

CITY OF
HAYWARD
HEART OF THE BAY

**City Council
Public Hearing
April 24, 2012**

Maple Court - 44 Condominiums

Planning Division
Development Services



**Medical
Offices
(four story)**

**Everest
College
(two story)**



HAYWARD

Aerial View



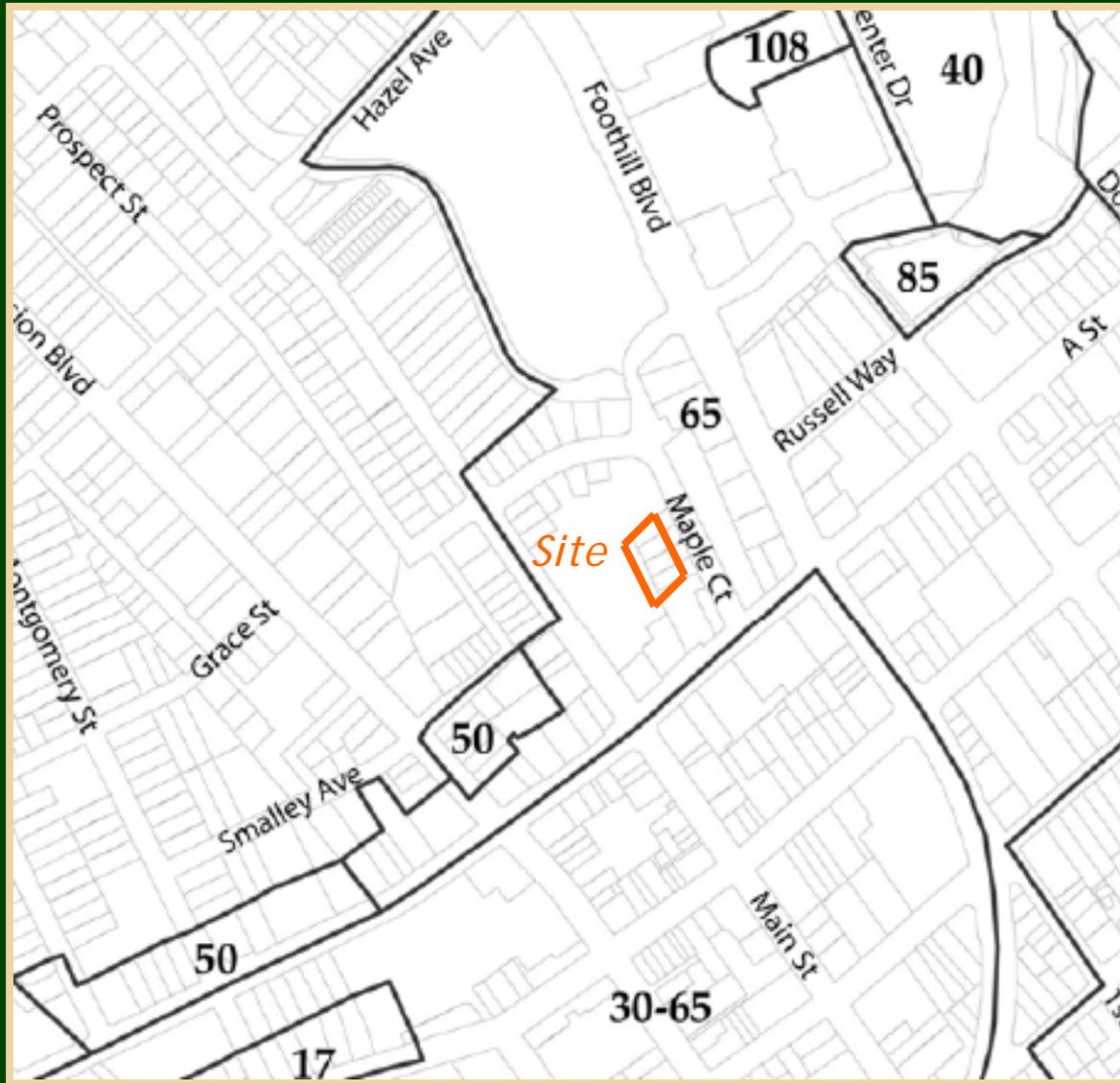


Existing Maple Court Street Frontage



View From Parking Lot at the Rear of the Property

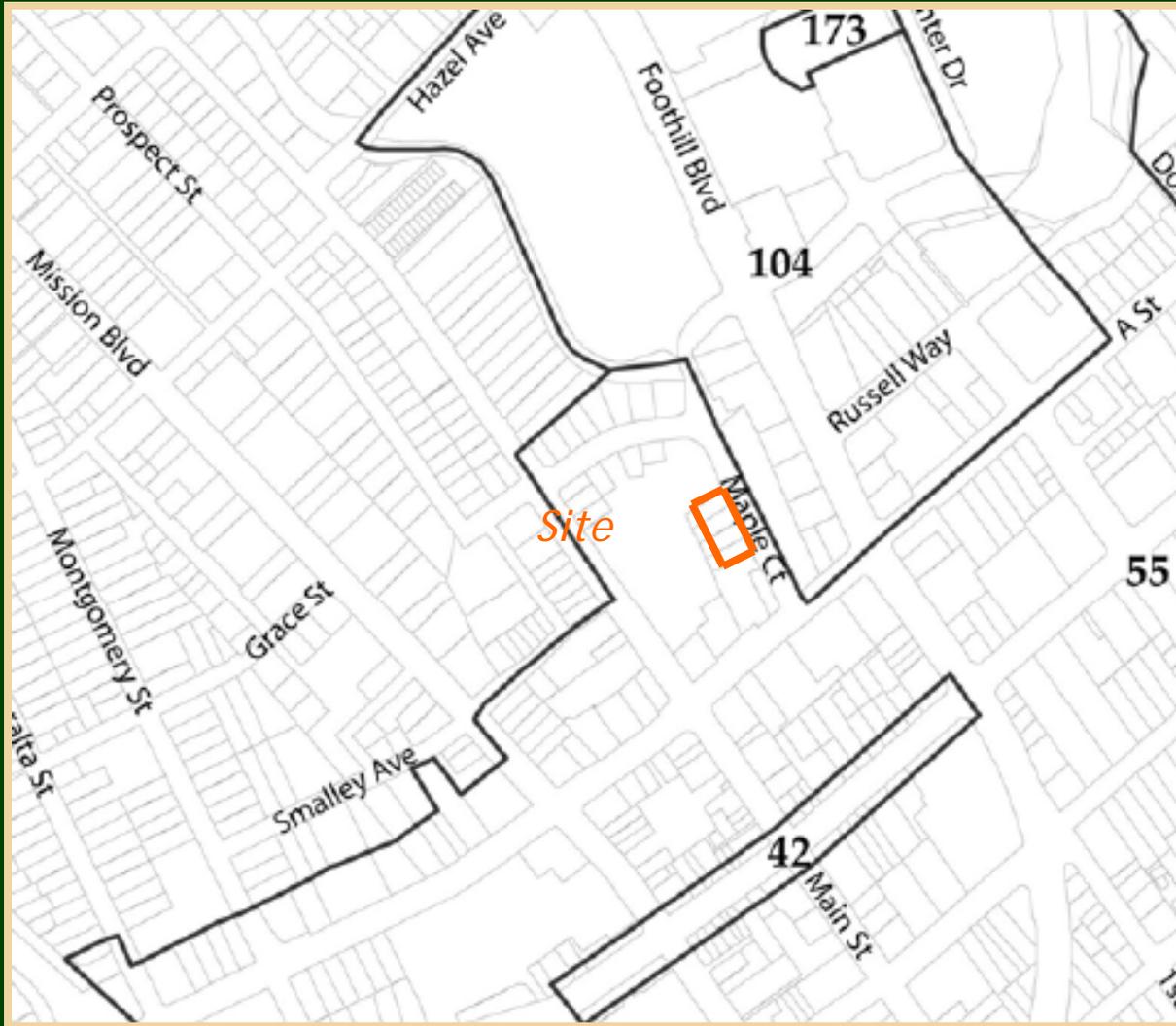




Allowable Density

*Residential Densities
Allowed at 65 du/acre
Per the Central-City
Commercial Zoning
District*

