

CITY OF
HAYWARD
HEART OF THE BAY

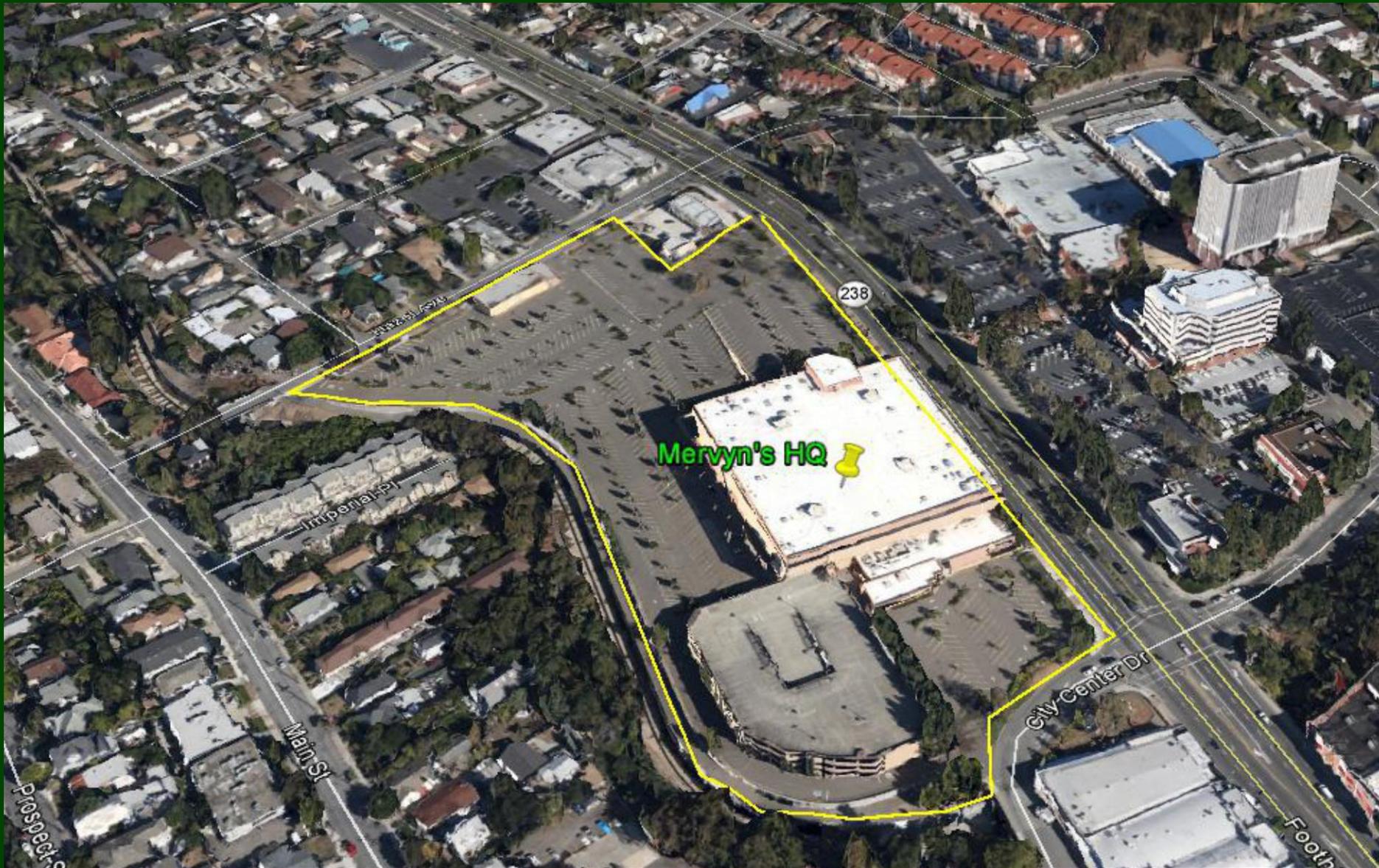
**City Council
Public Hearing
March 4, 2014**

Conditional Use Permit and Vesting Tentative Map Applications
@ The Boulevard Mixed Use Project

