CITY OF
HAYWARD
HEART OF THE BAY

City Council
Public Hearing
September 17, 2013

SPR No. PL-2013-0168, Meta Housing Mixed Use Project

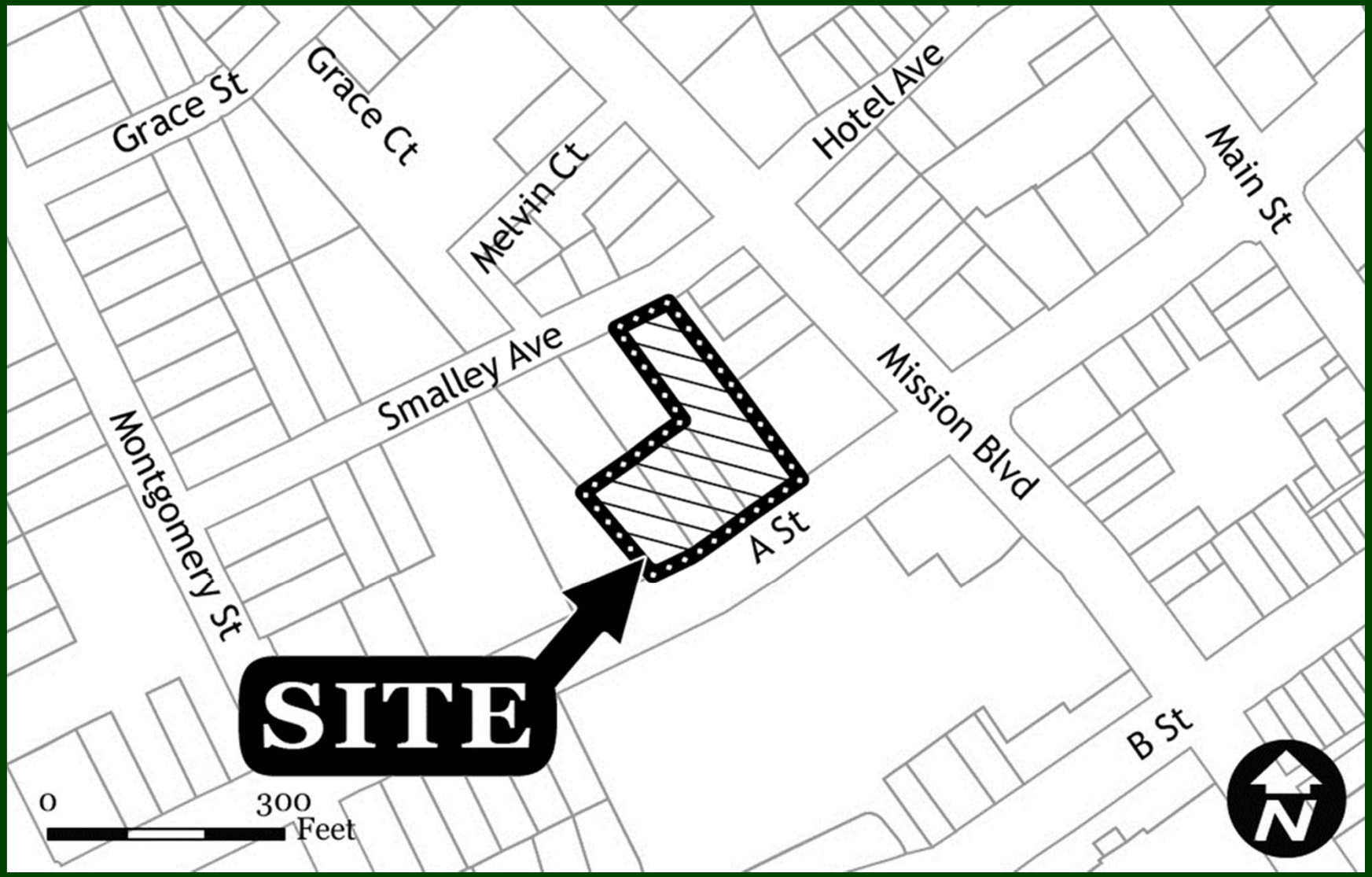
Planning Division
Development Services

Meta Housing Mixed Use Project

- Project Setting & Description
- Project Issues & Opportunities
- Findings
- Recommendation

