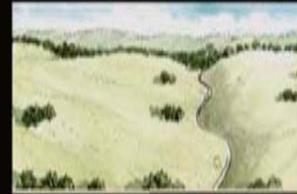


WHERE WE ARE NOW



SOUTH HAYWARD BART/
MISSION BOULEVARD
HAYWARD, CALIFORNIA
FORM-BASED CODE

MARCH 3, 2010, DRAFT



T1



T2



T3



T4



T5



Municipal Code

Chapter 10

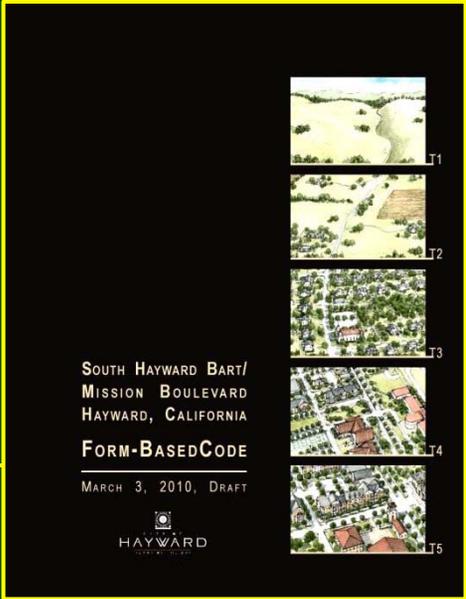
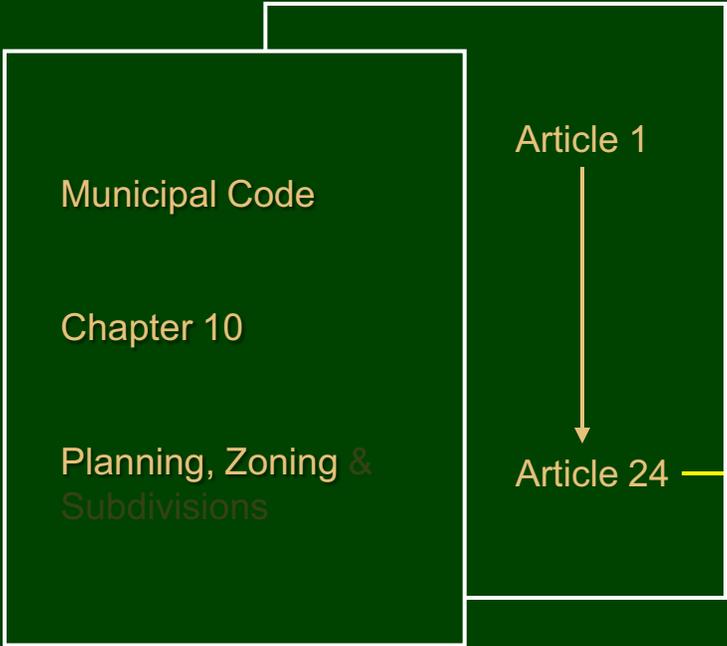
Planning, Zoning &
Subdivisions

Article 1



Article 24





REDUCED # OF ZONING CATEGORIES

EXISTING								PROPOSED								
RS	Single Family Residential	RM	Medium Density Residential	RH	High Density Residential	MBR	Mission Blvd Residential	CN	Neighborhood Commercial	CN-R	Neigh/Comm Residential	CG	General Commercial	T4	General Urban	
	*insert building section	*insert building section	*insert building section	*insert building section	*insert building section	*insert building section	*insert building section	*insert building section	*insert building section	*insert building section	*insert building section	*insert building section	*insert building section	*insert building section		
LOT																
Area	5000 sq.ft. min (inter) 5914 sq.ft. min (corr) 35 ft. min front	5000 sq.ft. min 35 ft. min front	7500 sq.ft. min 35 ft. min front	20,000 sq.ft. min 100 ft. min front	6000 sq.ft. min 60 ft. min front	20,000 sq.ft. min 100 ft. min front	No min. area 35 ft. min front	18 ft. min (width) 120 ft. max (width)								DISPOSITION
Density ¹	4.3 du/ac	8.7 - 17.4 du/ac	17.4 - 34.8 du/ac	34.8 - 55.0 du/ac	8.7 - 34.8 du/ac	17.4 - 25 du/ac	8.7 - 34.8 du/ac	35 du/ac								
Lot Coverage	40% max	40% max	65% max	90% max	90% max	90% max	90% max	80% max								
SETBACK																
Front	20 ft. min	20 ft. min	20 ft. min	44 ft. min (Mission) 20 ft. min (Others)	10 ft. min	10 ft. min	0 ft. or 10 ft. min	6 ft. min, 24 ft. max								CONSERVATION
Side	5 to 10 ft. min	5 to 10 ft. min	5 to 10 ft. min	10 ft. min	0 ft. (inter lot) 10 ft. (corr lot)	No min	0 ft. (inter), 10 ft. (corn)	0 ft. min								
Rear	20 ft. min	20 ft. min	20 ft. min	10 ft. min	No min.	20 ft. min	0 ft. ²	3 ft. min								
Frontage Buildout	-	-	-	-	-	-	-	60% min								
BUILDING TYPE																
Edgeward	-	-	-	-	-	-	-	permitted								CONSERVATION
Sideward	-	-	-	-	-	-	-	permitted								
Rearward	-	-	-	-	-	-	-	permitted								
Courtyard	-	-	-	-	-	-	-	not permitted								
FRONTAGE TYPE																
Common Yard	-	-	-	-	-	-	-	not permitted								CONSERVATION
Porch & Fence	-	-	-	-	-	-	-	permitted								
Dooryard	-	-	-	-	-	-	-	permitted								
Forecourt	-	-	-	-	-	-	-	permitted								
Stoop	-	-	-	-	-	-	-	permitted								
Shopfront	-	-	-	-	-	-	-	permitted								
Gallery	-	-	-	-	-	-	-	permitted								
Arcade	-	-	-	-	-	-	-	not permitted								
HEIGHT																
Principal Building	30 ft. max	40 ft. max	40 ft. max	55 ft. max	40 ft. max	60 ft. max	No limit	4 stories max, 1 min								FUNCTION
Outbuilding	14 ft. / 1 story	14 ft. / 1 story	14 ft. / 1 story	14 ft. / 1 story	14 ft. / 1 story	14 ft. / 1 story	14 ft. / 1 story	2 stories max.								
BUILDING FUNCTION																
Residential	permitted	permitted	permitted	permitted	permitted	permitted	permitted	TBD								FUNCTION
Lodging	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	TBD								
Office	not permitted	not permitted	not permitted	not permitted	not permitted	permitted	permitted	TBD								
Retail	not permitted	not permitted	not permitted	not permitted	not permitted	permitted	permitted	TBD								
Industry	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	TBD								
Auto Service/Sales	not permitted	not permitted	not permitted	not permitted	not permitted	permitted	permitted	TBD								

¹ Depending upon lot dimensions. ² If abutting CG Zone, otherwise the same as the required rear yard of the abutting Zone.



Up-Zoned Parcels



Legend

--- Project Area

▭ Parcels

Proposed Zoning Designations

 T4 Urban General Zone (17.5 - 35 du/lac)

 T5 Urban Center Zone (35 - 65 du/lac)

 TOD Density Overlay 2 (40 - 65 du/lac)

Existing Zoning Designations

(RS) Single Family Residential (4.3 du/lac)

(RM) Medium Density Residential (8.7 - 17.4 du/lac)

(RH) High Density Residential (17.4 - 34.8 du/lac)

(CN) Neighborhood Commercial (8.7 - 34.8 du/lac)

(CN-R) Neighborhood Commercial-Residential (17.4 - 25 du/lac)

(CG) General Commercial (8.7 - 34.8 du/lac)

(OS) Open Space



REGULATING PLAN

Fig. 1-1 (at end)

SMARTCODE

South Hayward BART / Mission Boulevard

REGULATING PLAN (Figure 1-1)



Legend

--- Project Area	T4 Urban General Zone: 17.5 DU/Acre min; 35 DU/Acre max	For illustrative purpose only:
▭ Pavels	T3 Urban Center Zone: 35 DU/Acre min; 55 DU/Acre max	▭ Civic Spaces outside of the project area
● Terminated Vision	TOD Density Overlay 1: 75 DU/Acre min; 190 DU/Acre max	⋯ 226 Bypass Trail Location
▬ Mandatory Streetfront Overlay	TOD Density Overlay 2: 40 DU/Acre min; 65 DU/Acre max	⋯ 1 Mile/15 Min Walk (Potential Shed)
⋯ Recommended Streetfront Overlay	▭ Planned Development Zone	
	▭ Civic Space Zone	
	● Civic Buildings	

SMARTCODE Version 9.2

March 3, 2010, DRAFT

FIG 1-1



DENSITY OVERLAY ZONES

Fig. 1-1 (at end)



Legend

	Project Area		T4 Urban General Zone: 17.5 DU/Acre min; 35 DU/Acre max
	Parcels		T5 Urban Center Zone: 35 DU/Acre min; 55 DU/Acre
	Terminated Vistas		TOD Density Overlay 1: 75 DU/Acre min; 100 DU/Acre max
	Mandatory Shopfront Overlay		TOD Density Overlay 2: 48 DU/Acre min; 65 DU/Acre max
	Recommended Shopfront Overlay		Planned Development Zone
			Civic Space Zone
			Civic Buildings



TABLE 1. TRANSECT ZONE DESCRIPTIONS

FORM-BASED CODE

South Hayward BART / Mission Boulevard

TABLE 1: Transect Zone Descriptions. This table provides descriptions of the character of each T-zone. T1, T2, T3, and T6 do not occur in the code area and are provided for reference only.

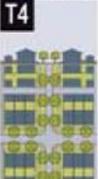
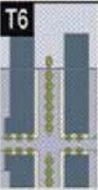
 <p>T1</p>	<p>T-1 NATURAL T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.</p>	<p>General Character: Natural landscape with some agricultural use Building Placement: Not applicable Frontage Types: Not applicable Typical Building Height: Not applicable Type of Civic Space: Parks, Greenways</p>
 <p>T2</p>	<p>T-2 RURAL T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.</p>	<p>General Character: Primarily agricultural with woodland & wetland and scattered buildings. Building Placement: Variable Setbacks Frontage Types: Not applicable Typical Building Height: 1- to 2-Story Type of Civic Space: Parks, Greenways</p>
 <p>T3</p>	<p>T-3 SUB-URBAN T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.</p>	<p>General Character: Lawns, and landscaped yards surrounding detached single-family houses, pedestrians occasionally. Building Placement: Large and variable front and side yard Setbacks Frontage Types: Porches, fences, naturalistic tree planting Typical Building Height: 1- to 2-Story with some 3-Story Type of Civic Space: Parks, Greenways</p>
 <p>T4</p>	<p>T-4 GENERAL URBAN T-4 General Urban Zone consists of mixed use but primarily residential urban fabric. It includes a mix of building types: townhouses, apartment buildings, mixed-use buildings and commercial buildings. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.</p>	<p>General Character: Mix of townhouses, and apartment buildings with scattered commercial activity, balance between landscape and buildings, presence of pedestrians. Building Placement: Shallow to medium front and side setbacks Frontage Types: Mostly Porches, fences, Dooryards, Shopfronts Typical Building Height: 1- to 3-Story with a few taller apartment or mixed-use buildings Type of Civic Space: Parks, Greens, Squares, Playgrounds</p>
 <p>T5</p>	<p>T-5 URBAN CENTER T-5 Urban Center Zone consists of higher density mixed-use buildings that accommodate retail, office, and residential uses, along with townhouses and apartment buildings. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>	<p>General Character: Shops mixed with townhouses, apartment buildings, offices, work-places, and Civic buildings; attached and detached buildings close together; trees within the public right-of-way; substantial pedestrian activity. Building Placement: Shallow Setbacks or none; many buildings oriented to the street defining a street wall Frontage Types: Mostly Stoops, Shopfronts, Galleries, Dooryards Typical Building Height: 2- to 4-Story with some variation and a few taller mixed-use buildings Type of Civic Space: Parks, Plazas and Squares, Playgrounds</p>
 <p>T6</p>	<p>T-6 URBAN CORE T-6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks, streets have steady street tree planting and buildings are set close to wide sidewalks. Typically only large towns and cities have an Urban Core Zone.</p>	<p>General Character: Medium to high-Density Mixed Use buildings, entertainment, Civic and cultural uses. Attached buildings forming a continuous street wall, trees within the public right-of-way, highest pedestrian and transit activity. Building Placement: Shallow Setbacks or none; buildings oriented to street, defining a street wall Frontage Types: Stoops, Dooryards, Forecourts, Shopfronts, Galleries, and Arcades Typical Building Height: 4-plus Story with a few shorter buildings Type of Civic Space: Parks, Plazas and Squares, median landscaping</p>

Table 1
Transect Zone
Descriptions



TABLE 1. TRANSECT ZONE DESCRIPTIONS

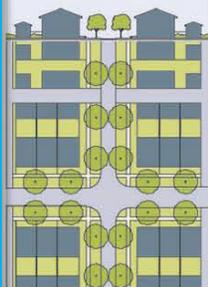
FORM-BASED CODE

South Hayward BART / Mission Boulevard

TABLE 1: Transect Zone Descriptions. This table provides descriptions of the character of each T-zone. T1, T2, T3, and T6 do not occur in the code area and are provided for reference only.

T1	<p>T-1 NATURAL T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.</p>	<p>General Character: Natural landscape with some agricultural use Building Placement: Not applicable Frontage Types: Not applicable Typical Building Height: Not applicable Type of Civic Space: Parks, Greenways</p>
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T4



T-4 GENERAL URBAN

T4 General Urban Zone consists of mixed use but primarily residential urban fabric. It includes a mix of building types: townhouses, apartment buildings, mixed-use buildings and commercial buildings. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.

General Character: Mix of townhouses, and apartment buildings with scattered commercial activity; balance between landscape and buildings; presence of pedestrians.

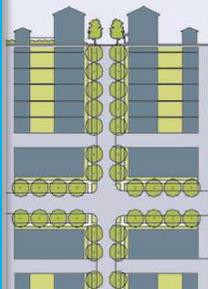
Building Placement: Shallow to medium front and side setbacks

Frontage Types: Mostly Porches, fences, Dooryards, Shopfronts

Typical Building Height: 1- to 3-Story with a few taller apartment or mixed-use buildings

Type of Civic Space: Parks, Greens, Squares, Playgrounds

T5



T-5 URBAN CENTER

T5 Urban Center Zone consists of higher density mixed-use buildings that accommodate retail, office, and residential uses, along with townhouses and apartment buildings. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.

General Character: Shops mixed with townhouses, apartment buildings, offices, workplaces, and Civic buildings; attached and detached buildings close together; trees within the public right-of-way; substantial pedestrian activity.

