

DATE: April 21, 2009
TO: Mayor and City Council
FROM: Director of Development Services Department
SUBJECT: Route 238 Bypass Land Use Study Draft Staff Recommended Land Use Designations

RECOMMENDATION

That Council reads and comments on the staff-recommended General Plan land use and zoning designations for the Route 238 Bypass Land Use Study properties.

SUMMARY

Planning staff, along with its primary project consultant, Community Design + Architecture, has been progressing on the Route 238 Bypass Land Use Study, which will be completed by the end of June 2009. In June, 2008, three General Plan land use alternatives were presented to the City Council and Planning Commission at a joint work session and at a separate community meeting. In early March, 2009, the Draft Environmental Impact Report (DEIR), was released for a minimum 45-day public comment period, which ended on April 16. This DEIR analyzed potential environmental impacts of the three land use alternatives.

Based on the environmental analysis, existing policies, and surrounding land use designations, staff has prepared recommended General Plan land use designations and accompanying zoning designations for the study parcels. The recommended land use designations are based primarily on a mixture of designations from the prepared three Land Use Alternatives, based on City Council and Planning Commission comments received at meetings held in March, community input, and integration with surrounding land uses. Staff is recommending a continuous trail throughout the properties and would work with future developers of these properties and other adjacent properties, as appropriate, to have segments of a continuous public trail dedicated as part of future developments.

BACKGROUND

The Route 238 Bypass Land Use Study analyzes appropriate land use designations for the land previously obtained by Caltrans for the purposes of constructing a bypass freeway in the 1970s. That project is no longer being pursued and Caltrans will be disposing of such property in the near future. In June 2008, staff prepared three General Plan land use alternatives: one based on market

potential (A); one based on community input (B); and one based on existing policies, plans, and interests of the local public agencies (C). The potential environmental impacts of the three land use alternatives have been analyzed in a Draft EIR, which was released for public comment on March 3, 2009. The comment period ended on April 16, 2009. Based on the potential environmental impacts, interests of the community and established policies and plans, staff has drafted recommended General Plan land use designations for the properties associated with the land use study; associated zoning districts have also been recommended. Properties located within the County unincorporated areas are shown with Alameda County designations and do not include any recommended City zoning designations.

Comments received from Council members and Planning Commissioners at meetings held in March included the following: (1) concerns over high density residential especially in areas near fault lines and where there were steep slopes; (2) a desire to support smart growth opportunities such as the proposed Sustainable Mixed Use designation that was shown in Alternative A; (3) an interest in additional opportunities, if possible, for more office and commercial uses; (4) concerns over the traffic impacts at the intersection of D Street and Foothill Boulevard; and (5) general concern over the impacts of future land development on public services given both the economy and this City's current fiscal situation. Staff addresses the land use issues within the recommended land use designations and discussion below. The other concerns will be addressed in the Final Environmental Impact Report (FEIR).

DISCUSSION

Recommended Land Use Designations Summary -

The recommended land use designations are a mixture of designations from the prepared three land use alternatives, based on City Council and Planning Commission comments received at meetings held in March, community input, and integration with surrounding land uses.

Properties located within the Alameda County unincorporated areas are shown with County land use designations; specifically, those shown in the draft Eden Area and Castro Valley General Plans. County staff is still in the process of developing these plans, but as most of the County properties are outside the City's sphere of influence and not subject to City land use authority, staff recommends showing the designations the County is proposing within their respective plans. Also, only Alternative C showed County land use designations for unincorporated County lands. Exhibit D is a summary table that includes information about development potential per existing City General Plan designations, per the three land use alternatives, and for the staff-recommended alternative. It also shows the development potential if all three alternatives had utilized County land use designations for unincorporated study properties.

All of the study parcels have been grouped into clusters for ease of discussion. An index map displaying which properties are located in which clusters has been included as Exhibit A of this staff report. Exhibits B and C contain sets of maps showing grouped clusters with the Recommended General Plan designations and zoning districts, which align with the discussion in the following

paragraphs. Those maps also show General Plan land use and zoning designations of surrounding properties, to give the reader some context for staff's recommendations.

There are three clusters in particular for which staff would like input and direction from the Council. These areas include:

(Clusters 7 and 8) the proposed 4th Street extension between D and E Streets (see Exhibit B-3);

In order to off-set cut through traffic in other parts of this neighborhood and to relieve congestion at other nearby intersections, such as those along 2nd Street, staff proposes to extend 4th Street between D and E Streets. With the potential traffic impacts at the intersection of E Street and East Avenue, should 4th Street be extended, which would add an additional street to this intersection?