Meta Housing Mixed Use Project

808 A Street



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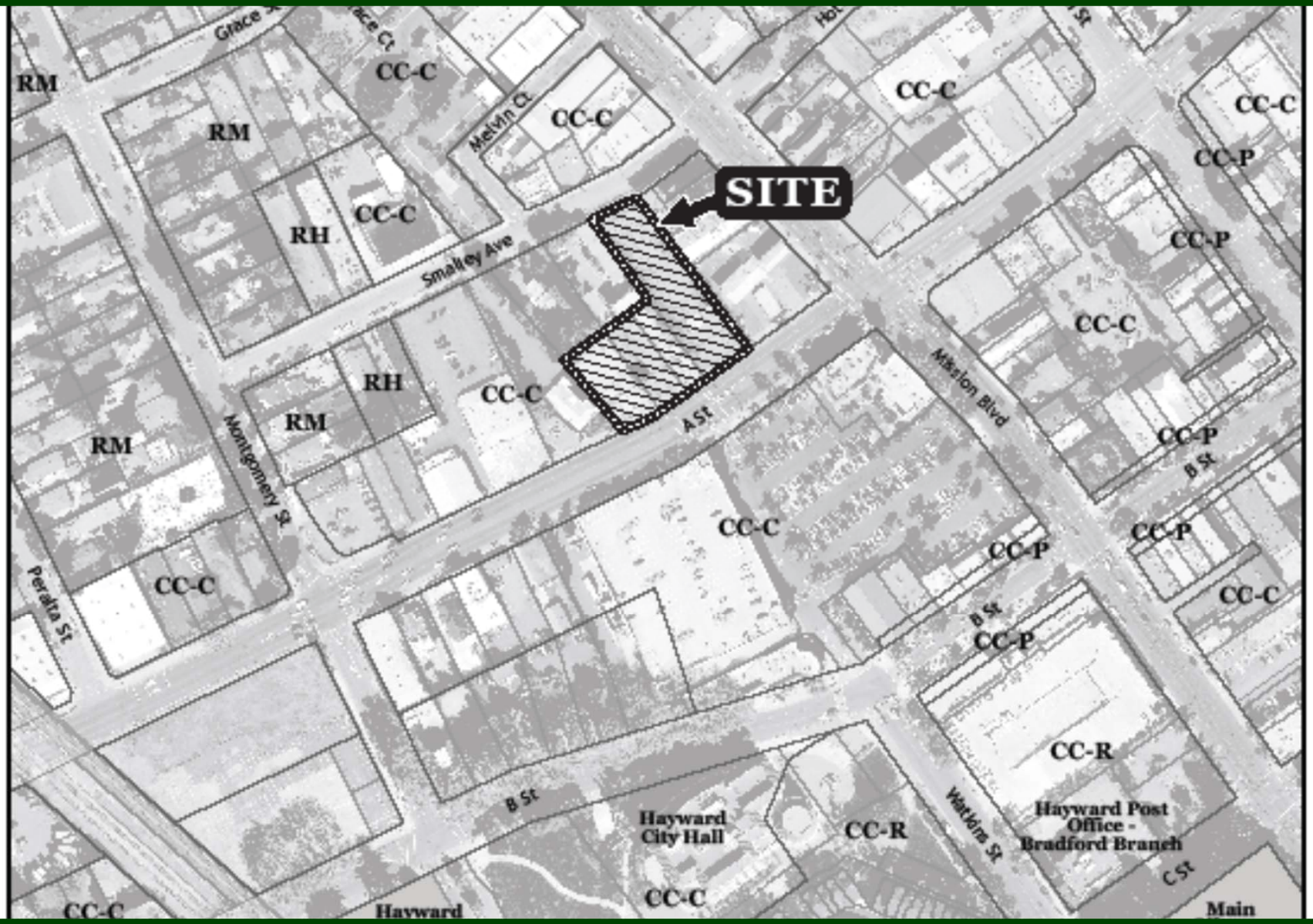
Site Location