Planning Division
Development Services



@ The Boulevard Mixed Use Project

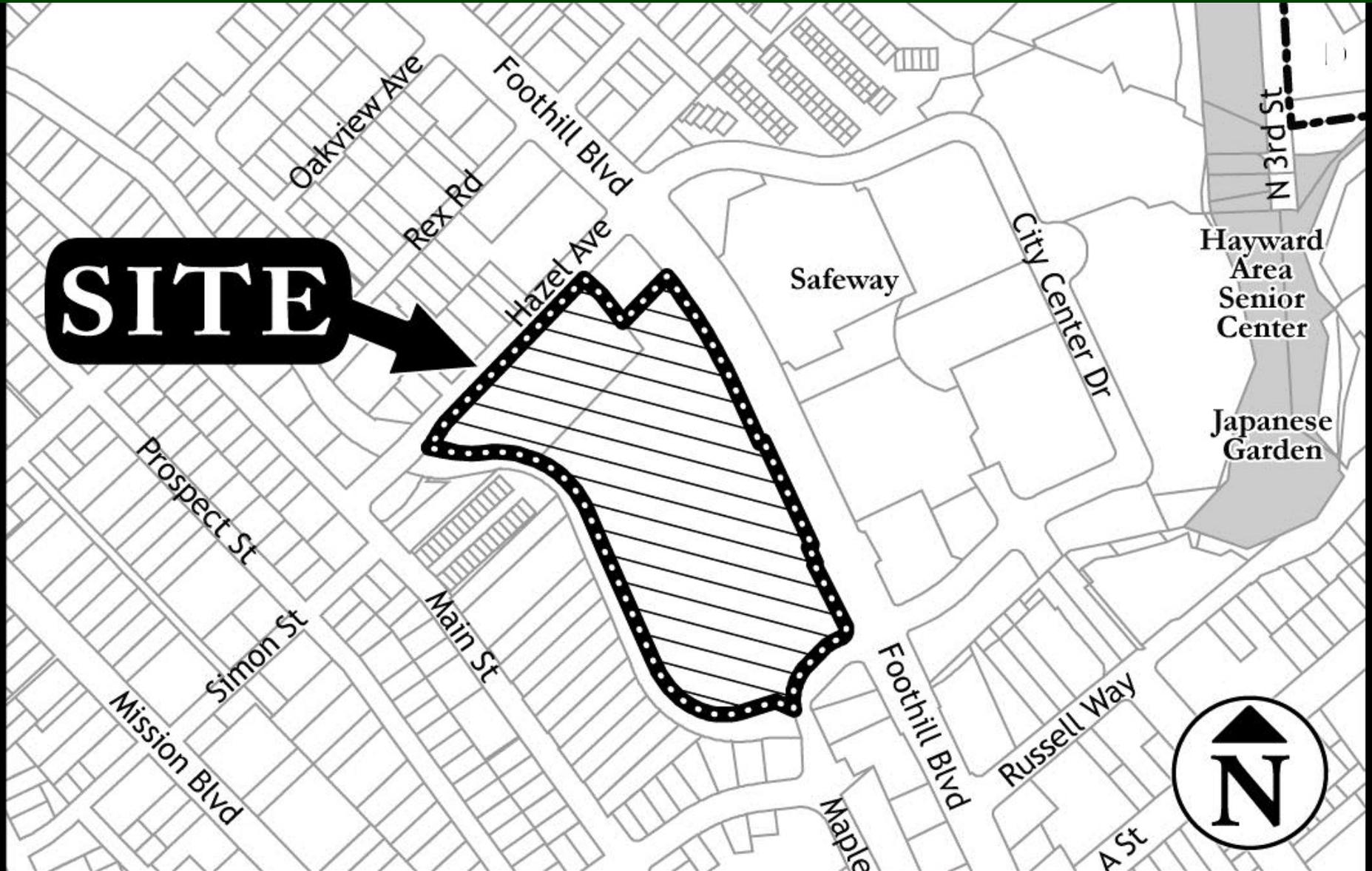


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Project Setting



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Existing Parking Garage



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Flood Control Channel Adjacent to Project Site