Building Placement: Shallow Setbacks or none; many buildings oriented to the street defining a street wall

Frontage Types: Mostly Stoops, Shopfronts, Galleries, Dooryards

Typical Building Height: 2- to 4-Story with some variation and a few taller mixed-use buildings

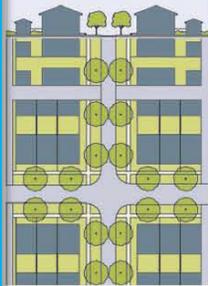
Type of Civic Space: Parks, Plazas and Squares, Playgrounds

T6	<p>T-6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks, streets have steady street tree planting and buildings are set close to wide sidewalks. Typically only large towns and cities have an Urban Core Zone.</p>	<p>General Character: Medium to high-Density Mixed Use buildings, entertainment, Civic and cultural uses. Attached buildings forming a continuous street wall. Trees within the public right-of-way, highest pedestrian and transit activity Building Placement: Shallow Setbacks or none; buildings oriented to street, defining a street wall Frontage Types: Stoops, Dooryards, Forecourts, Shopfronts, Galleries, and Arcades Typical Building Height: 4-plus Story with a few shorter buildings Type of Civic Space: Parks, Plazas and Squares, median landscaping</p>
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**Table 1
Transect Zone
Descriptions**



T4

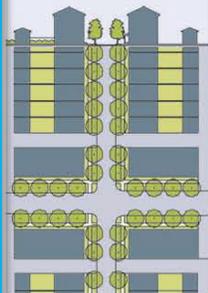


T-4 GENERAL URBAN

T4 General Urban Zone consists of mixed use but primarily residential urban fabric. It includes a mix of building types: townhouses, apartment buildings, mixed-use buildings and commercial buildings. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.



T5

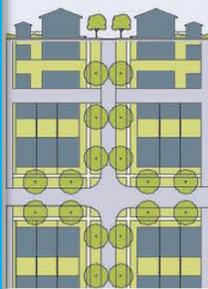


T-5 URBAN CENTER

T5 Urban Center Zone consists of higher density mixed-use buildings that accommodate retail, office, and residential uses, along with townhouses and apartment buildings. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.



T4

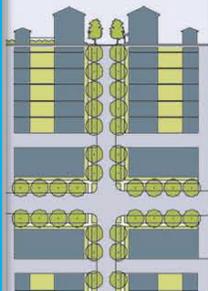


T-4 GENERAL URBAN

T4 General Urban Zone consists of mixed use but primarily residential urban fabric. It includes a mix of building types: townhouses, apartment buildings, mixed-use buildings and commercial buildings. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.



T5



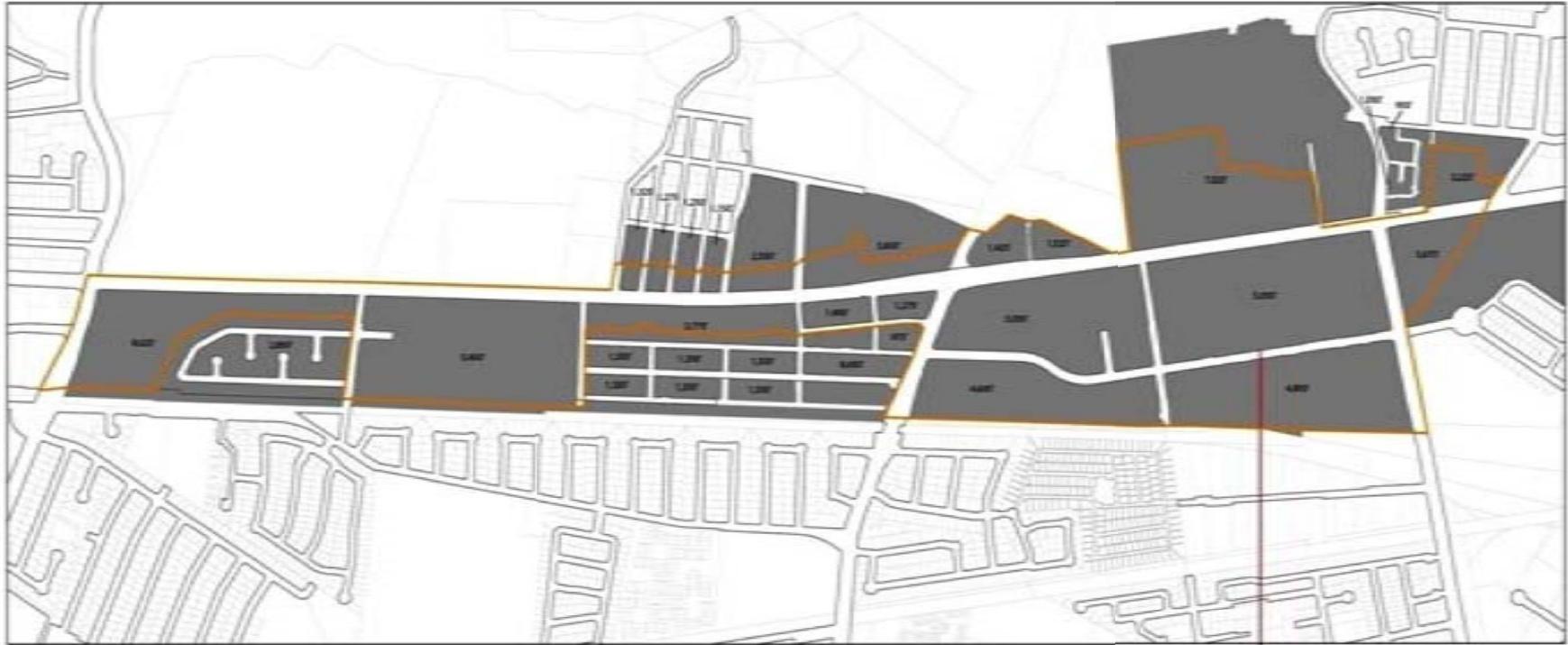
T-5 URBAN CENTER

T5 Urban Center Zone consists of higher density mixed-use buildings that accommodate retail, office, and residential uses, along with townhouses and apartment buildings. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.



BLOCK SIZES

Block Perimeter Distance



Legend

- Study Area
- Parks

Block Perimeter Distance

- Block
- Perimeter Distance
- Public Streets



Fig. 1-3 (at end)

EXISTING AND NEW THOROUGHFARES (Figure 1-3)

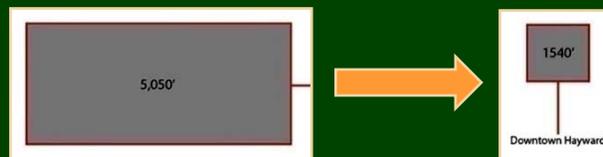
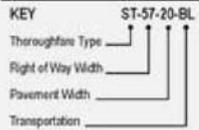


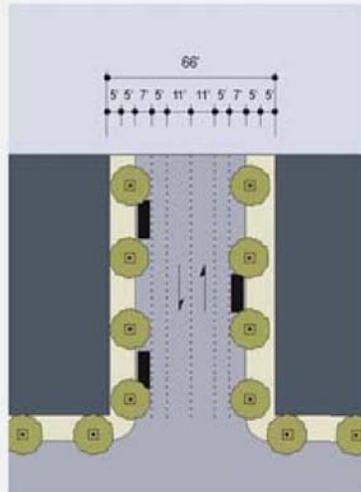
TABLE 2. THOROUGHFARE ASSEMBLIES

FORM-BASED CODE
South Hayward BART / Mission Boulevard

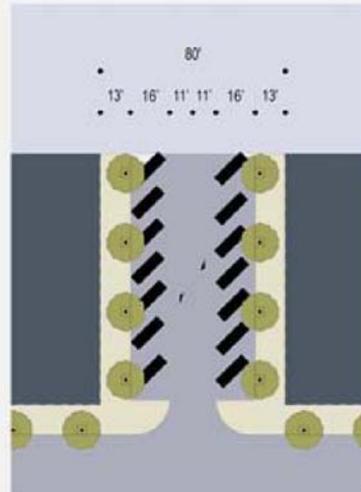


THOROUGHFARE TYPES

- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Bicycle Trail: BT
- Bicycle Lane: BL
- Bicycle Route: BR
- Path: PT
- Passage: PS
- Transit Route: TR



ST-66-46-BL



CS-80-54-BR

Thoroughfare Type	Street	Commercial Street
Transit Zone Assignment	T5	T5
Right-of-Way Width	66 feet	80 feet
Pavement Width	46 feet	54 feet
Movement	Slow Movement	Slow Movement
Intended Speed	20 MPH	25 MPH
Pedestrian Crossing Time	11.5 seconds	5 seconds at corners
Traffic Lanes	2 lanes	2 lanes
Parking Lanes	Both sides @ 7 feet marked	Both sides angled @ 30° max. @ 16 feet marked
Curb Radius	10 feet	10 feet
Walkway Type	5 foot Sidewalk	7 foot Sidewalk
Planter Type	5' wide continuous permeable paving strip with 4x4 tree wells	5' wide continuous permeable paving strip with 4x4 tree wells
Curb Type	6" Curb	6" Curb
Landscape Type	Medium to Large-size trees at 30' o.c. Avg	Medium to Large-size trees at 30' o.c. Avg
Transportation Provision	Two 5' Bicycle Lanes	BR

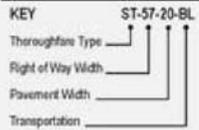
Dixon Street

Table 2
Thoroughfare
Assemblies



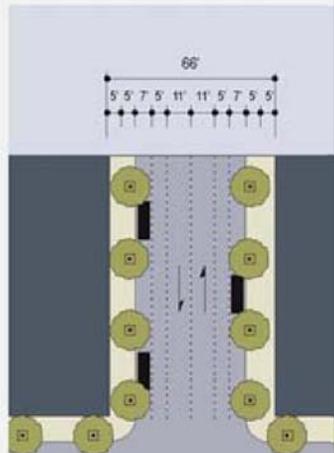
TABLE 2. THOROUGHFARE ASSEMBLIES

FORM-BASED CODE
South Hayward BART / Mission Boulevard



THOROUGHFARE TYPES

- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Bicycle Trail: BT
- Bicycle Lane: BL
- Bicycle Route: BR
- Path: PT
- Passage: PS
- Transit Route: TR



ST-66-46-BL

Thoroughfare Type	Street
Transect Zone Assignment	T5
Right-of-Way Width	66 feet
Pavement Width	46 feet
Movement	Slow Movement
Intended Speed	20 MPH
Pedestrian Crossing Time	11.5 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both sides @ 7 feet marked
Curb Radius	10 feet
Walkway Type	5 foot Sidewalk
Planter Type	5' wide continuous permeable paving strip with 4'x4' tree wells
Curb Type	6" Curb
Landscape Type	Medium to Large-size trees at 30' o.c. Avg.
Transportation Provision	Two 5' Bicycle Lanes

Street
T5
66 feet
46 feet
Slow Movement
20 MPH
11.5 seconds
2 lanes
Both sides @ 7 feet marked
10 feet
5 foot Sidewalk
5' wide continuous permeable paving strip with 4'x4' tree wells
6" Curb
Medium to Large-size trees at 30' o.c. Avg.
Two 5' Bicycle Lanes

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Intended Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision

5' wide continuous permeable paving strip with 4'x4' tree wells
6" Curb
Medium to Large-size trees at 30' o.c. Avg.
BR

ST-66-46-BL

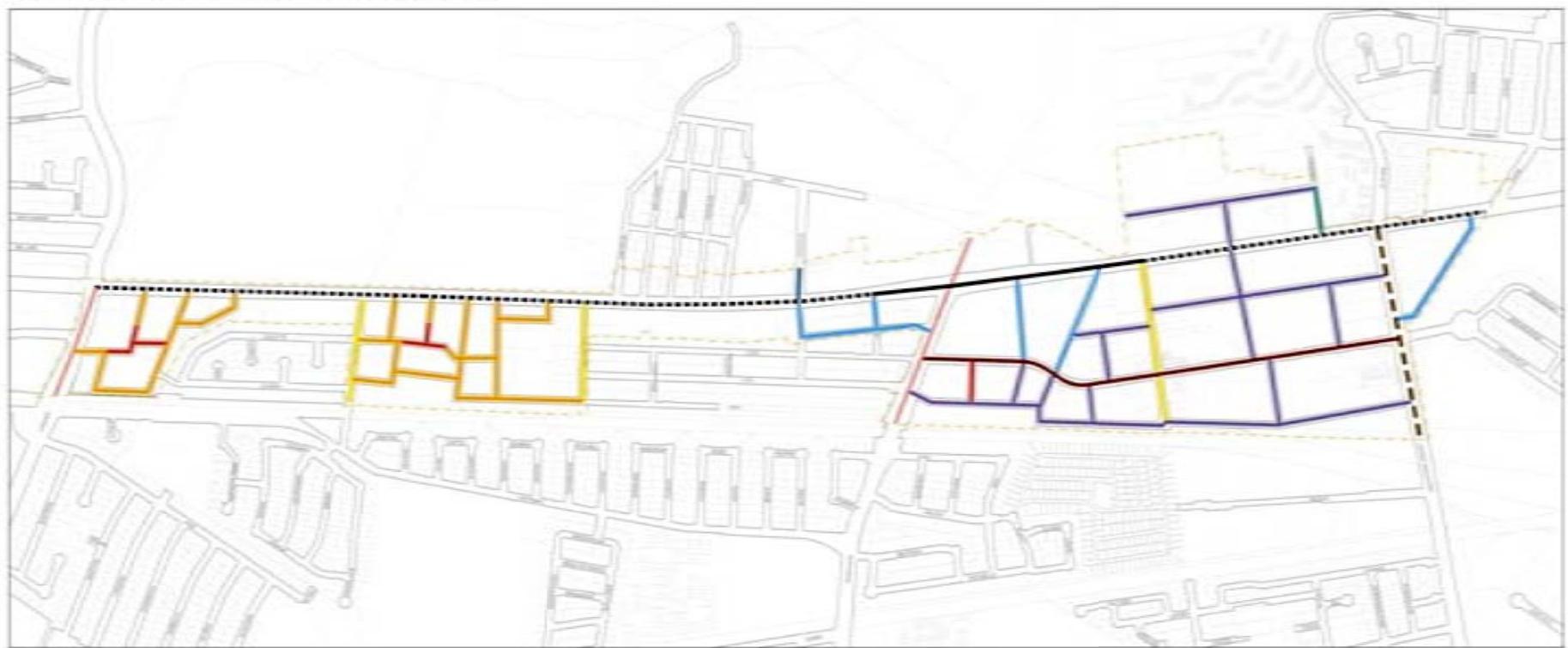
Street
T5
66 feet
46 feet
Slow Movement
20 MPH
11.5 seconds
2 lanes
Both sides @ 7 feet marked
10 feet
5 foot Sidewalk
5' wide continuous permeable paving strip with 4'x4' tree wells
6" Curb
Medium to Large-size trees at 30' o.c. Avg.
Two 5' Bicycle Lanes

Dixon Street

Table 2
Thoroughfare
Assemblies



THOROUGHFARE PLAN (Figure 1-2)



Legend

- | | | |
|--------------|-------------|--------------|
| Project Area | ST-45-12-88 | CS-45-54-88 |
| Parcel | ST-45-25-88 | SA-115-73-85 |
| | ST-45-34-88 | SA-155-43-78 |
| | ST-45-34-88 | SA-123-04-78 |
| | ST-45-46-85 | SA-123-48-85 |

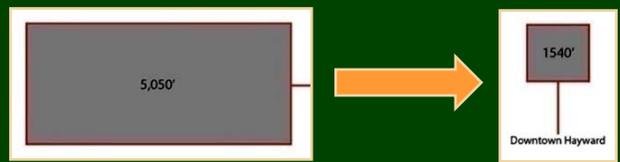
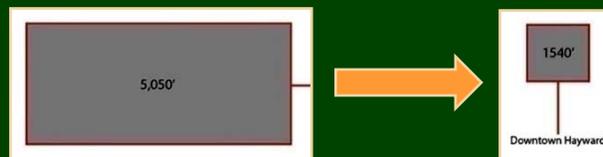


Fig. 1-3 (at end)