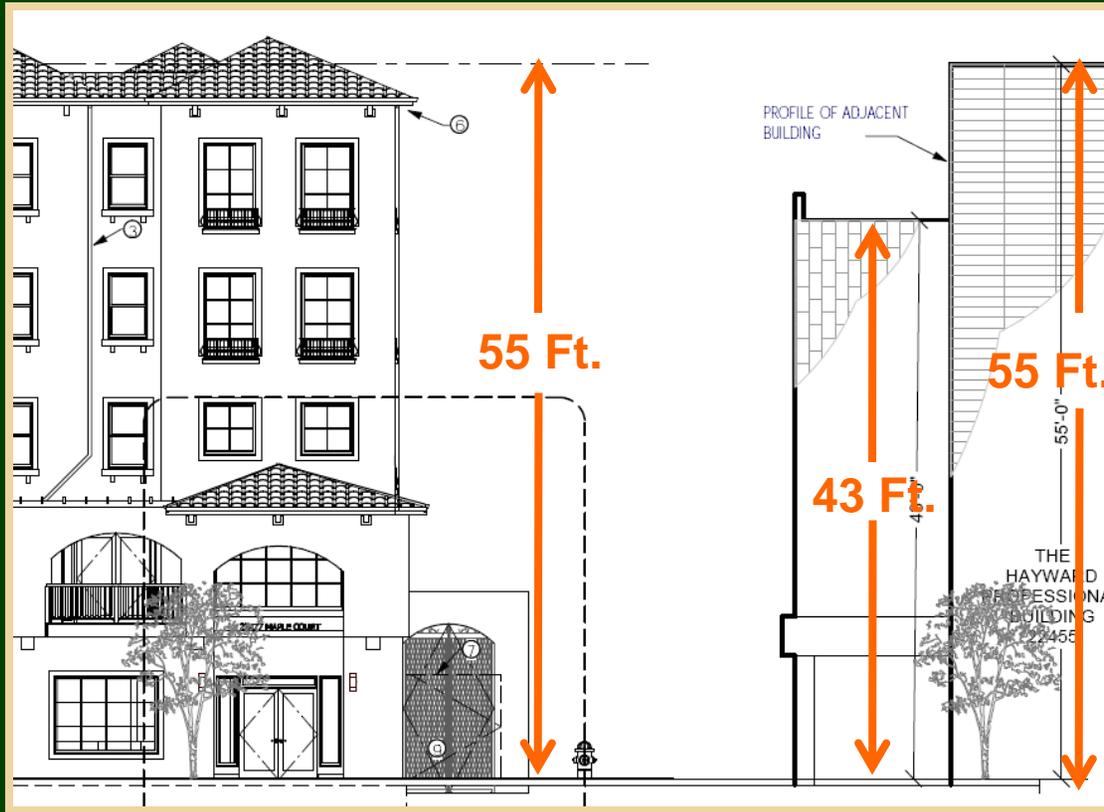




Allowable Building Heights

Maximum Building Height is 55 feet Per the Central-City Commercial Zoning District