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PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	EXISTING TREE	SEE ARBORIST REPORT FOR SPECIFIC TREE LOCATIONS AND INFORMATION		
	EXISTING TREE	SEE ARBORIST REPORT FOR SPECIFIC TREE LOCATIONS AND INFORMATION		
	PROPOSED STREET TREES SUCH AS:			
	CARPINUS BETULUS	EUROPEAN HORNBEAM	36" BOX	M
	PLATANUS ACERIFOLIA 'COLUMBA'	COLUMBIA LONDON PLANE TREE	36" BOX	M
	PODOCARPUS GRACILIS	FERN PINE	36" BOX	M
	PROPOSED ACCENT TREES SUCH AS:			
	ALNUS RHOMBIFOLIA	WHITE ALDER	36" BOX	M
	ABUTILON VARINA	FOREST PANSEY REDBUD	36" BOX	M
	CECROPS CANADENSIS FOREST PANSEY	CEASE MYRTLE	36" BOX	M
	LAGOSTEMIA MUSCIGEE	LITTLE GEM MAGNOLIA	36" BOX	M
	MAGNOLIA GRANDIFLORA LITTLE GEM	REDSPIRE BRADFORD PEAR	36" BOX	M
	PIRUS CALLERYANA REDSPIRE	OLIVE	36" BOX	L
	OLEA EUROPAEA			
	PROPOSED SCREENING TREES SUCH AS:			
	PRUNUS CANADENSIS	CANARY ISLAND PINE	36" BOX	L
	SEQUOIA SEMPERVIRENS	REDWOOD	36" BOX	M
	PROPOSED COLUMNAR TREES SUCH AS:			
	PRUNUS CAROLINIANA BRIGHTN TIGHT	BRIGHTN TIGHT CAROLINA CHERRY	15 GAL.	M
	LIQUIDAMB. JAPONICUM TEXANUM	WAX LEAF PRINCE	15 GAL.	M
	PODOCARPUS MACROPHYLLUS	YEW PINE	15 GAL.	M
	PROPOSED CULINARY SHRUBS SUCH AS:			
	CAPPARIS SPINOSA	CAPRI	5 GAL.	L
	FICUS SELLOWIANA	PHAIPIE GUAVA	5 GAL.	L
	ROSMARINUS O. PLUNTINGTON CARPET	ROSEMARY	5 GAL.	L
	LAVANDULA ANGSTUFOLIA	ENGLISH LAVENDER	5 GAL.	L
	PROPOSED SHRUBS SUCH AS:			
	ACROLIUM ARBOREUM DWARFCOP	N.C.N.	5 GAL.	L
	HYPERICUM & MOSEMANIUM TRICOLOR	GOLD FLOWER	5 GAL.	M
	NASSELLA TENUESAWA	MEXICAN FEATHER GRASS	1 GAL.	VL
	PHORNUM TOM THUMB	TOBI THUMB NEW ZEALAND FLAX	5 GAL.	L
	ACANTHUS MOLLIS	BEARS BREECH	5 GAL.	M
	BURUS MICROPHYLLA JAPONICUM	JAPANESE BOXWOOD	5 GAL.	M
	CAULISTEMUM VARINUS LITTLE JOHN	N.C.N.	5 GAL.	L
	COLEONEMA PLUCHIUM	PINK BREATH OF HEAVEN	5 GAL.	M
	CORDYLONE FESTIVAL GRASS	N.C.N.	5 GAL.	L
	DANIELLA KAWANAKA VAREGATA	VAREGATED FLAX LILY	5 GAL.	M
	DIETES GRANDIFLORA VAREGATA	VAREGATED FORTNIGHT LILY	5 GAL.	L
	GREVILLEA SPECIES	GREVILLEA	5 GAL.	L
	FRAXINELIUM BETACULUM RUBRUM	PURPLE FOUNTAIN GRASS	5 GAL.	L
	PHORNUM SPECIES	FLAX	5 GAL.	M
	ROSA WHITE FLOWER CABRET	FLOWER CABRET WHITE ROSE	5 GAL.	L
	WESTRINGIA SPECIES	WESTRINGIA	5 GAL.	L
	AGAVE VELANDRIANA	OCTOPUS AGAVE	5 GAL.	L
	LEUSTRUM JAPONICUM TEXANUM	WAX LEAF PRINCE	5 GAL.	M
	GREWA OCCIDENTALIS	LAVENDER STARTFLOWER	5 GAL.	M
	HETEROMELIS ARBUTIFOLIA	TOYON	5 GAL.	L
	YUJUBIUM JAPONICUM	JAPANESE YUJUBIUM	5 GAL.	M
	PROPOSED WATER TREATMENT AREA SHRUBS AND GRASSES:			
	CAREX DUNLISA	BERKELEY SEDGE	1 GAL.	M
	CHONDROPETALUM ELEPHANTUM	CAPE RUSH	5 GAL.	M
	IRIS DOUGLASSIANA	DOUGLASS IRIS	1 GAL.	L
	JUNCUS PATENS	REED	1 GAL.	M
	OPHIPOGON JARILIAN	GRANT LILY TURF	5 GAL.	M
	TURF			
	TURF - FESCUE BLUEGRASS BLEND	BERBER PLUS - DELTA BLUEGRASS CO.	500	H

NOTES:
 1. ALL SHRUB AND GROUNDCOVER AREAS WITH SLOPES LESS THAN 2:1 SHALL RECEIVE A 3" LAYER OF MULCH.
 2. ALL TREES PLANTED WITHIN 7' OF PAVEMENT, CURBS, WALLS, OR BUILDINGS SHALL BE INSTALLED WITH LINEAR ROOT BARRIERS. ROOT BARRIERS SHALL BE PLACED AT THE EDGE OF THE ADJACENT PAVEMENT, CURB, WALL OR BUILDING (DO NOT ENCLOSE ROOTBALLS) AND SHALL EXTEND BY MINIMUM EACH SIDE OF THE CENTER OF THE TREE.
 3. SELECT TREES TO BE INSTALLED AT 48" BOX SIZE AS REQUIRED. SEE TREE MITIGATION PLAN.