EXISTING AND NEW THOROUGHFARES (Figure 1-3)



DEEP LOTS ON DIXON STREET



PROTOTYPE REDEVELOPMENT PARCEL



RESIDUAL LAND VALUE OF PROTOTYPE REDEVELOPMENT PARCEL

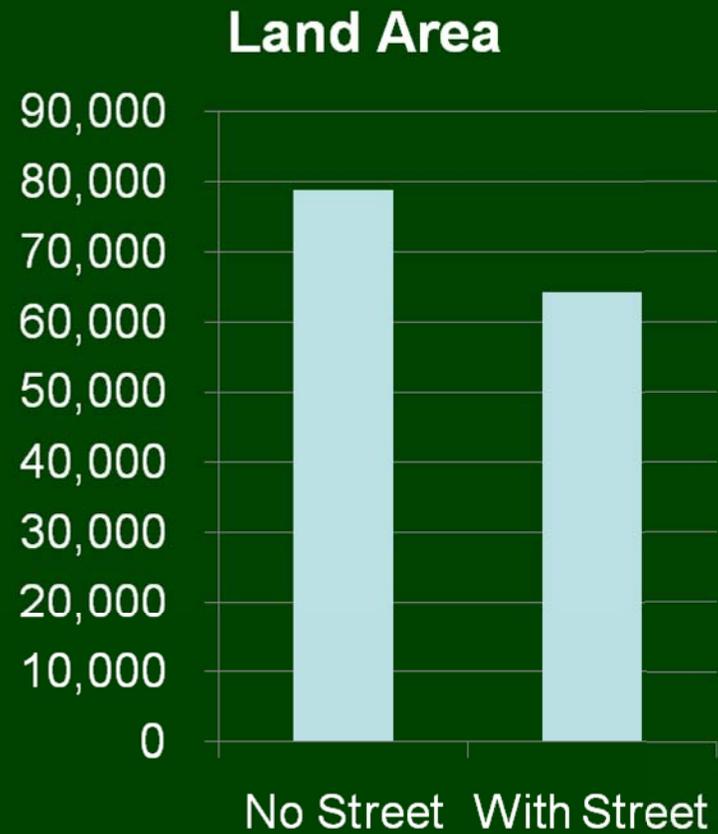


TABLE 3: Public Lighting. Lighting varies in brightness and also in the character of the fixture according to the Transect. The table shows five common types. A listed set of streetlights corresponding to these types would be approved by Public Works and listed on the page.

	T1	T2	T3	T4	T5	T6	Specifications
<p>Cobra Head</p> 				•	•		<p>Cobra head fixtures are allowed in T4 and T5 only when combined with pedestrian-scaled lighting, such as ELECTROLIER Type A</p>
<p>Pipe</p> 							
<p>Post</p> 				•			
<p>Column</p> 				•	•		<p>Fixture height: 12 ft Wattage: 100 w LED, equivalent 175 w metal halide Type: LED, decorative Uniformity Ratio: 4:1 Average foot candle: 0.7 - 0.9 Location: average 100 ft apart, staggered</p>
<p>Double Column</p> 					•		<p>Fixture height: 12 ft Wattage: 100 w LED, equivalent 175 w metal halide Type: LED, decorative Uniformity Ratio: 3:1 Average foot candle: 0.9 - 1.1 Location: average 100-120 ft apart, staggered</p>
<p>Ornamental Bollard</p> 				•	•		<p>Specification: ornamental bollards should be located between other light fixtures in areas where there is retail</p>

Table 3
Public Lighting



TABLE 3: Public Lighting. Lighting varies in brightness and also in the character of the fixture according to the Traneet. The table shows five common types. A listed set of streetlights corresponds to the page.

	T1	T2	T3	T4						
 <p>Cobra Head</p>					 <p>Column</p>					<p>Fixture height: 12 ft Wattage: 100 w LED, equivalent 175 w metal halide Type: LED, decorative Uniformity Ratio: 4:1 Average foot candle: 0.7 - 0.9 Location: average 100 ft apart, staggered</p>
 <p>Pipe</p>					 <p>Double Column</p>					<p>Fixture height: 12 ft Wattage: 100 w LED, equivalent 175 w metal halide Type: LED, decorative Uniformity Ratio: 3:1 Average foot candle: 0.9 - 1.1 Location: average 100-120 ft apart, staggered</p>
 <p>Post</p>					 <p>Ornamental Bollard</p>					<p>Specification: ornamental bollards should be located between other light fixtures in areas where there is retail</p>
 <p>Column</p>										
 <p>Double Column</p>										
 <p>Ornamental Bollard</p>										

Table 3
Public Lighting



FORM-BASED CODE

South Hayward BART / Mission Boulevard

TABLE 4. PUBLIC PLANTING

TABLE 4: Public Planting. This table shows six common types of street tree shapes and their appropriateness within the Transect Zones. The local planning office selects species appropriate for the bioregion.

	T1	T2	T3	T4	T5	T6	Specifications: the tree species listed are examples provided for reference only.
Palm 				•	•		The following species shall NOT be specified: Syagrus romanzoffianum, Queen Palm Washingtonia robusta, Mexican Fan Palm
Narrow Canopy 				•	•		Calocedrus decurrens, Incense Cedar Cedrus deodora, Deodar Cedar Cupressus sempervirens, Italian Cypress Sequoia sempervirens, Coastal Redwood
Small size * 				•	•		Carpinus betulus 'Fastigiata', European Hornbeam Lophostemon confertus, Brisbane Box Tree Ginkgo biloba 'Sentry', Sentry Maiden Hair Tree Pyrus calleryana 'Chanticleer', Ornamental Pear Quercus robur 'Fastigiata', Columnar English Oak Zelkova Muchohino, Zelkova
Coniferous 				•			Cercis Canadensis 'Forest Pansy', Eastern Redbud Cercis occidentalis, Western Redbud Eryobotrya delavayi, Bronze Loquat Lagerstroemia indica 'Muskogee' and 'Tuscarora', Crape Myrtle Malus spp., Flowering Crabapple
Medium size * 				•			Acer buergerianum, Trident Maple Aesculus californica, California Buckeye Aesculus x. camea, Red Horsechestnut Arbutus 'Mamm', Arbutus Celtis spp., Hackberry Species Fraxinus oxycarpa 'Raywood', Raywood Ash Ginkgo biloba 'Autumn Gold', Maiden Hair Tree Koelreuteria bipinnata, Chinese Flame Tree Melaleuca quinquenervia, Cajuput Tree
Large size * 				•			Cinnamomum camphora, Camphor Tree Liriodendron tulipifera, Tulip Tree Platanus argentata 'Columba', London Plane Tree Quercus agrifolia, California Coastal Live Oak Quercus ilex, Holly Oak Quercus virginiana, Southern Live Oak Zelkova serrata, Japanese Zelkova

Table 4
Public Planting



TABLE 4: Public Planting. This table lists the tree species that are permitted for planting. The local planning office selects the tree species for planting.

	T1	T2	T3	T4	T5	T6	
<p>T1</p> <p>Palm</p> 				■	■		<p>Specifications: the tree species listed are examples provided for reference only.</p> <p>The following species shall NOT be specified: Syagrus romanzoffianum, Queen Palm Washingtonia robusta, Mexican Fan Palm</p>
<p>Narrow Canopy</p> 				■	■		<p>Calocedrus decurrens, Incense Cedar Cedrus deodora, Deodar Cedar Cupressus sempervirens, Italian Cypress Sequoia sempervirens, Coastal Redwood</p>
<p>Small size *</p> 				■	■		<p>Carpinus betulus 'Fastigiata', European Hornbeam Lophostemon confertus, Brisbane Box Tree Ginkgo biloba 'Sentry', Sentry Maiden Hair Tree Pyrus calleryana 'Chanticleer', Ornamental Pear Quercus robur 'Fastigiata', Columnar English Oak Zelkova Musashino, Zelkova</p>

Quercus ilex, Holly Oak
 Quercus virginiana, Southern Live Oak
 Zelkova serrata, Japanese Zelkova

Table 4
Public Planting



TABLE 5. PRIVATE FRONTAGES

FORM-BASED CODE

South Hayward BART / Mission Boulevard

TABLE 5: Private Frontages. The Private Frontage is the area between the building Facades and the Lot lines.

	SECTION	PLAN
	LOT PRIVATE FRONTAGE R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE R.O.W. PUBLIC FRONTAGE
<p>b. Porch & Fence: a planted Frontage wherein the Facade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.</p>		
<p>c. Terrace or Lightwell: a Frontage wherein the Facade is set back from the Frontage line by an elevated terrace or a sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public Encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard.</p>		
<p>d. Forecourt: a Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. The Forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.</p>		
<p>e. Stoop: a Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use. The stoop elevation shall be 24"-36" from the sidewalk.</p>		
<p>f. Shopfront: a Frontage wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has a substantial glazing on the Sidewalk level and an awning that may overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage.</p>		
<p>g. Gallery: a Frontage wherein the Facade is aligned close to the Frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery shall be no less than 10 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.</p>		
<p>h. Arcade: a colonnade supporting habitable space that overlaps the Sidewalk, while the Facade at Sidewalk level remains at or behind the Frontage Line. This type is conventional for Retail use. The Arcade shall be no less than 12 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.</p>		

Table 5
Private Frontages



TABLE 5. PRIVATE FRONTAGES

FORM-BASED CODE

South Hayward BART / Mission Boulevard

TABLE 5: Private Frontages. The Private Frontage is the area between the building Facades and the Lot lines.

	SECTION	PLAN	
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<p>b. Porch & Fence: a planted Frontage wherein the Facade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.</p>			T4
<p>c. Terrace or Lightwell: a Frontage wherein the Facade is set back from the Frontage Line with an attached terrace or lightwell.</p>			T4
<p>e. Stoop: a Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use. The stoop elevation shall be 24"-36" from the sidewalk.</p>			T4 T5
<p>f. Shopfront: a Frontage wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has a substantial glazing on the Sidewalk level and an awning that may overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage.</p>			T4 T5
<p>g. Gallery: a Frontage wherein the Facade is aligned close to the Frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery shall be no less than 10 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.</p>			T4 T5
<p>h. Arcade: a colonnade supporting habitable space that overlaps the Sidewalk, while the Facade at Sidewalk level remains at or behind the Frontage Line. This type is conventional for Retail use. The Arcade shall be no less than 12 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.</p>			T5

Table 5
Private Frontages



e. Stoop : a Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use. The stoop elevation shall be 24"-36" from the sidewalk.

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TABLE 7. BUILDING CONFIGURATION (BUILDING HEIGHT) FORM-BASED CODE

South Hayward BART / Mission Boulevard

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 is as specified in Table 11j.

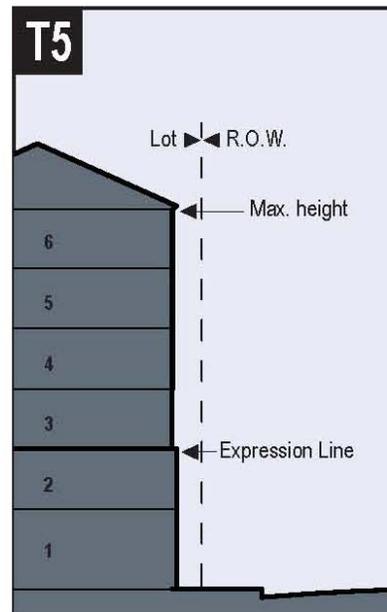
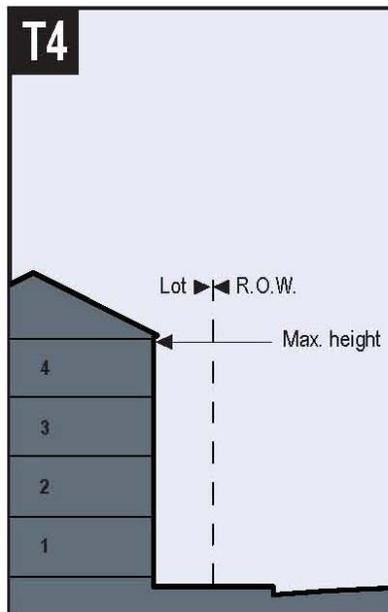


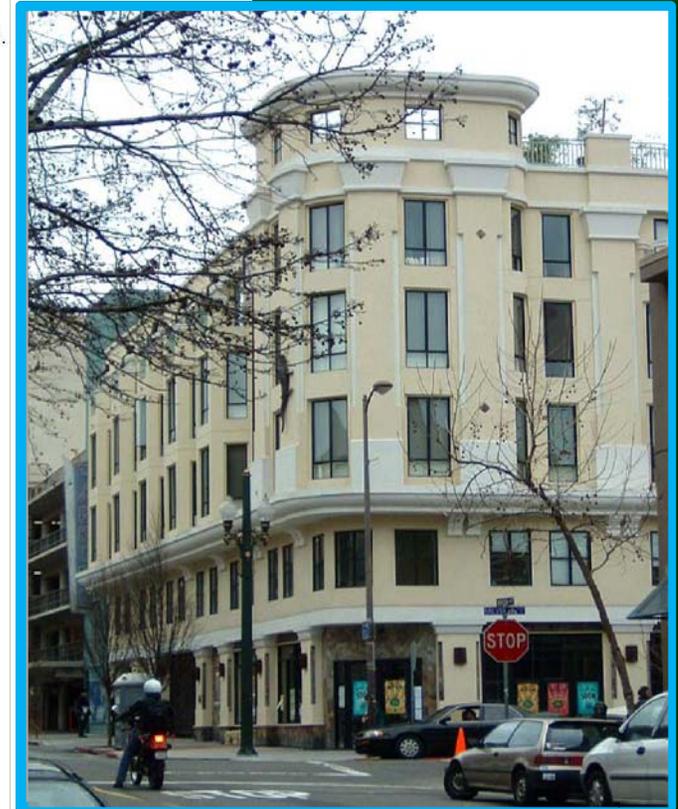
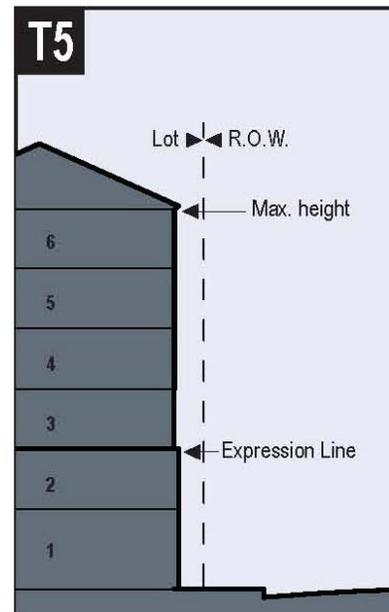
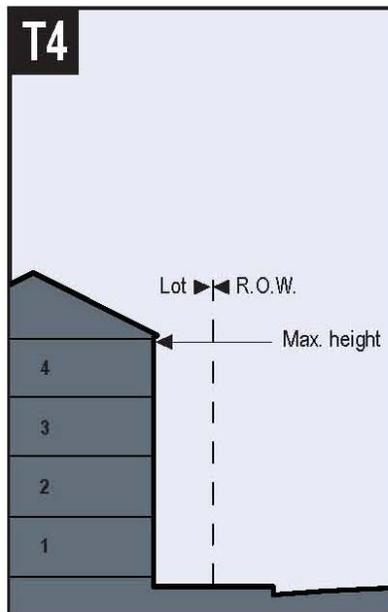
Table 7
Building
Height



TABLE 7. BUILDING CONFIGURATION (BUILDING HEIGHT) FORM-BASED CODE

South Hayward BART / Mission Boulevard

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 is as specified in Table 11j.