**Adjacent
Four-Story
Building**

HAYWARD



	Standard	Allowed/Required	Proposed
Density	65 dwelling units per acre	37 units 44 units (with 20% density bonus)	44 units (requirement to maintain 10% of units for low income households)
Height	55 feet	55 feet	55 feet
Parking	Minimum 1 covered and 0.5 open parking spaces per unit (Credit for one space <u>shall</u> be given for each 2 motorcycle spaces and each 4 bicycle spaces, per Section 10-2.406 of the Hayward Municipal Code)	Minimum 44 covered and 22 open parking spaces (total of 66 spaces)	61 covered parking spaces plus 2 open parking spaces = 63 spaces; plus 6 covered motorcycle spaces and 4 covered bicycle spaces with locking devices (equivalent to 4 spaces); Equivalent of 67 total parking spaces
Open Space	100 square feet per unit; minimum 30 square feet per unit for group open space	4400 square feet total open space with 1,320 square feet of group open space	8,342 square feet total open space; 5,886 square feet is private <u>and</u> 2,456 square feet group open space
Public Park	\$11,395 per unit (cannot require park dedication, since project is less than 50 units)	\$489,985	\$489,985



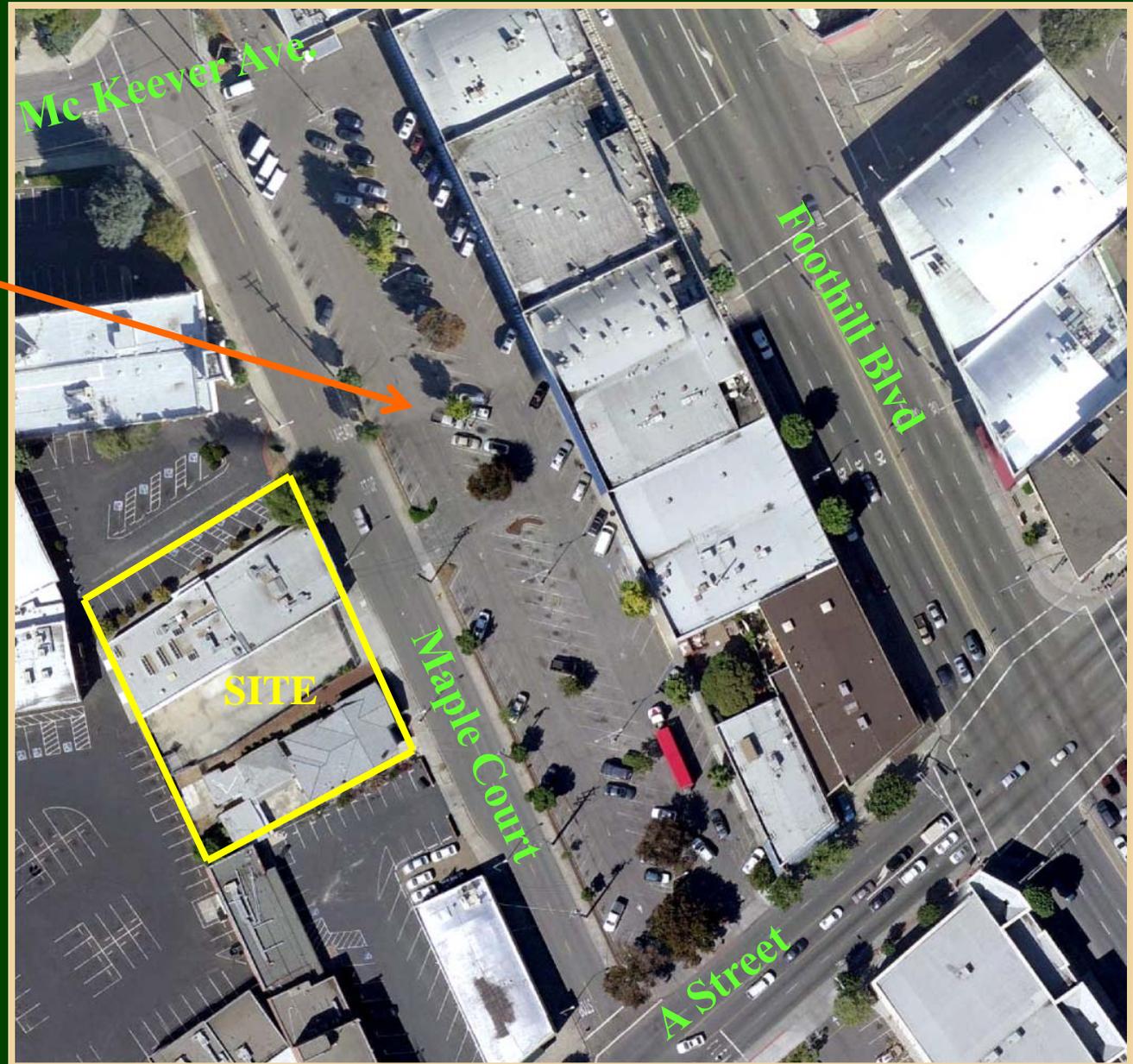
Issues of Concern

- **Vehicle Trips/Traffic Impacts**
- **Parking**
- **Archeological Resources**
- **Historic Home**
- **Ground-floor residential**
- **Ownership requirement**



**Municipal
Parking Lot 5
170 Parking
Spaces**

**9 Spaces on
Maple Ct.
(6 in front of
project; no
parking allowed
on east side of
street)**



HAYWARD

Parking Available Off-site



Archaeological Information



HAYWARD



Archaeological Information

Condition of Approval No. 5