Meta Housing Mixed Use Project

808 A Street



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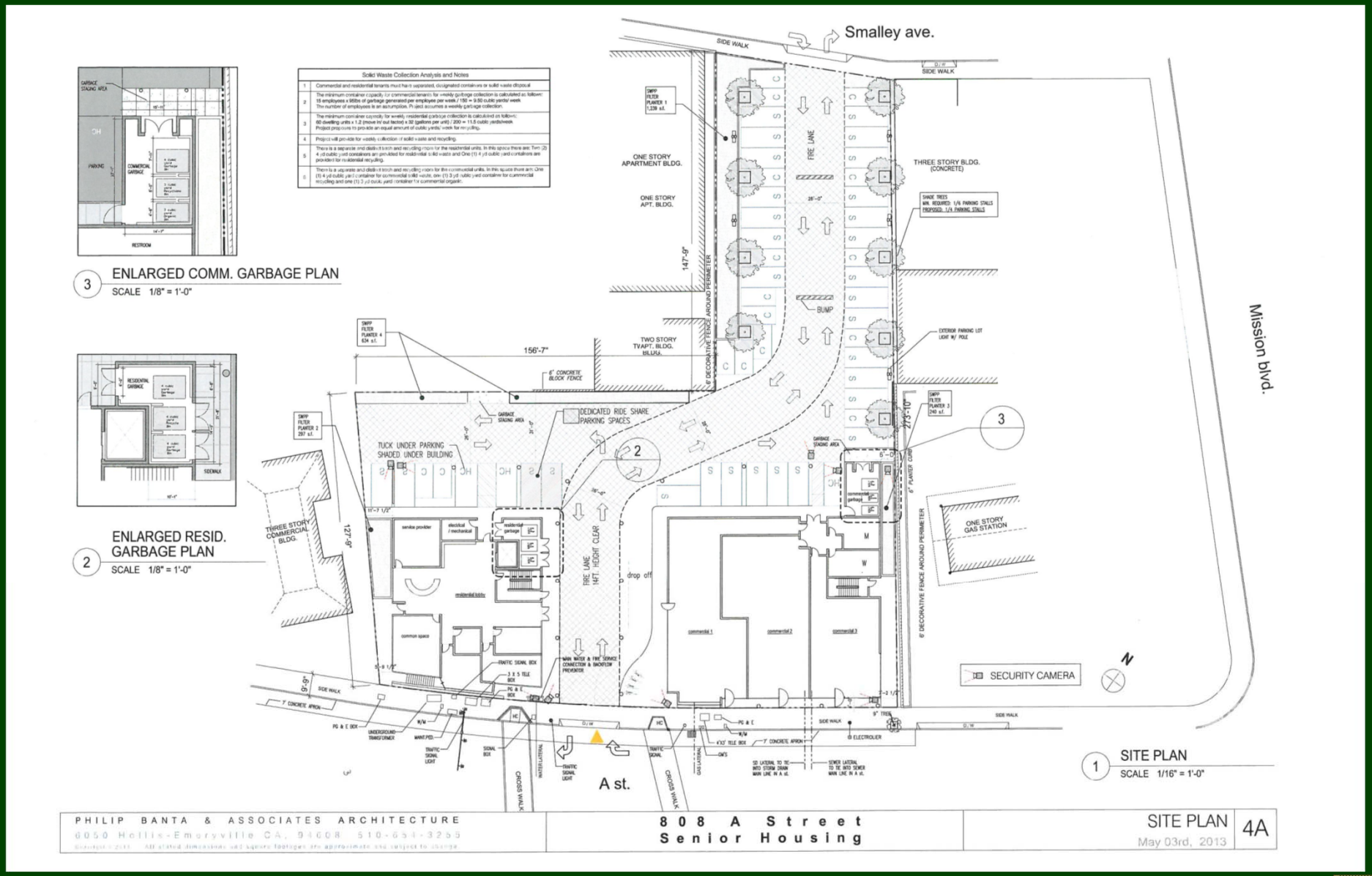
Site Location - Aerial Map

Meta Housing Mixed Use Project

Project Description

- 60 Units of Senior Housing (55 years of age or older)
- Approximately 6,000 square feet of ground floor retail/commercial/office
- Ground floor administrative office
- No Ground Floor Residential - No Use Permit Required