**Table 7
Building
Height**



FORM-BASED CODE TABLE 8. BUILDING DISPOSITION (PLACEMENT ON LOT)

South Hayward BART / Mission Boulevard

TABLE 8: Building Disposition. This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing suitable basic building types for each Transect Zone.

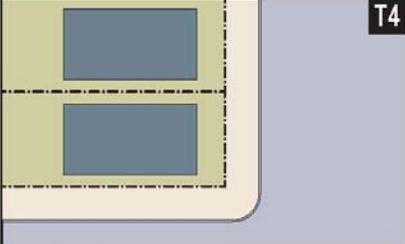
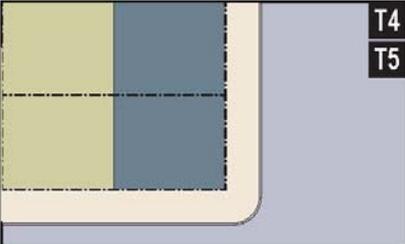
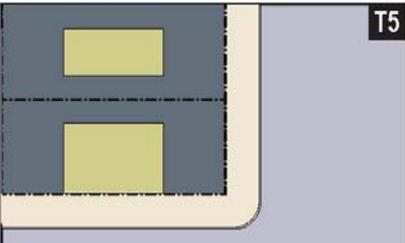
<p>a. Edgeyard: A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed Backbuilding and/or Outbuilding. The main entrance to the building shall be located within the façade and accessed directly from the street through an allowed frontage type.</p>	 <p>T4</p>
<p>b. Sideyard: A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a twin or double House. Energy costs, and sometimes noise, are reduced by sharing a party wall in this Disposition. The main entrance to the building shall be accessed directly from the street through an allowed frontage type or side yard area equal in width to the street built-to line.</p>	 <p>T4 T5</p>
<p>c. Rearyard: A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Façade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking. The main entrance to the building shall be located within the façade and accessed directly from the street through an allowed frontage type.</p>	 <p>T4 T5</p>
<p>d. Courtyard: A building that occupies the boundaries of its Lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas. The main entrance to the building shall be directly off a common courtyard or directly from the street.</p>	 <p>T5</p>

Table 8
Building Placement
On the Lot



TABLE 9. SPECIFIC FUNCTION & USE **FORM-BASED CODE**
 South Hayward BART / Mission Boulevard

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

	T4	T5	CS
a. RESIDENTIAL			
Group Home	CU	CU	-
Multiple Family	P	P	-
Second Dwelling Unit	P	P	-
Townhouse	P	P	-
b. LODGING			
Bed & Breakfast	AU	AU	-
Hotel	CU	CU	-
c. OFFICE			
Live-Work	AU	AU	-
Office	P	P	-
d. RETAIL			
Alcohol Sales	CU	CU	-
Artisan/Craft Production	P	P	-
Appliance Repair Shop	P	P	-
Check Cashing & Loans	CU	CU	-
Dance/Nightclub	CU	CU	-
Equipment Rentals	AU	AU	-
Homes Occupation	P	P	-
Indoor Recreation	AU	AU	P
kennel	AU	AU	-
Massage Parlor	CU	CU	-
Media Production	AU	P	-
Pawn Shop	CU	CU	-
Personal Services	P	P	-
Printing and Publishing	AU	P	-
Recycling Collection Area	AU	AU	-
Restaurant	P	P	-
Retail Sales	P	P	P
Tattoo Parlor	CU	CU	-
Theater	CU	CU	P
e. C/MC			
Assembly	AU	AU	AU
Conference Center	-	CU	-
Cultural Facilities	P	P	P
Park & Recreation	P	P	P
Parking Facility	AU	AU	-
Public Agency Facilities	P	P	P
Religious Facility	CU	CU	-
Wind Energy	P	P	P
f. OTHER: AGRICULTURE			
Vegetable Garden	P	-	-
Urban Farm	P	P	P
Community Garden	P	P	P
Green Roof			
Extensive	P	P	P
Semi Intensive	P	P	P
Intensive	P	P	P
Vertical Farm	-	P	-
g. OTHER: AUTOMOTIVE			
Automobile Repair (Minor)	AU	AU	-
Automobile Repair (Major)	CU	CU	-
Drive-Through Facility	CU	CU	-
Gas Station	CU	CU	-
Taxi Company	AU	AU	-
h. OTHER: CIVIL SUPPORT			
Fire Station	P	P	-
Hospital	CU	CU	-
Medical/Dental Clinic	AU	AU	-
Mortuary	AU	AU	-
Police Station	P	P	-
i. OTHER: EDUCATION			
Day Care Center	P	P	-
Day Care Home	AU	AU	-
Educational Facilities	-	-	P
Vocational School	AU	AU	P

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

	T4	T5	CS
a. RESIDENTIAL			
Group Home	CU	CU	-
Multiple Family	P	P	-
Second Dwelling Unit	P	P	-
Townhouse	P	P	-
b. LODGING			
Bed & Breakfast	AU	AU	-
Hotel	CU	CU	-
c. OFFICE			
Live-Work	AU	AU	-
Office	P	P	-

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

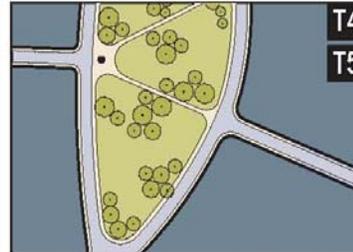


FORM-BASED CODE

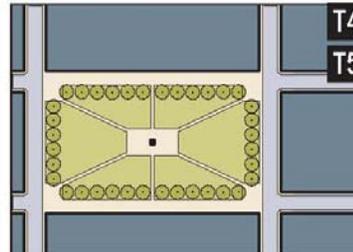
TABLE 10. CIVIC SPACE

South Hayward BART / Mission Boulevard

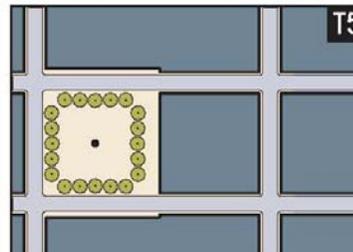
a. Park: An Open Space, available for unstructured recreation. A Park may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturally disposed. The minimum size shall be 1/2 acre.



b. Square: An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. They may contain shelters, gazebos, or benches. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.



c. Plaza: An Open Space available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Plazas should be located at the intersection of important streets. The minimum size shall be 5,000 s.f. and the maximum shall be 1/2 acre. A plaza may be governed by an HOA.



d. Playground: An Open Space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and squares. There shall be no minimum or maximum size.

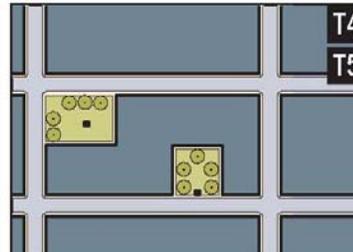


Table 10
Civic Space

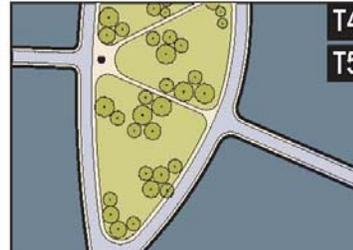


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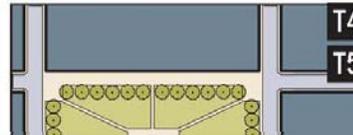
TABLE 10. CIVIC SPACE

South Hayward BART / Mission Boulevard

a. Park: An Open Space, available for unstructured recreation. A Park may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre.



b. Square: An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. They may contain shelters, gazebos, or benches. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.



d. Playground: An Open Space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and squares. There shall be no minimum or maximum size.

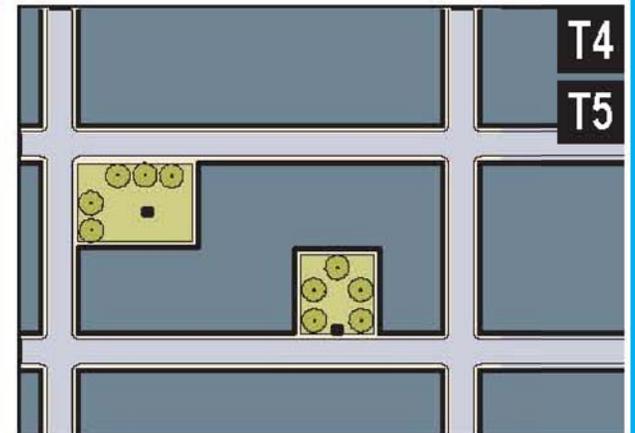


Table 10
Civic Space



COMMON OPEN SPACE

15% in T4, 10% in T5, enfronted by private frontages



COMMON OPEN SPACE

15% in T4, 10% in T5, enfronted by private frontages



TABLE 11. FORM-BASED CODE SUMMARY

FORM-BASED CODE
South Hayward BART / Mission Boulevard



	T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE	T6 URBAN CORE ZONE
4. BASE RESIDENTIAL DENSITY						
By Right of Sale			25 units / acre net	55 units / acre net		
Minimum Density			17.5 units/acre net	25 units/acre net		
5. BLOCK SIZE						
Block Perimeter			2400 ft. max	2900 ft. max		
6. THOROUGHFARES (see Table 2)						
BV			permitted	permitted		
AV			permitted	permitted		
CS			not permitted	permitted		
DR			permitted	permitted		
ST			permitted	permitted		
RD			not permitted	not permitted		
Rear Alley			permitted	permitted		
Path			permitted	not permitted		
Passage			permitted	permitted		
Bicycle Trail			not permitted *	not permitted		
Bicycle Lane			permitted	not permitted		
Bicycle Route			permitted	permitted		
6. CIVIC SPACES (see Table 12)						
Park			permitted	permitted		
Signage			permitted	permitted		
Place			not permitted	permitted		
Playground			permitted	permitted		
7. LOT OCCUPATION						
Lot 1600			18 ft. min 120 ft. max	18 ft. min 250 ft. max		
Lot Coverage			10% max	30% max		
8. SETBACKS - PRINCIPAL BUILDING (see Table 11)						
8.1 Front Setback (Principal)			0 ft. min 24 ft. max	3 ft. min 12 ft. max		
8.2 Front Setback (Secondary)			0 ft. min 24 ft. max	3 ft. min 12 ft. max		
8.3 Side Setback			0 ft. min	0 ft. min 24 ft. max		
8.4 Rear Setback			3 ft. min *	3 ft. min *		
Frontage Buildout			10% max of setback	30% max of setback		
9. SETBACKS - OUTBUILDING (see Table 13)						
9.1 Front Setback			0 ft. min 40 ft. setback	0 ft. min 10 ft. max		
9.2 Side Setback			0 ft. min or 3 ft.	0 ft. min		
9.3 Rear Setback			3 ft.	3 ft. min		
10. BUILDING DISPOSITION (see Table 6)						
Edgeward			permitted	not permitted		
Sideyard			permitted	permitted		
Rearyard			permitted	permitted		
Overhead			not permitted	permitted		
11. PRIVATE FRONTAGES (see Table 6)						
Porch & Porch			permitted	not permitted		
Terrace or Lightwell			permitted	permitted		
Fire court			permitted	permitted		
Stoop			permitted	permitted		
Overhead			permitted	permitted		
Canopy			permitted	permitted		
Awned			not permitted	permitted		
12. BUILDING CONFIGURATION (see Table 7)						
Principal Building			4 Stories max, 2 min	6 Stories max, 2 min		
Outbuilding			2 Stories max	2 Stories max		

FORM CODE

CONFIGURATION

* or 15 ft. from center line of rear alley

Table 11
Summary



TABLE 11. FORM-BASED CODE SUMMARY **FORM-BASED CODE**
South Hayward BART / Mission Boulevard



c. THOROUGHFARES (see Table 3 and Table 4)

BV	permitted
AV	permitted
CS	not permitted
DR	permitted
ST	permitted
RD	not permitted
Rear Alley	permitted
Path	permitted
Passage	permitted
Bicycle Trail	not permitted *
Bicycle Lane	permitted
Bicycle Route	permitted

Porch & Fence	permitted	not permitted
Terrace or Lightwell	permitted	permitted
Fence court	permitted	permitted
Stoop	permitted	permitted
Shopfront	permitted	permitted
Gallery	permitted	permitted
Awning	not permitted	permitted
BUILDING CONFIGURATION (see Table 2)		
Principal Building	4 Stories max, 2 min	4 Stories max, 3 min
Outbuilding	2 Stories max	2 Stories max

* or 15 ft. from center line of rear alley



Table 11
Summary



TABLE 11. FORM-BASED CODE SUMMARY **FORM-BASED CODE**
South Hayward BART / Mission Boulevard



a. BASE RESIDENTIAL DENSITY		T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE	T6 URBAN CORE ZONE
By Right of Sale use			25 units / acre net	55 units / acre net	
Maximum Density			17.5 units/acre net	25 units/acre net	
b. BLOCK SIZE			2400 ft. max	2000 ft. max	
Block Perimeter					
c. THOROUGHFARES (see Table 2)					
AV			permitted	permitted	
AR			permitted	permitted	
CR			not permitted	permitted	
DR			permitted	permitted	
ST			permitted	permitted	
RD			not permitted	not permitted	
Rear Alley			permitted	permitted	
Path			permitted	not permitted	
Passage			permitted	permitted	
Staple Trail			not permitted	not permitted	
Staple Lane			permitted	not permitted	
e. LOT OCCUPATION					
Lot Width			18 ft. min 120 ft. max		
Lot Coverage			80% max		
f. SETBACKS - OUTBUILDING (see Table 18)					
f.1 Front Setback		1 ft. min 2.8 ft. max	1 ft. min 12 ft. max		
f.2 Side Setback		1 ft. min	0 ft. min 2.8 ft. max		
f.3 Rear Setback		2.8 ft. min *	2.8 ft. min *		
Frontage Buildout		100% min of setback	100% min of setback		
g. SETBACKS - OUTBUILDING (see Table 18)					
g.1 Front Setback		10 ft. min 40 ft. setback	0 ft. min 100 ft. min		
g.2 Side Setback		1 ft. min or 2 ft.	0 ft. min		
g.3 Rear Setback		2.8 ft.	2.8 ft. min		
h. BUILDING DISPOSITION (see Table 8)					
Edgeward		permitted	not permitted		
Sideward		permitted	permitted		
Rearward		permitted	permitted		
Overhead		not permitted	permitted		
i. PRIVATE FRONTAGES (see Table 6)					
Fence & Fence		permitted	not permitted		
Terrace or Lightwell		permitted	permitted		
Fence court		permitted	permitted		
Shoop		permitted	permitted		
Overhead		permitted	permitted		
Galery		permitted	permitted		
Awade		not permitted	permitted		
j. BUILDING CONFIGURATION (see Table 7)					
Principal Building			4 Stories max, 2 min	6 Stories max, 3 min	
Outbuilding			2 Stories max	2 Stories max	

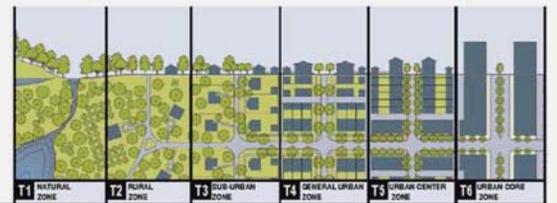
* or 15 ft. from center line of rear alley



Table 11
Summary



TABLE 11. FORM-BASED CODE SUMMARY **FORM-BASED CODE**
South Hayward BART / Mission Boulevard