In the event that human remains', archaeological resources, prehistoric or historic artifacts are discovered during construction or excavation, the following procedures shall be followed: Construction and/or excavation activities shall cease immediately and the Planning Division shall be notified. A qualified archaeologist shall be consulted to determine whether any such materials are significant prior to resuming groundbreaking construction activities. Standardized procedure for evaluation of accidental finds and discovery of human remains shall be followed as prescribed in Sections 15064.f and 151236.4 of the California Environmental Quality Act.

Possible Additional Language for Condition No. 5:

An archaeologist or qualified professional, such as a local Native American tribal representative, shall be present on site to monitor all ground-disturbing activities.



Historic Single-Family Home to be Relocated to Site Approved by the Planning Director



HAYWARD



Why Support Ground-Floor Residential?



HAYWARD



Require Owners to Live in Units

The CC&Rs shall state that all units shall be owner-occupied. The CC&Rs shall further provide that the leasing of units as a regular practice for business, speculative investment or other similar purpose is not permitted.

However, to address special situations and avoid undue hardship or practical difficulties, the CC&Rs may authorize the governing body to grant its consent, which consent shall not be unreasonably withheld, to a unit owner who wishes to lease or otherwise assign occupancy rights to a specified lessee for a specified period.



Staff's Recommendation

Making the required findings stated on pages 4 through 6 in the staff report, adopt the Resolution, adopting the Negative Declaration and approving the Conditional Use Permit application and Tentative Tract Map