Meta Housing Mixed Use Project



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PC Approved Site Plan

Meta Housing Mixed Use Project

Final Exterior Design

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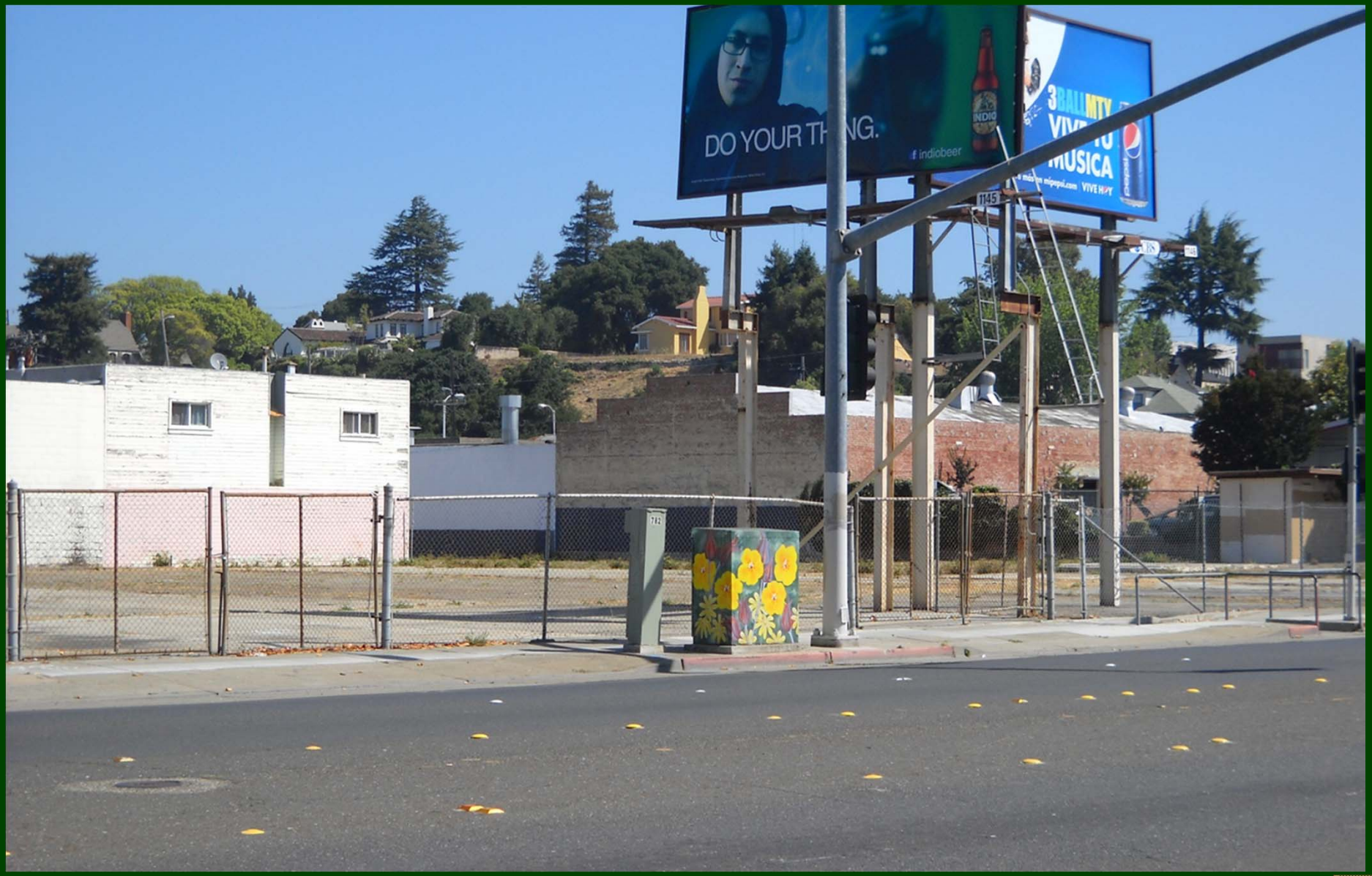
PC Approved Design