A. BASE RESIDENTIAL DENSITY		T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE	T6 URBAN CORE ZONE
By Right in volume			25 units / acre net	55 units / acre net	
Minimum Density			17.5 units/acre net	25 units/acre net	
B. BLOCK SIZE					
Block Perimeter			2400 ft. max	2000 ft. max	
C. THOROUGHFARES (see Table 2)					
BV			permitted	permitted	
AV			permitted	permitted	
CS			not permitted	permitted	
DR			permitted	permitted	
EV			permitted	permitted	
D. FRONTAGE BUILDOUT			10% max. of setback	10% max. of setback	
E. SETBACKS - OUTBUILDING (see Table 18)					
(e.1) Front Setback		20 ft. min. - 60% setback	0 ft. min. - 60% setback	0 ft. min. - 60% setback	
(e.2) Side Setback		1 ft. min. or 1 ft.	1 ft. min.	1 ft. min.	
(e.3) Rear Setback		1 ft.	1 ft.	1 ft. min.	
F. BUILDING DISPOSITION (see Table 8)					
Edgeward		permitted	not permitted	not permitted	
Sideward		permitted	permitted	permitted	
Rearward		permitted	permitted	permitted	
Overhead		not permitted	permitted	permitted	
G. PRIVATE FRONTAGES (see Table 6)					
Fence & Posts		permitted	not permitted	not permitted	
Terrace or Lightwell		permitted	permitted	permitted	
Fence court		permitted	permitted	permitted	
Stoop		permitted	permitted	permitted	
Overhead		permitted	permitted	permitted	
Gallery		permitted	permitted	permitted	
Awade		not permitted	permitted	permitted	
H. BUILDING CONFIGURATION (see Table 7)					
Principal Building		4 Stories max., 2 min.	4 Stories max., 2 min.	4 Stories max., 2 min.	
Outbuilding		2 Stories max.	2 Stories max.	2 Stories max.	

f. SETBACKS - PRINCIPAL BUIL

(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



Table 11
Summary



TABLE 11. FORM-BASED CODE SUMMARY

FORM-BASED CODE
South Hayward BART / Mission Boulevard



h. BUILDING disposition (see Table 7)		
Edgeward		permitted
Sideward		permitted
Reward		permitted
Courtyard		not permitted
i. private FRONTAGES (see Table 5)		
Porch & Fence		permitted
Terrace or Lightwell		permitted
Forecourt		permitted
Stoop		permitted
Shopfront		permitted
Gallery		permitted
Arcade		not permitted
j. BUILDING CONFIGURATION (see Table 6)		
Principal Building		4 Stories max, 2 min



i. private FRONTAGES (see Table 5)			
Porch & Fence		permitted	not permitted
Terrace or Lightwell		permitted	permitted
Forecourt		permitted	permitted
Stoop		permitted	permitted
Shopfront		permitted	permitted
Gallery		permitted	permitted
Arcade		not permitted	permitted
j. BUILDING CONFIGURATION (see Table 6)			
Principal Building		4 Stories max, 2 min	4 Stories max, 2 min
Outbuilding		2 Stories max	2 Stories max

* or 15 ft. from center line of rear alley

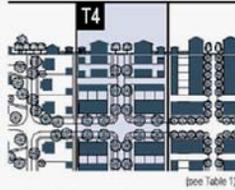
Table 11
Summary



FORM-BASED CODE

TABLE 12A. FORM-BASED CODE GRAPHICS - T4

South Hayward BART / Mission Boulevard



J BUILDING CONFIGURATION (see Table 7)

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

e. LOT OCCUPATION (see Table 11e)

Lot Width	18 ft min, 120 ft max
Lot Coverage	60% max

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

(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	50% min at setback

g. SETBACKS - OUTBUILDING (see Table 11g)

(g.1) Front Setback	2 ft, min + 18% setback
(g.2) Side Setback	0 ft, min, or 3 ft, at corner
(g.3) Rear Setback	3 ft, min

h. BUILDING DISPOSITION (see Table 8)

Edgtyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	not permitted

i. PRIVATE FRONTAGES (see Table 5)

Porch & Fence	permitted
Terrace or Lightwell	permitted
Forecourt	permitted
Sloop	permitted
Shopfront	permitted
Gallery	permitted
Arcade	not permitted

Refer to Summary Table 11

PARKING PROVISIONS (see Section 10-24.245)

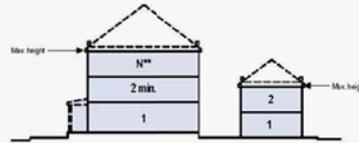
Rental DU	1.75 max per unit
For Sale DU/Residential Condominium	2.0 max per unit
Non-residential Function	no min - no max

*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: Letters on the Table j, Building Configuration, e Lot Occupation, etc) refer to the corresponding section in Summary Table 11.

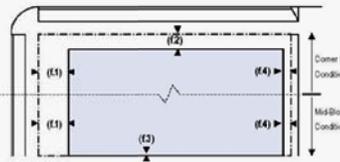
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. 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.
3. Height shall be measured to the eave or roof deck as specified on Table 7.



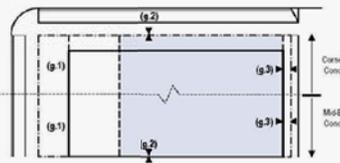
SETBACKS - PRINCIPAL BLDG

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



SETBACKS - OUTBUILDING

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



PARKING PLACEMENT

1. Covered and uncovered parking spaces may be provided within the third layer as shown in the diagram (see Table 15c).
2. Trash containers shall be stored within the third Layer.

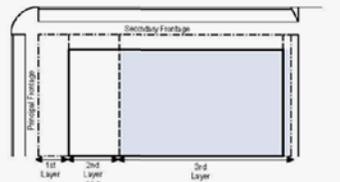
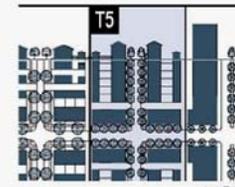


TABLE 12B. FORM-BASED CODE GRAPHICS - T5

FORM-BASED CODE

South Hayward BART / Mission Boulevard



J BUILDING CONFIGURATION (see Table 7)

Principal Building	6 stories max, 3 min
Outbuilding	2 stories max

e. LOT OCCUPATION (see Table 11e)

Lot Width	18 ft min, 250 ft max
Lot Coverage	50% max

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

(f.1) Front Setback-Principal	2 ft, min, 12 ft, max
(f.2) Front Setback-Secondary	2 ft, min, 12 ft, max
(f.3) Side Setback	0 ft, min, 24 ft, max
(f.4) Rear Setback	3 ft, min*
Frontage Buildout	50% min at setback

g. SETBACKS - OUTBUILDING (see Table 11g)

(g.1) Front Setback	4 ft, max, from rear prop.
(g.2) Side Setback	0 ft, min, or 2 ft, at corner
(g.3) Rear Setback	3 ft, max

h. BUILDING DISPOSITION (see Table 8)

Edgtyard	not permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

i. PRIVATE FRONTAGES (see Table 5)

Porch & Fence	not permitted
Terrace or Lightwell	permitted
Forecourt	permitted
Sloop	permitted
Shopfront	permitted
Gallery	permitted
Arcade	permitted

Refer to Summary Table 11

PARKING PROVISIONS (see Section 10-24.245)

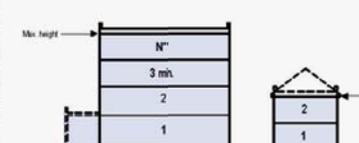
Rental DU	1.5 max per unit
For Sale DU/Residential Condominium	1.8 max, per unit
Non-residential Function	no min - no max

*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: Letters on the Table j, Building Configuration, e Lot Occupation, etc) refer to the corresponding section in Summary Table 11.

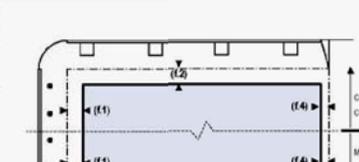
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. 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.
3. Height shall be measured to the eave or roof deck as specified on Table 7.
4. Expression Lines shall be as shown on Table 7.



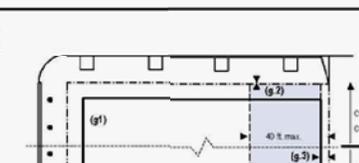
SETBACKS - PRINCIPAL BLDG

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



SETBACKS - OUTBUILDING

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



PARKING PLACEMENT

1. Covered and uncovered parking spaces may be provided within the third layer as shown in the diagram (see Table 15c).
2. Trash containers shall be stored within the third Layer.

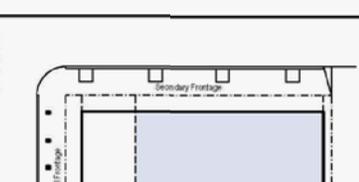


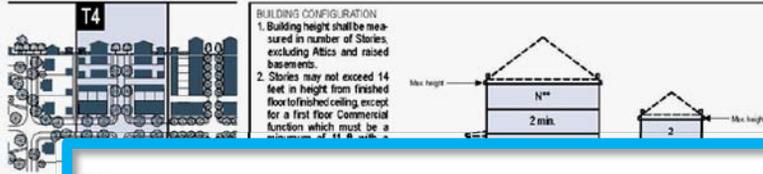
Table 12 Form Graphics



FORM-BASED CODE

TABLE 12A. FORM-BASED CODE GRAPHICS - T4

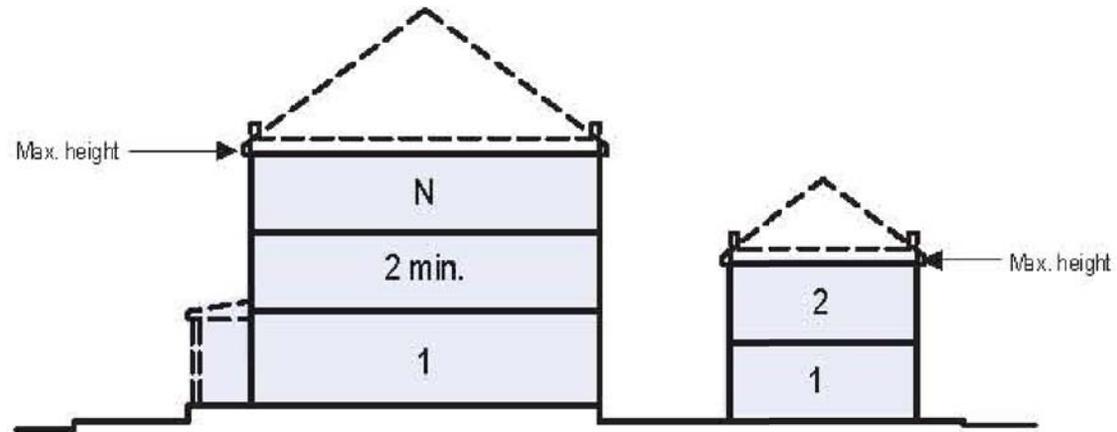
South Hayward BART / Mission Boulevard



- J. BUILDING
 - Principal Building
 - Outbuilding
 - a. LOT OCCUPATION
 - Lot Width
 - Lot Coverage
 - f. SETBACKS
 - (f.1) Front Setback
 - (f.2) Front Setback
 - (f.3) Side Setback
 - (f.4) Rear Setback
 - Frontage Building
 - g. SETBACKS
 - (g.1) Front Setback
 - (g.2) Side Setback
 - (g.3) Rear Setback
 - h. BUILDING
 - Edgeward
 - Sideward
 - Rearward
 - Courtyard
 - i. PRIVATE
 - Porch & Fenestration
 - Terrace or Loggia
 - Forecourt
 - Stoop
 - Shopfront
 - Gallery
 - Arcade
 - PARKING
 - Rental DU
 - For Sale DU
 - Non-residential

BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. 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.
3. Height shall be measured to the eave or roof deck as specified on Table 6.

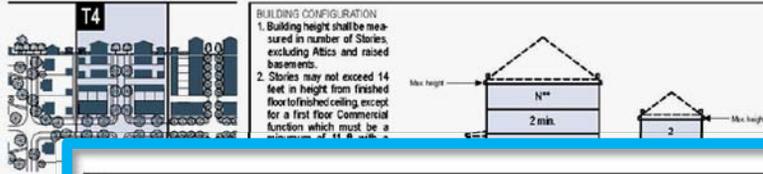


Note: Letters on the Table (j, Building Configuration, e, Lot Occupation, etc) refer to the corresponding section in Summary Table 11.

Table 12
Form Graphics



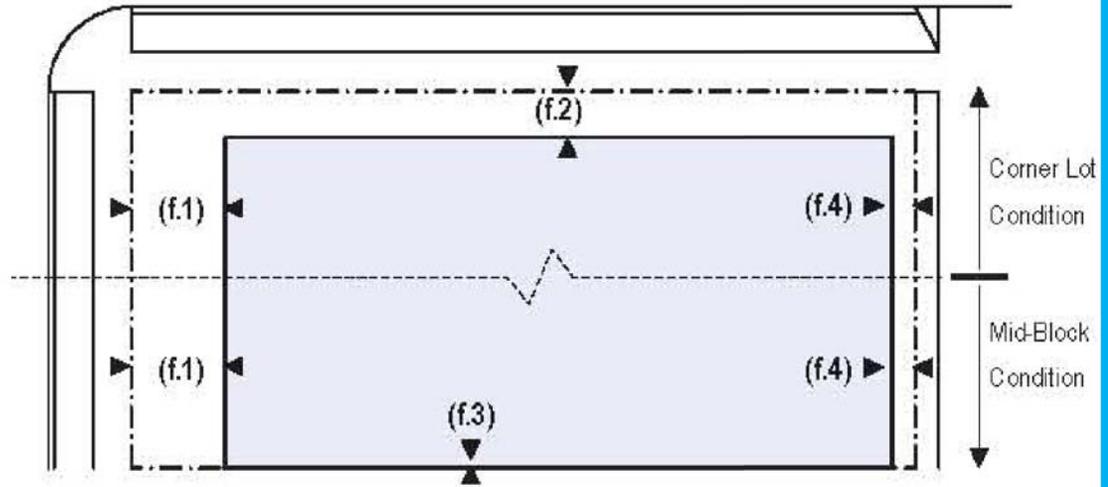
FORM-BASED CODE TABLE 12A. FORM-BASED CODE GRAPHICS - T4
 South Hayward BART / Mission Boulevard



J. BUILDING
 Principal Building
 Outbuilding
e. LOT OCCUPATION
 Lot Width
 Lot Coverage
f. SETBACKS
 (f.1) Front Setback
 (f.2) Front Setback
 (f.3) Side Setback
 (f.4) Rear Setback
 Frontage Building
g. SETBACKS
 (g.1) Front Setback
 (g.2) Side Setback
 (g.3) Rear Setback
h. BUILDING
 Edgelyard
 Sideyard
 Rearyard
 Courtyard
I. PRIVATE
 Porch & Fenestration
 Terrace or Loggia
 Forecourt
 Stoop
 Shopfront
 Gallery
 Arcade
PARKING
 Rental DU
 For Sale DU
 Non-residential

SETBACKS - PRINCIPAL BLDG

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

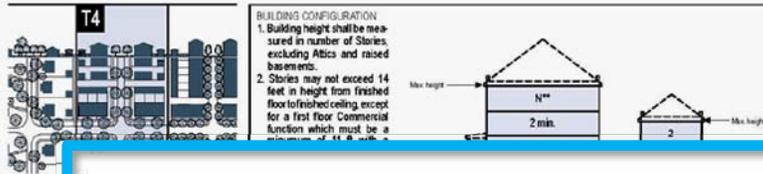


Note: Letters on the Table (j, Building Configuration, e, Lot Occupation, etc) refer to the corresponding section in Summary Table 11.