Proposed Building



View From Maple Court

HAYWARD



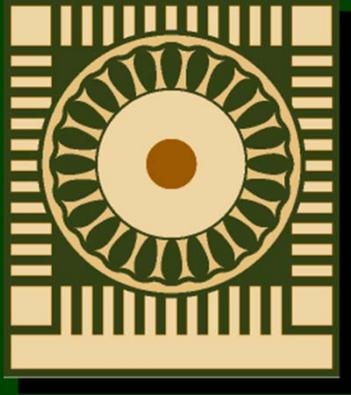
Proposed Building



**Rear View From
Adjacent Parking Lot**

HAYWARD





CITY OF
HAYWARD
HEART OF THE BAY

**City Council
Public Hearing
April 24, 2012**

Maple Court - 44 Condominiums

Planning Division
Development Services



Open Space

Required

Total - 4400 sq. ft. total open space with 1,320 sq. ft. of group open space

Provided

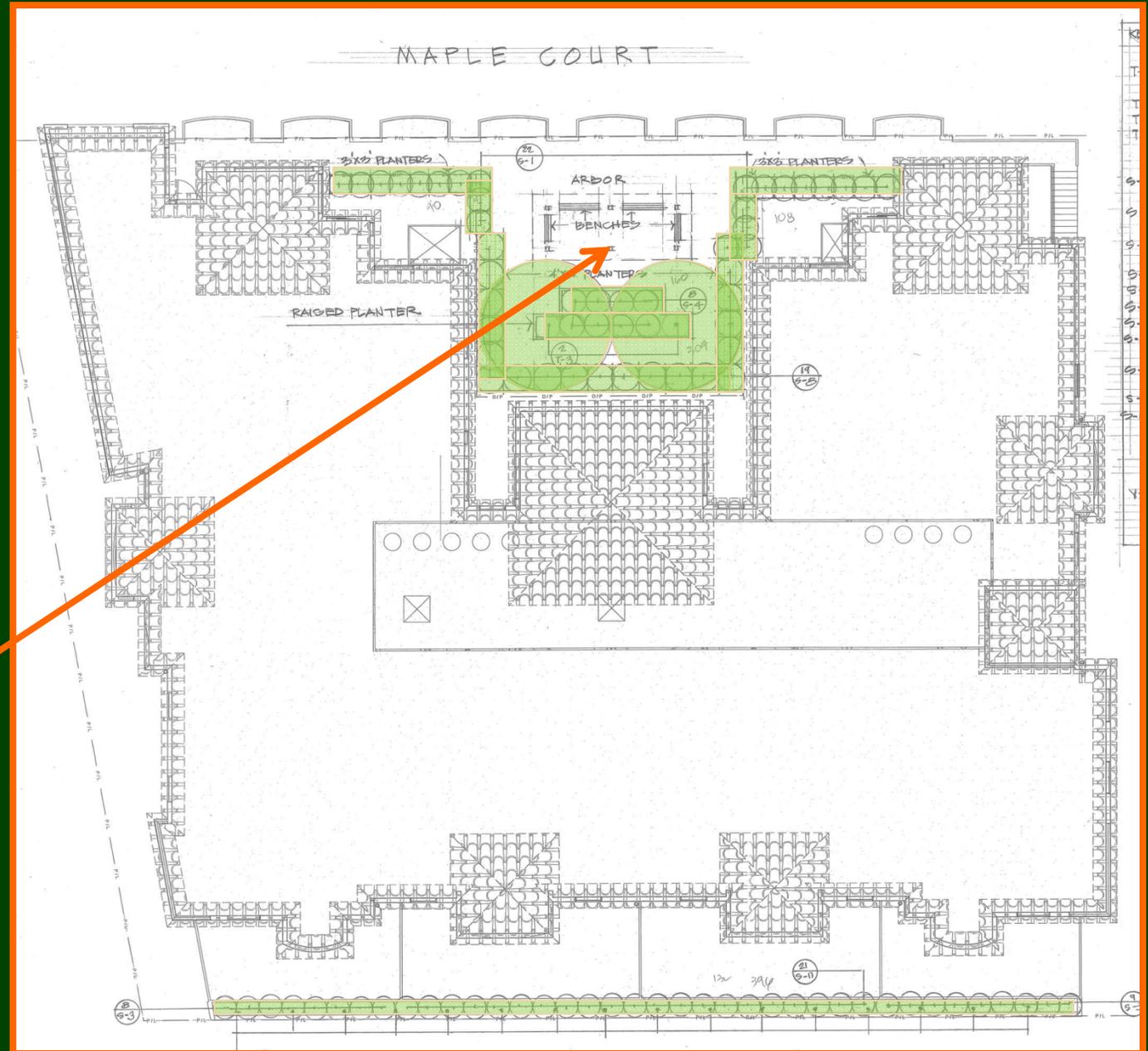
Group Open Space

2,456 square feet group open space

Private Yards & Balconies

5,886 square feet

HAYWARD



Total Open Space Provided - 8,342 square feet