Meta Housing Mixed Use Project

Northeast View



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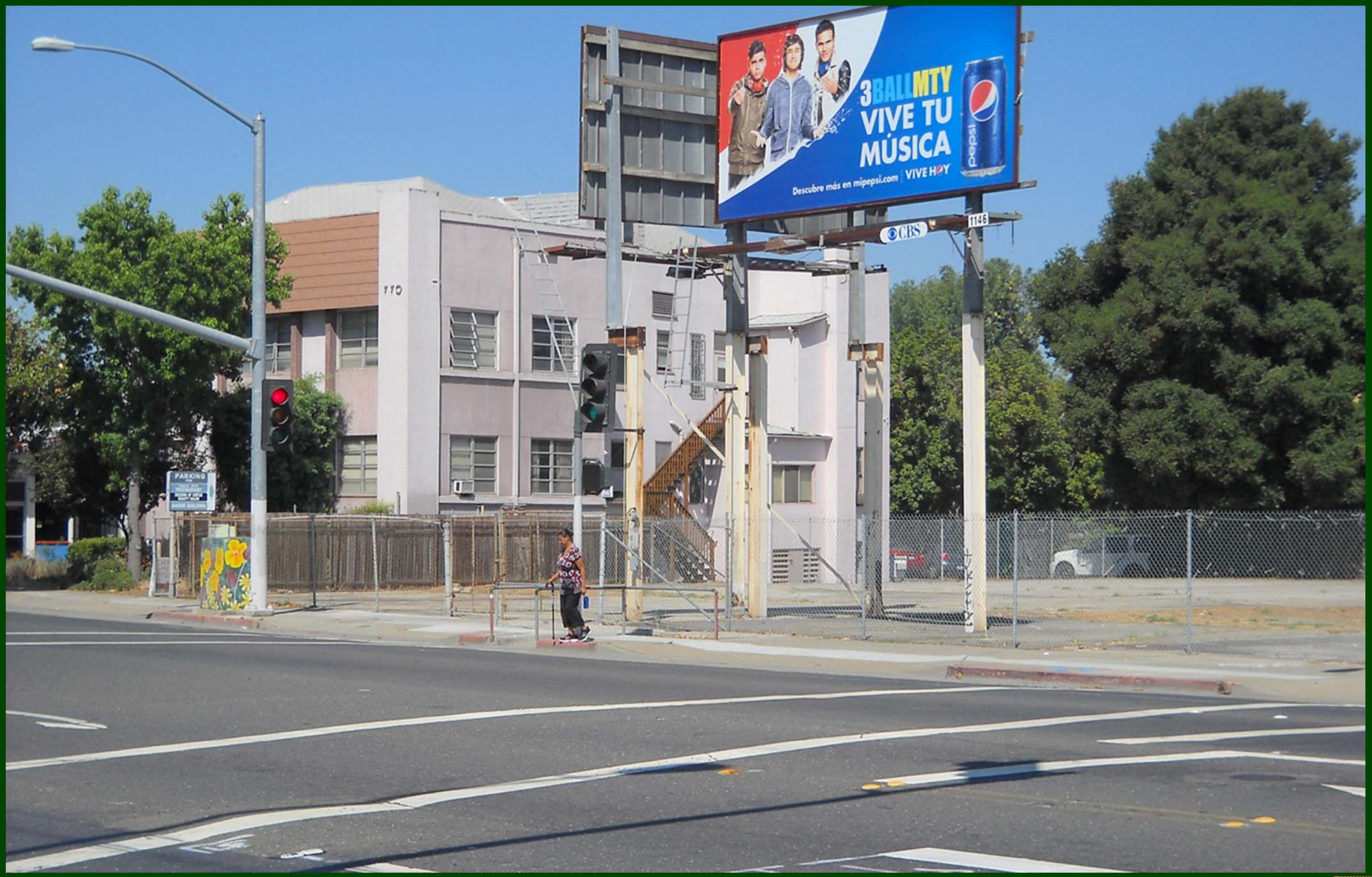
Northwest View



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North View

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East View

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Project Issues & Opportunities

- Project Noticing
- Two Separate Project Comments Periods
- Decision by the Development Services Director
- Evaluation of the Project
- Traffic Associated with the Project
- Need for Senior Housing

Meta Housing Mixed Use Project

CEQA

- Categorical Exemption
- Five Criteria for Exemption

  Consistent with the General Plan and Zoning

  Within the City & Less Than 5 Acres

  No Endangered, Rare or Threatened Species

  Would Not Result in Significant Environment Effects

  Can Be Served by Utilities and Public Services

Meta Housing Mixed Use Project

Signalized Intersection

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To Be Improved – 7/11/13

Traffic Improvements

- Traffic Study
- A Street @ Watkins/Lucky's Driveway Improvements
- Increased Delay of 1.4 seconds A.M. Peak Hour
- Increased Delay of 0.5 second P.M. Peak Hour
- Pedestrian Traffic vs. Vehicle Trips

Meta Housing Mixed Use Project

View Looking West

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Smalley Avenue – 7/11/13

Meta Housing Mixed Use Project *Proposed Secondary Access*

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Smalley Avenue – 7/11/13

Meta Housing Mixed Use Project

Smalley Avenue

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Sunday 9/15/13 at 10:20 a.m.

Meta Housing Mixed Use Project

Smalley Avenue

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At Montgomery Street Looking East - Monday 9/16/13

Meta Housing Mixed Use Project

Smalley Avenue

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Midblock Looking East Towards Mission - Monday 9/16/13

Green Enhancements of the Project

- GreenPoint Rated ("Build It Green")
- Bicycle Parking
- Clean Air/Vanpool/Electric Vehicle Parking
- Electric Vehicle Charging Infrastructure
- "Solar (Photovoltaic) Canopy" Design – Added Shade to Outdoor Space

Consistency with the General Plan

- City Center – Retail and Office Commercial
- Mixed-use development encouraged
- Promote pedestrian oriented development
- Integrated living, working & shopping area

Meta Housing Mixed Use Project

Findings

- Section 10-1.3025
- Four Project Findings
- Compatibility
- Constraints
- Development Policies
- Surrounding Development

Staff Recommendation

- Adopt a resolution that finds the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines (In-Fill Development); and
- Approve Site Plan Review Application No. PL-2013-0168, subject to the recommended Findings and Conditions of Approval contained in the Resolution.