Table 12
 Form Graphics



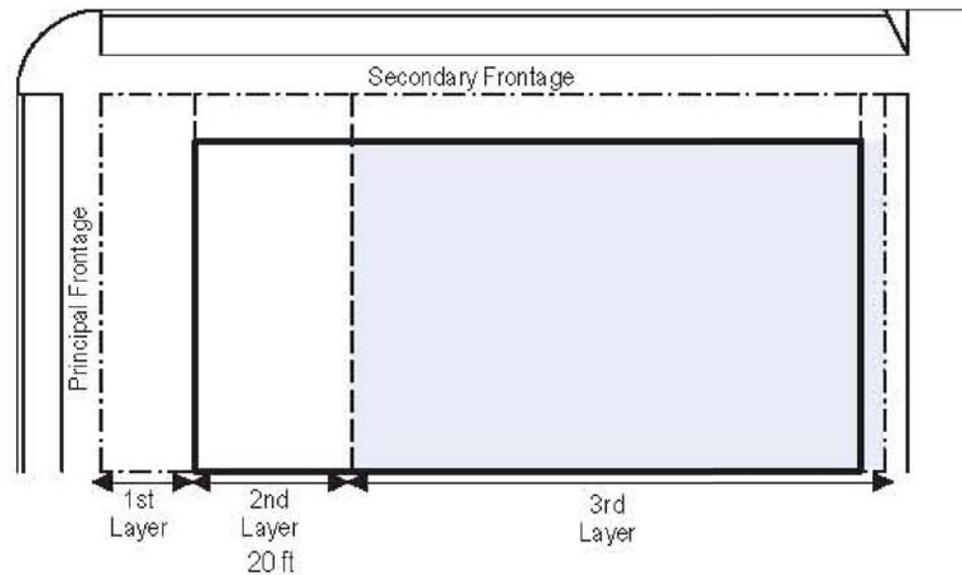
FORM-BASED CODE TABLE 12A. FORM-BASED CODE GRAPHICS - T4
 South Hayward BART / Mission Boulevard



- J. BUILDING**
- Principal Building
- Outbuilding
- e. LOT OCCUPATION**
- Lot Width
- Lot Coverage
- f. SETBACKS**
- (f.1) Front Setback
- (f.2) Front Setback
- (f.3) Side Setback
- (f.4) Rear Setback
- Frontage Building
- g. SETBACKS**
- (g.1) Front Setback
- (g.2) Side Setback
- (g.3) Rear Setback
- h. BUILDING**
- Edgeward
- Sideward
- Rearward
- Courtyard
- i. PRIVATE**
- Porch & Fenestration
- Terrace or Loggia
- Forecourt
- Sloop
- Shopfront
- Gallery
- Arcade
- PARKING**
- Rental DU
- For Sale DU
- Non residential

PARKING PLACEMENT

1. Covered and uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 14d).
2. Trash containers shall be stored within the third Layer.



Note: Letters on the Table (j, Building Configuration, e, Lot Occupation, etc) refer to the corresponding section in Summary Table 11.

Table 12
 Form Graphics

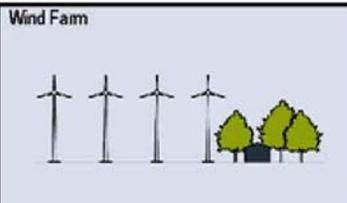
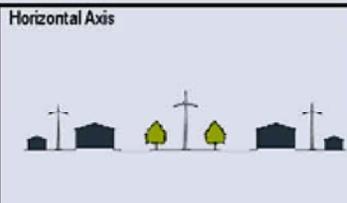
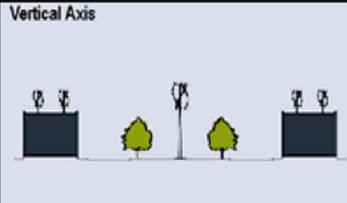


FORM-BASED CODE

TABLE 13A. SUSTAINABILITY - WIND POWER

South Hayward BART / Mission Boulevard

Sustainability - Wind Power. This table prescribes opportunities for the placement of types of wind energy conversion systems within the Transect.

	T1	T2	T3	T4	T5	T6	CS
Wind Farm 							
Horizontal Axis 							
Vertical Axis 				.	.		.
Public Furniture/Public Art in Civic Space 				.	.		.

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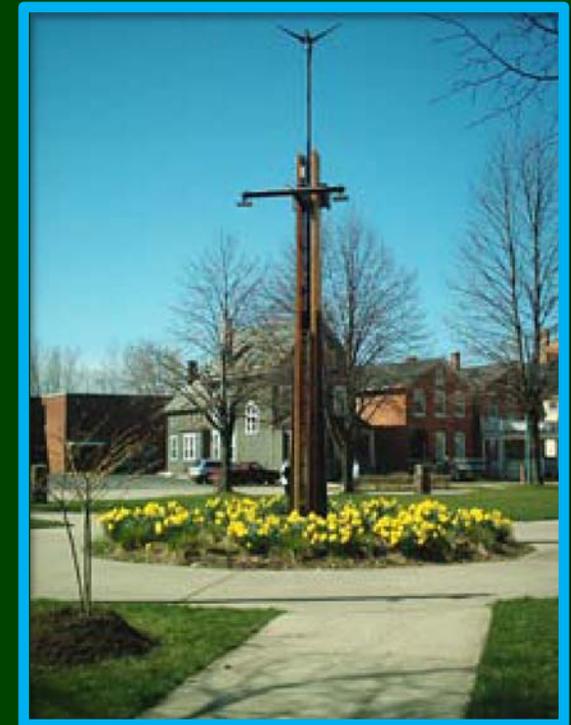


Table 13A
Sustainability
Wind Power

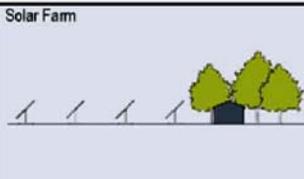
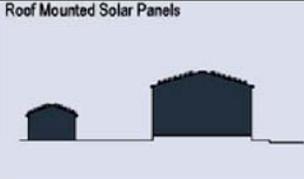


TABLE 13B. SUSTAINABILITY - SOLAR ENERGY

FORM-BASED CODE

South Hayward BART / Mission Boulevard

Sustainability - Solar Energy. This table shows opportunities for the placement of types of solar energy collection devices within the Transect.

	T1	T2	T3	T4	T5	T6	CS
Solar Farm 	Shaded	Shaded	Shaded	White	White	Shaded	White
Roof Mounted Solar Panels 	Shaded	Shaded	Shaded	White with dot	White with dot	Shaded	White with dot
Public Furniture 	Shaded	Shaded	Shaded	White with dot	White with dot	Shaded	White with dot

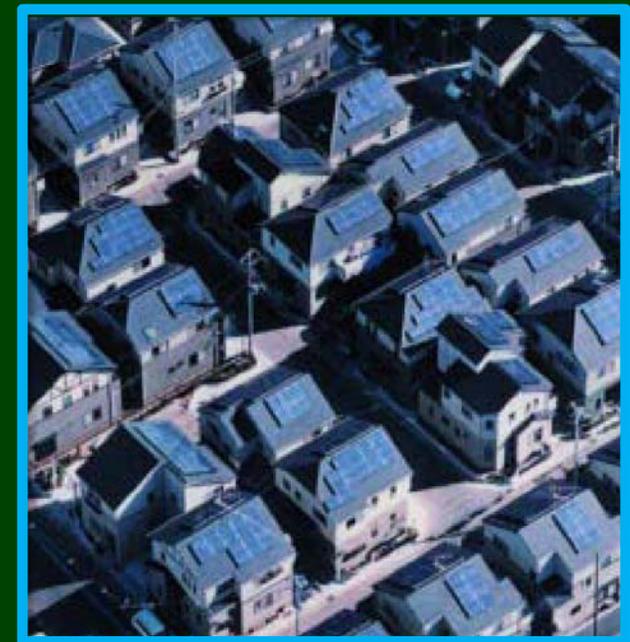
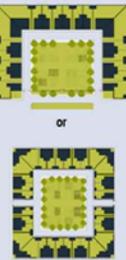
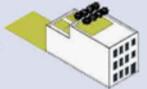


Table 13B
Sustainability
Solar Energy



FORM-BASED CODE **TABLE 13C. SUSTAINABILITY - FOOD PRODUCTION**
 South Hayward BART / Mission Boulevard

Sustainability - Food Production. This table identifies the general locations and arrangements for allowable food production in the code area.

	T1	T2	T3	T4	T5	T6	CS
Farm 							
Agricultural Plots 							
Vegetable Garden 				•			•
Community Garden/Urban Farm 				•	•		•
Green Roof - Extensive - Semi Intensive - Intensive 				•	•		•
Vertical Farm 					•		•

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Table 13C
 Food Production



TABLE 13D. LIGHT IMPRINT STORM DRAINAGE MATRIX (RECOMMENDATIONS) FORM-BASED CODE
South Hayward BART / Mission Boulevard



	T1	T2	T3	T4	T5	T6	Min.	Max.
a. PAVING								
Compacted Earth				not permitted	not permitted		L	5
Wood Plank				not permitted	not permitted		M	555
Plastic Deck/Boardwalk				not permitted	not permitted		L	5
Curbed Sheet/Paving				not permitted	not permitted		M	5
Curb/Shoulder Concrete Paving Block				permitted	permitted		L	55
Grass Cellular Plastic				permitted	permitted		M	555
Grass Cellular Concrete				permitted	permitted		M	555
Permeable Asphalt				permitted	permitted		L	55
Asphalt				permitted	permitted		L	5
Concrete				permitted	permitted		L	55
Permeable Concrete				permitted	permitted		L	55
Stamped Asphalt				permitted	permitted		L	555
Stamped Concrete				permitted	permitted		L	555
Poa Grass				permitted	permitted		M	5
Sheet/Interlocking Paving Blocks				permitted	permitted		L	555
Wood Paving Blocks on Concrete				not permitted	not permitted		L	555
Asphalt Paving Blocks				not permitted	not permitted		M	55
b. CHANNELING								
Natural Creek				permitted	permitted		L	5
Trenching				permitted	permitted		M	55
Vegetative Swale				permitted	permitted		L	5
Drainage Ditch				not permitted	not permitted		L	5
Sheet/Pipe Ray Channels				not permitted	not permitted		L	55
Vegetative/Stone Swale				permitted	permitted		L	55
Grass Cellular Plastic				permitted	permitted		M	555
Grass Cellular Concrete				permitted	permitted		M	555
Stakeway Trench				permitted	permitted		M	555
Slope Zone				permitted	permitted		M	555
Trench Box				permitted	permitted		M	5
Skidless Channel Feelyth/Plasticwater Concrete				permitted	permitted		L	5
Concrete Pipe				permitted	permitted		L	55
Gutter				permitted	permitted		L	55
Plastic Strip Trench				permitted	permitted		L	5
Masonry Trench				permitted	permitted		L	55
Canal				not permitted	not permitted		M	555
Scalped Watershed, i.e. swales				not permitted	not permitted		M	555
Concrete Trench				not permitted	not permitted		L	55
Architrave Swale				not permitted	not permitted		L	555
c. STORAGE								
Irrigation Pond				not permitted	not permitted		L	5
Retention Basin with Sloping Bank				not permitted	not permitted		L	55
Retention Basin with Fence				not permitted	not permitted		L	55
Retention Basin				not permitted	not permitted		M	5
Detention Pond				permitted	not permitted		L	5
Vegetative Purification Bed				permitted	permitted		M	55
Flowing Pond				permitted	permitted		M	55
Retention Pond				permitted	permitted		M	55
Landscaped Tree Well				permitted	permitted		L	55
Perforated				permitted	permitted		M	555
Underground Vault/Pipe/Chimney-Composite Bed				permitted	permitted		L	55
Underground Vault/Pipe/Chimney-Precast Concrete				permitted	permitted		L	55
Underground Vault/Pipe/Chimney-Cast in place Concrete				permitted	permitted		L	55
Grated Tree Well				permitted	permitted		L	55
Underground Vault/Pipe/Chimney-Concrete or approved equal				permitted	permitted		L	555
Flow Basin				not permitted	not permitted		M	555
d. IN THE TOWN								
Wetland/Creep				not permitted	not permitted		L	5
Filtration Ponds				not permitted	not permitted		L	55
Skidless Marsh				not permitted	not permitted		M	5
Surface Landscaping				not permitted	not permitted		L	5
Natural Vegetation				permitted	permitted		L	5
Constructed Wetland				not permitted	not permitted		M	5
Bio-Retention Basin				permitted	permitted		M	55
Purification Biotope				permitted	permitted		M	55
Green Finger				permitted	permitted		L	555
Rain Garden				permitted	permitted		M	555
Rain Garden				permitted	permitted		M	55
Detention Pond				permitted	permitted		L	5
Grass Cellular Concrete				permitted	permitted		M	555
Waterways				permitted	permitted		M	555

*NOTE - Maintenance is denoted as L=Low, M=Medium and H=High.



Table 13D
Light Imprint



TABLE 13D. LIGHT IMPRINT STORM DRAINAGE MATRIX (RECOMMENDATIONS) FORM-BASED CODE
 South Hayward BART / Mission Boulevard



a. PAVING

	T1	T2	T3	T4	T5	T6	Maint.	Cost
Compacted Earth				not permitted	not permitted		L	\$
Wood Planks				not permitted	not permitted		H	\$\$\$
Plastic Mesh/Geomat				permitted	not permitted		L	\$
Crushed Stone/Shell				permitted	not permitted		M	\$
Cast/Pressed Concrete Paver Block				permitted	permitted		L	\$\$
Grassed Cellular Plastic				permitted	permitted		M	\$\$\$
Grassed Cellular Concrete				permitted	permitted		M	\$\$\$
Pervious Asphalt				permitted	permitted		L	\$\$
Asphalt				permitted	permitted		L	\$
Concrete				permitted	permitted		L	\$\$
Pervious Concrete				permitted	permitted		L	\$\$
Stamped Asphalt				permitted	permitted		L	\$\$\$
Stamped Concrete				permitted	permitted		L	\$\$\$
Pea Gravel				permitted	permitted		M	\$
Stone/Masonry Paving Blocks				permitted	permitted		L	\$\$\$
Wood Paving Blocks on Concrete				not permitted	permitted		L	\$\$\$
Asphalt Paving Blocks				not permitted	permitted		M	\$\$

Green Finger			permitted	permitted		L	\$\$\$
Roof Garden			permitted	permitted		M	\$\$\$
Rain Garden			permitted	permitted		M	\$
Detention Pond			permitted	permitted		L	\$
Grassed Cellular Concrete			permitted	permitted		M	\$\$\$
Waterways			permitted	permitted		H	\$\$\$

*NOTE - Maintenance is denoted as L=Low, M=Medium and H=High.