@ THE BOULEVARD
 CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



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Conceptual Site Plan of the Project



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Hazel Avenue Rendering of Project



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Rendering of Commercial Building



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AR1 - Gable End Wood Faux Vent



AR3 - Wood Outlooker and Bracket Detail



AR2 - Exterior Light Fixture

AR4 - Wood Outlooker Detail



C1 - Wood Rake Overhang and Outlooker



C3 - Typical Wood Trim at Wood Siding



C5 - Wood Window Trim and Sill



C2 - Wood 'Cobble House' Style Railing and Deck



C4 - Gable End Outlooker and Faux Vent at Rake Overhang



C6 - Wood Headers, Posts, Low Pillars and Wood Rail



AGRARIAN RURAL

AR3 - Steep Roofs with Flat Roof Tile Shingles, Shed Dormers, and Wood Siding



AR6 - Deep Porches with Wrapped Wood Columns, Brackets and Railing

IMAGES For AGRARIAN RURAL
And CRAFTSMAN
@ The Boulevard
HAYWARD, CALIFORNIA

CRAFTSMAN

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INTEGRAL CONSULTING
12.19.13.

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UNIT 4-ALT.
 4 BED, 4 BA, LIVINGSUITE - 2,295 SF
 GARAGE 416 SF
 DECK 105 SF
 PORCH 78 SF

@ **The Boulevard**
 HAYWARD, CALIFORNIA

TOWNHOMES - ALTERNATE
 N.T.S.

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A.TH.7-4
INTEGRAL
 COMMUNITIES

11.21.13

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CEQA

- Mitigation Measures

Air Quality Standards for Construction Equipment

Geotechnical Evaluation

Expansive Soils

Acoustical Analysis



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CUP Findings

- The proposed use is desirable for the public convenience or welfare.



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CUP Findings

- The proposed use will not impair the character and integrity of the zoning district and surrounding area.



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CUP Findings

- The proposed use will not be detrimental to the public health, safety, or general welfare.



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CUP Findings

- The proposed use is in harmony with the applicable City policies and the intent and purpose of the zoning district involved.

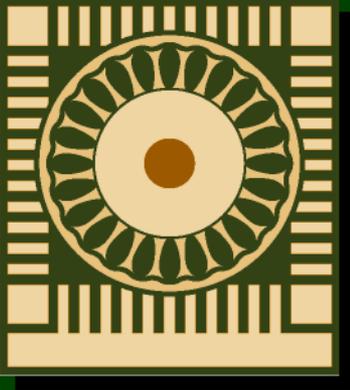


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Staff Recommendation

- Uphold the Planning Commission Decision to Approved the Conditional Use Permit and Vesting Tentative Tract Map and Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, subject to the recommended Findings and Conditions of Approval contained in the Resolution.





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Parking Table

Land Use	Units/Size	Requirement	<i>Total Required</i>	Total Provided
Retail/Commercial	16,800 sq.ft	1 space per 315 sq.ft.	53	53
Townhomes	194 Units	1.0 covered & 0.5 open spaces per dwelling unit	194 covered <i>97 open spaces</i>	450 covered <i>87 open spaces</i>
Credit for Two-Wheel Vehicles	Located in Groups of 4	Bike Parking Spaces Must be 2-feet by 7-feet	0	44 Bicycle Parking Spaces (Credit for 11 Vehicle Parking Spaces – Section 10-2.406)
Total Parking			344	601



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Open Space Table

194 Residential Units	Minimum Open Space Required	Proposed Open Space	Amount of Additional Open Space Proposed
Usable Open Space	19,400 sq. ft. (100 sq. ft. per unit)	39,885 sq. ft.	20,485 sq. ft.
Group Open Space	5,820 sq. ft. (30 sq. ft. per unit)	5,885 sq. ft.	65 sq. ft.
Total Open Space	25,220 sq. ft. (130 sq. ft. per unit)	45,770 sq. ft.	20,550 sq. ft.