Table 13D
Light Imprint



Draft
Parking & Transportation
Demand Management Strategy

April 2010

Patrick Siegman
Nelson\Nygaard Consulting



Nelson | Nygaard
Transportation Planning
for Livable Communities



RECOMMENDATIONS

as presented to Sustainability Committee on 4/7

1. Create a commercial parking benefit district
 - Charge the right price for curb parking
 - Return the resulting revenues to the neighborhoods that generate it
2. Invest some parking revenues in transportation demand management programs
3. Provide Universal Transit Passes
4. Require parking cash out
5. Create residential parking benefit districts
6. “Unbundle” Parking Costs
7. Encourage carsharing programs
8. Remove Minimum Parking Requirements



- **8. Remove Minimum Parking Requirements**



CODE ADMINISTRATION



Existing Permits & Decision-Making

Within the Project area, the determination of whether a particular development permit is required (prior to use commencement or building construction) is dependent upon whether a proposal consists of: (a) a new or different land use; or (b) a new building or material change to an existing building.

Decision-Makers

The Zoning Regulations establish three decision-making authorities for quasi-judicial (i.e., permit) and legislative actions (i.e., rule change) in the Project area. The decision-makers and their potential actions are delineated in Tables 4 & 5 below. The City of Hayward does not have a Design Review or Historic Resource Board (Committee or Commission).

Permits

All new buildings or alterations to existing buildings require Site Plan Review, a discretionary permit. Except for certain properties around the South Hayward BART Station, this permit may be decided by the Planning Director. Potentially incompatible land uses are reviewed, as is typical, within the context of a (Administrative) Use Permit. The Planning Commission administers a Variance process providing for consideration of deviations from most development standards.

Table 4. Decision-Making Authorities in Plan Area

Decision-Making Authority	Municipal Code
Planning Director	Section 10-1.120 (c)
Planning Commission	Section 10-1.120 (b)
City Council	Section 10-1.120 (a)

Table 5. Development Permits by Decision-Making Authority and Action

Permit Type	Action		
	Planning Director	Planning Commission	City Council
Site Plan Review	D ¹	A	A
Administrative Use Permit	D	A	A
Conditional Use Permit	R	D	A
Administrative Variance	D	A	A
Variance	R	D	A
Zone Change	R	R	D
General Plan Amendment	R	R	D

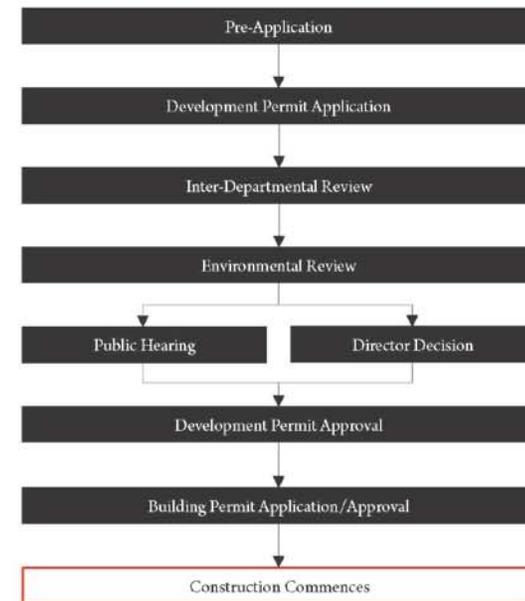
Reason Required

All new development
Potentially incompatible land use
Potentially incompatible land use
50% reduction of any required yard & 10% lot size reduction
Deviation from all standards except land use, density & garage conversion
Application of different zone to parcel(s)
Modification to policy or Land Use Map

¹ Except in MBR and SAR Zones where Planning Commission provides a recommendation to City Council.
^D Means the Decision-Making Authority approves or disapproves a permit request.
^R Means the Decision-Making Authority provides recommendations to another Authority.
^A Means the Decision-Making Authority considers appeals of lower body.

Development Review Steps

The City of Hayward has an established development review process that includes steps before and after the formal development permit review process. This includes opportunities for early input prior to application submittal as well as technical post-permit review (e.g., building permit, grading permit). A generalized depiction of the review process is provided below.



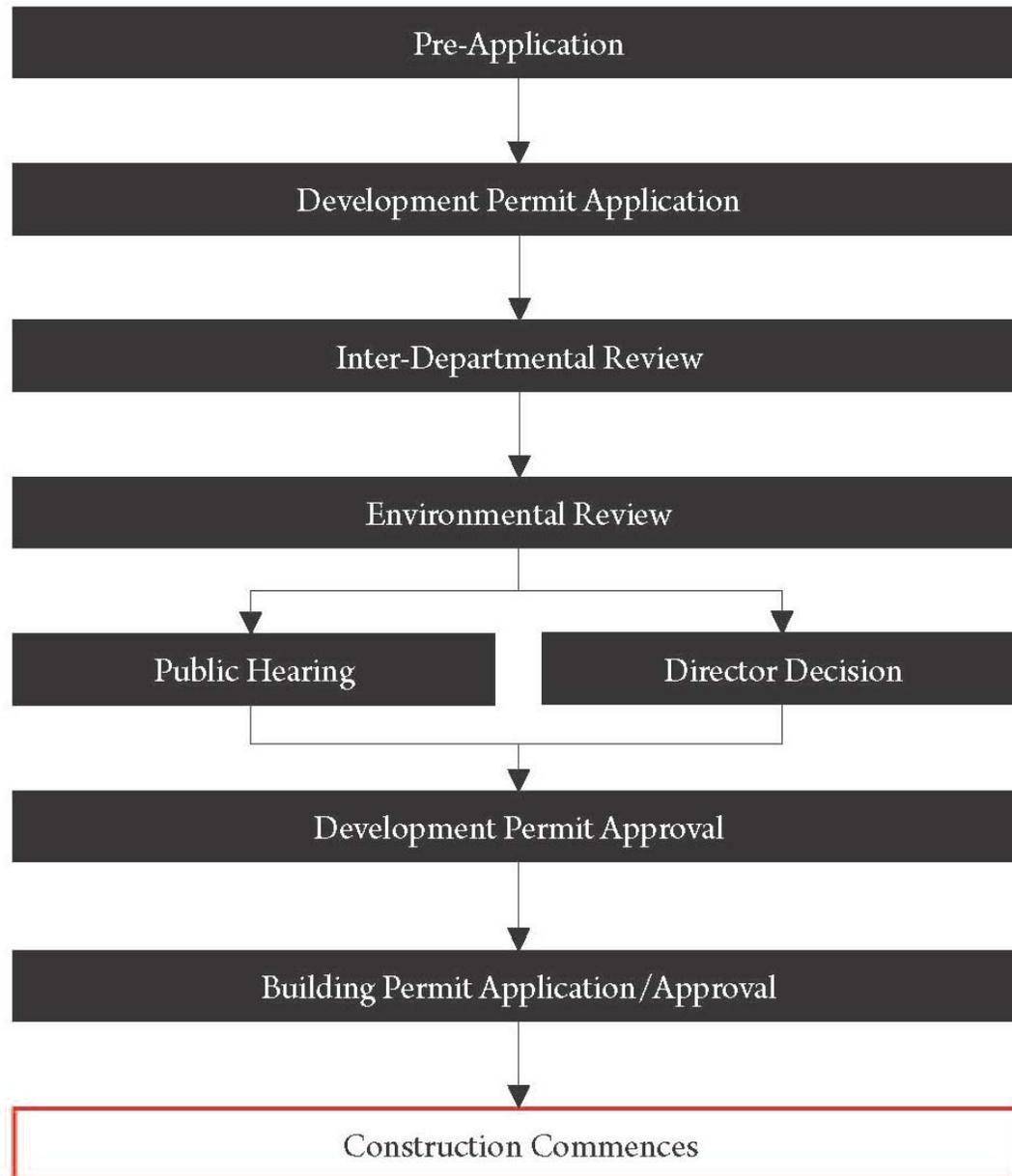


TABLE 14 – Approval Requirements Matrix

a. ADMINISTRATIVE	Municipal Code Citation	Review Authority Role		
		Director	Commission	Council
Verification of Zoning Compliance	10-23.405(a)(4)	D	A	A
Interpretation	10-23.510	D	A	A
b. PLANNING PERMIT				
Site Plan Review	10-1.3000	D	A	A
Administrative Use Permit	10-1.3100	D	A	A
Conditional Use Permit	10-1.3200	R	D	A
Telecommunications Site Review	Article 13	D	A	A
Density Bonus Application	Article 19	R	D	A
Petition for Precise Plan Line	Article 4	R	R	D
Warrant	10-23.410	D	A	A
Exception	10-23.410	R	D	A
Tentative Parcel Map	10-3.150(b)	D	A	A
Tentative Tract Map	10-3.150(a)	R	D	A
c. LEGISLATIVE				
Development Agreements	Article 9	R	R	D
Zoning Reclassification	10-1.3400	R	R	D
Zoning Text Amendment	10-1.3425	R	R	D

(D) = Review Authority decides whether to approve or disapprove the application.

(R) = Review Authority provides a recommendation to a higher level Review Authority.

(A) = Review Authority considers the appeal of a lower-level Review Authority.



b. PLANNING PERMIT

Site Plan Review	10-1.3000	D	A	A
Administrative Use Permit	10-1.3100	D	A	A
Conditional Use Permit	10-1.3200	R	D	A
Telecommunications Site Review	Article 13	D	A	A
Density Bonus Application	Article 19	R	D	A
Petition for Precise Plan Line	Article 4	R	R	D
Warrant	10-23.410	D	A	A
Exception	10-23.410	R	D	A
Tentative Parcel Map	10-3.150(b)	D	A	A
Tentative Tract Map	10-3.150(a)	R	D	A

Application Type

Authority

Action: Recommend
Decide
Appeal



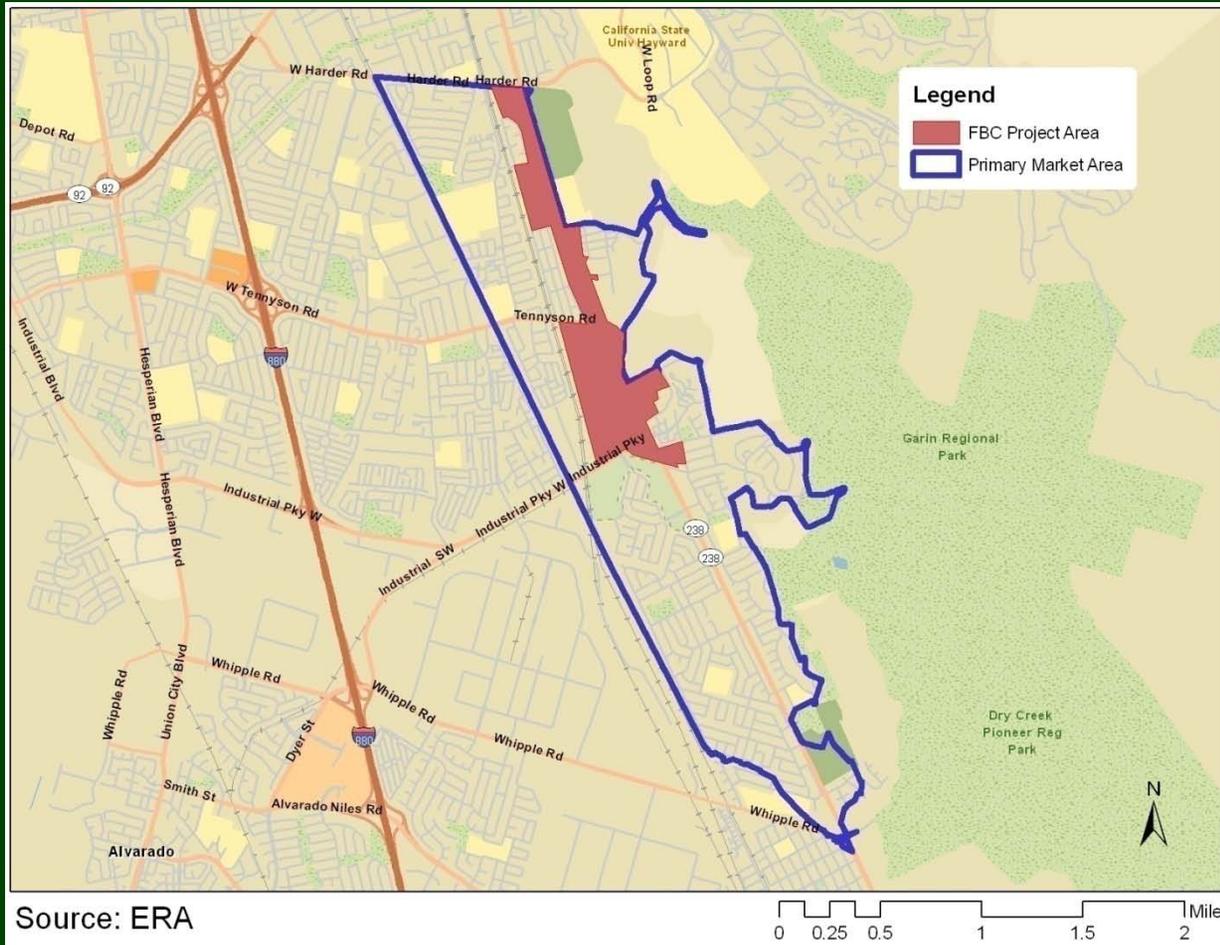
South Hayward BART Area/Mission Boulevard Market Analysis

City of Hayward
Hall Alminana, Inc
September 2009

Economic Policy and Planning



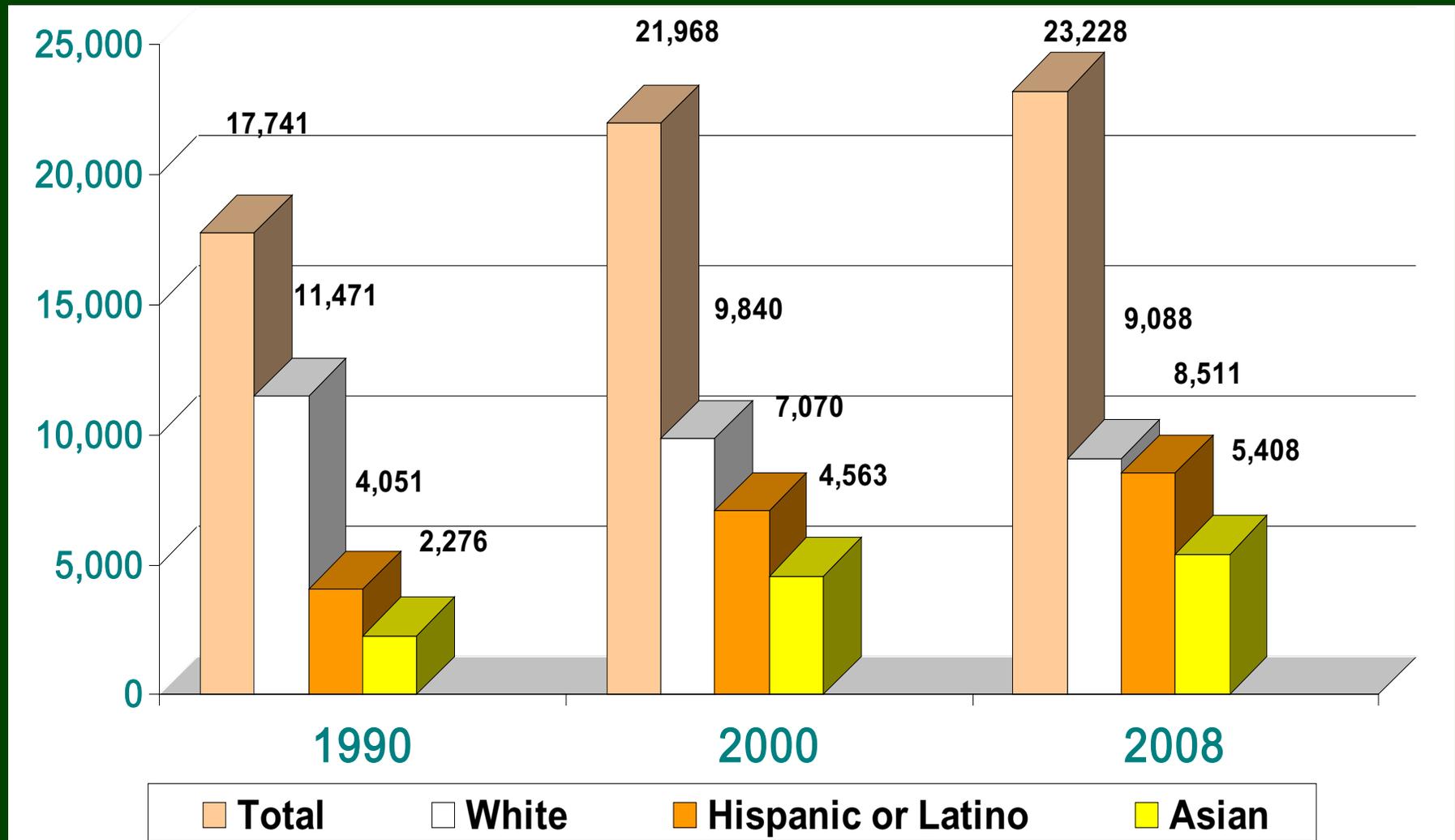
PROJECT AREA AND PRIMARY MARKET AREA



Primary Market Area is based on likely trade area for neighborhood serving retail and also characterizes the housing market

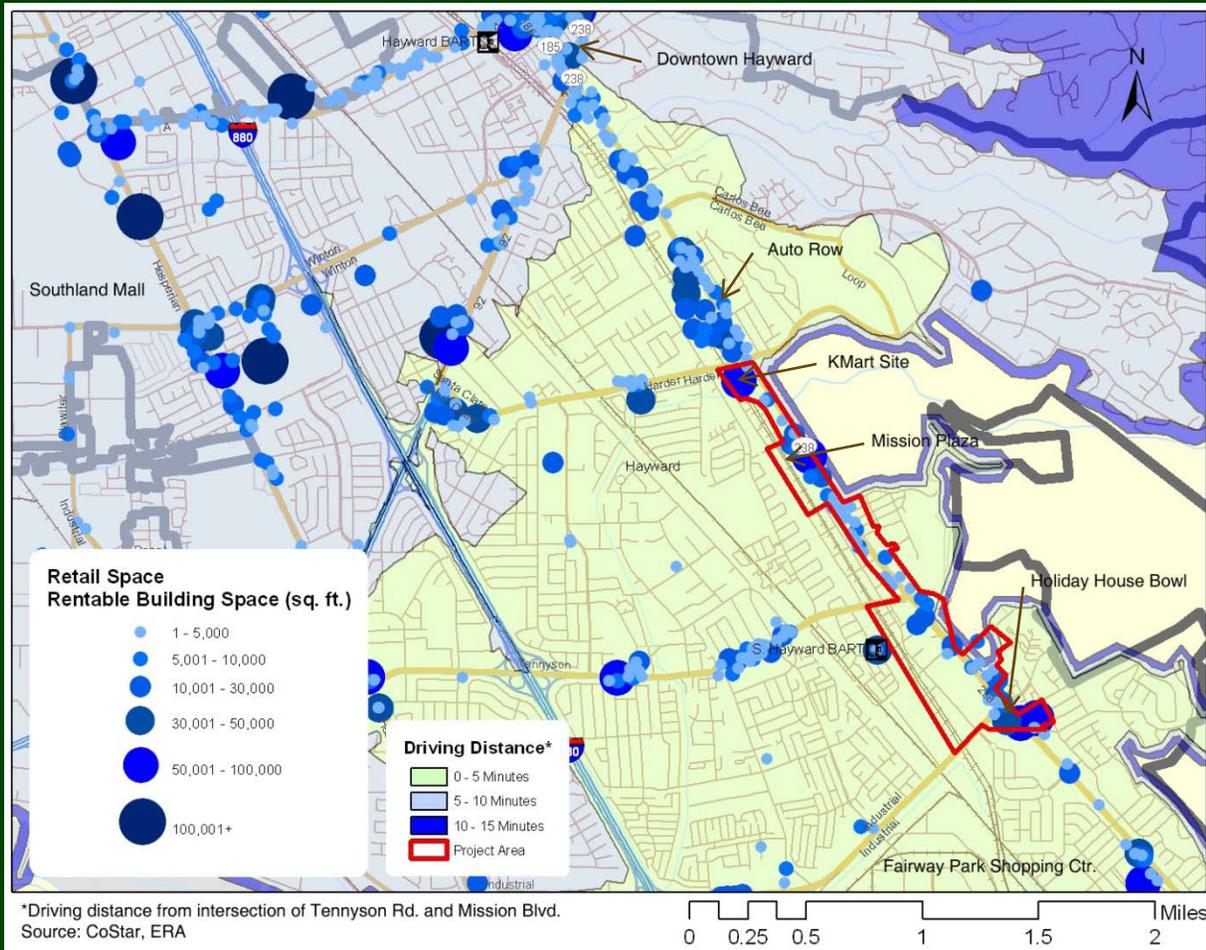


POPULATION GROWTH BY ETHNICITY FOR PMA



RETAIL MARKET ASSESSMENT

Geographic Distribution of Retail Space



Approximately 545,000 SF of rentable retail space within the Project Area

Hayward's retail space has grown approximately 10.8 percent since 2000

There have been no significant additions of new retail space within the project area



FACTORS CONSIDERED IN RESIDENTIAL DEMAND

- Continued long-term growth of the Bay Area
- Increasing interest in close-in housing
- BART station and BART extension to San Jose by 2015.
- Job losses due to closing of NUMMI auto plant
- City investment in the South Hayward BART Station Area including the development of a Form Based Code
- Development of the Wittek-Montana-Eden project



DEVELOPMENT ASSUMPTIONS: Assume Implementation of Form Based Code and Plan Improvements

- **Scenario 1: 2020** – Completion of Wittek-Montana Development Project
- **Scenario 2: 2030** – Midpoint of 2030 Market Demand Projections

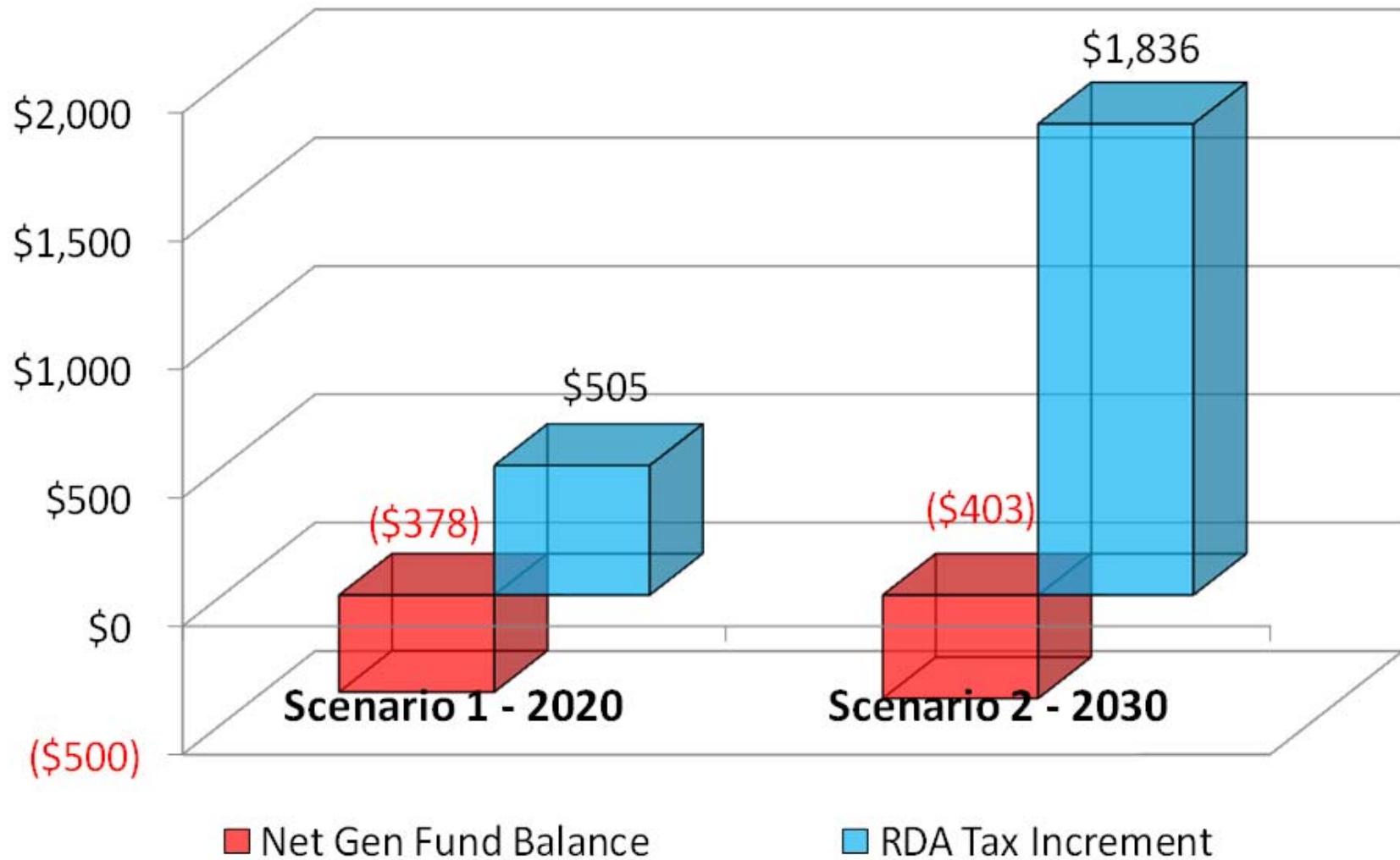


DEVELOPMENT PROGRAM

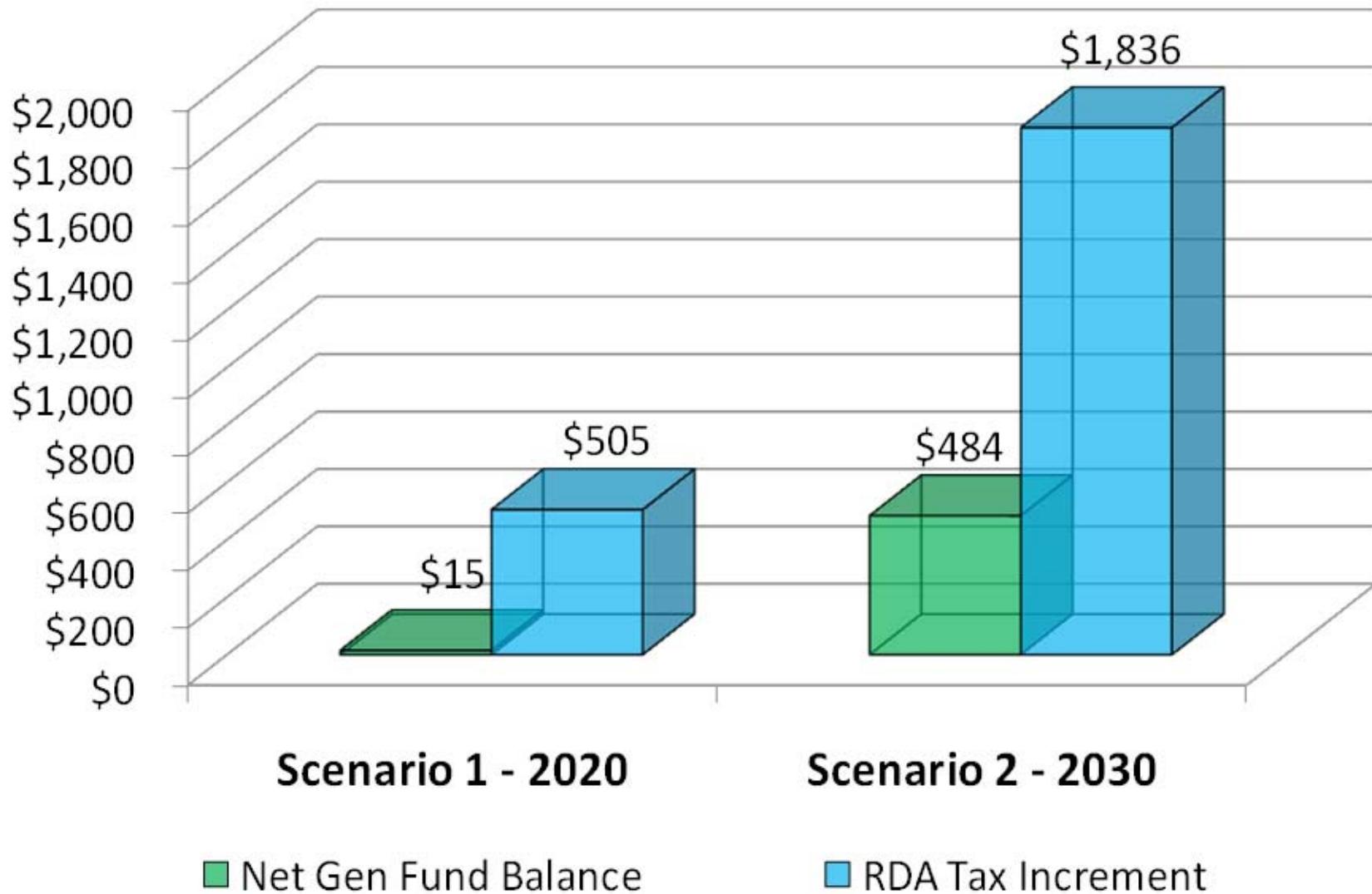
	Scenario 1	Scenario 2
Residential		
<i>For Sale Units</i>	341	879
Townhomes	21	88
Condominiums	320	791
<i>Rental Units</i>		
Multi-Family (Market Rate)	241	586
Multi-Family (Affordable)	206	308
Total Residential Units	788	1,773
Retail (SF)	64,600	180,000



NET FISCAL IMPACT – No CSD (\$1,000s)



NET FISCAL IMPACT – With CSD at \$500/DU (\$1,000s)



NEXT STEPS



Draft South Hayward BART Form-Based Code

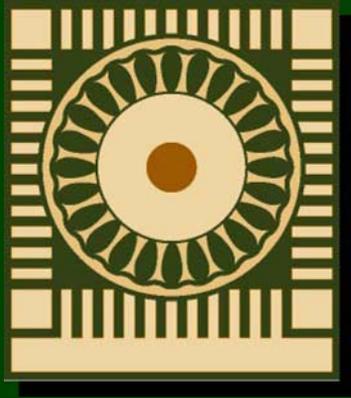
NEXT STEPS:

Finalize Form-Based Code and Conduct Environmental (CEQA) Analysis

OPTIONS:

1. **Revise Code to more align with the 2006 Concept Design Plan and conduct CEQA analysis (May-July, 2010).**
2. **Conduct a traffic impact analysis and present results to Council in July, 2010.**
3. **Develop Final Code and conduct a full CEQA analysis (May-September, 2010).**
4. **Another course of action.**





CITY OF
HAYWARD
HEART OF THE BAY

Draft
**South Hayward BART/Mission
Boulevard Form-Based Code**

David Rizk, *Development Services Director*
Laura Hall and Robert Alminana, *Hall-Alminana*
Development Services Department