(Cluster 12) the designation for the Carlos Bee quarry site (see Exhibit B-5);

Hayward schools are in need of updating. As additional residential units are added, the demand on school facilities increases. Does the need for a new middle school campus outweigh the benefits of additional money that would result from designating the site as sustainable, high-density residential? Proceeds from the sales of these properties will ultimately fund the Local Alternative Transportation Improvement Program (LATIP), which would pay for such projects as the Route 238 Corridor Improvement Project. Further discussion is included in this report regarding this major site.

(Cluster 16) the designation for the large swath of land between Harder Road and Calhoun Street (see Exhibit B-7).

The large swath between Harder Road and Calhoun Street, above the cemetery, might be difficult to develop due to steep slopes, earthquake fault traces, and limited access, but the recommended Open Space designation limits development. Do the benefits of increased open space outweigh benefits of additional revenues to the LATIP that would be generated by increased property value associated with future development potential?

Clusters 1 and 2 (properties between the I-580 on- and off-ramps and Ash Street) –

Due to the presence of existing freeway on- and off-ramps that will remain in this location and the location of properties within the County unincorporated area, designations have been given to the properties in these clusters that reflect the continued public use and those designations that are reflected in County plans. (Map reference B1 and C1)

Caltrans' staff has indicated the ramps will remain in this location and that such land will not be sold; thus, these clusters are proposed with the designation "Public" per the draft Eden Area General Plan. The exceptions are: (1) three lots located along the northern end of Georgan Street that are proposed as "Low-Medium Density Residential", per the draft Eden Area General Plan and consistent with the designation of the surrounding properties; and (2) the lot located at the southwest corner of Foothill Boulevard and Mattox Road that has been proposed "General Commercial", per the Eden Area Plan. This is consistent with the adjacent designations along Foothill Boulevard. The designations recommended for these two clusters are as they were shown in Alternative C. No City

zoning designations are proposed for the County parcels as such action would be performed by the County via its land use planning process.

Clusters 3 and 4 (properties between Ash Street and Grove Way) -

Due to the presence of existing freeway on- and off-ramps that will remain in this location and the location of properties within the County unincorporated area, designations have been given to the properties in these clusters that reflect the continued public use and those designations that are reflected in County plans. In addition, the recommendations for City properties are based primarily on compatibility with existing land uses and County designations. (Map reference B2 and C2)

These clusters propose designations of “Public” per the draft Eden Area General Plan, since some of these properties are still freeway on-ramps. For city properties in this cluster, a proposed General Plan designation of “Public/Quasi-Public” with a “Public Facilities” (PF) zoning district is recommended for the remaining portion of the freeway on-ramps to I-580 as was shown on all three Alternatives. Properties closest to the on-ramps along the east side of Oak Street are within the County Unincorporated area and are proposed for “High Density Residential” (42-84 units per acre), per the County’s draft Eden Area General Plan and as shown in Alternative C.

For properties in the City along the east and west sides of Oaks Street at Apple Avenue, a “Commercial/High Density Residential” General Plan designation with a “High Density Residential” (RH) zoning district has been recommended, to be compatible with the designations proposed for County property and given the close proximity to freeway access. This recommended designation was shown in Alternative A.

Further south along Oak Street, property in the City between Apple Avenue and Grove Way is shown with a “Commercial/High Density Residential” General Plan land use designation, with a “General Commercial” (CG) zoning district for the corner of Apple Avenue and Foothill and a “Commercial Office” (CO) zoning district for the properties along Oak Street, in order to be consistent with the surrounding properties designations. These recommendations were shown in Alternatives A and B. (This designation would allow the use for a commercial kitchen as suggested as a possibility by Council).

The parcels located on the east side of Oak Street in the County between Apple Avenue and Grove Way are proposed as “Residential Low Density Multi-Family” (18-22 units per acre) and “Small Dwelling Residential” (8-17 units per acre), per the County’s draft Castro Valley General Plan. These designations would be consistent with the City’s General Plan Land Use policy that encourages compatible infill uses, as well as General Plan Land Use Policy #1 that seeks to promote a balance of land uses to achieve a vibrant urban development pattern that enhances the character of the City.

Cluster 5 (properties between Grove Way and the water tank) –

In order to maintain a commercial corridor along Foothill Boulevard and to be consistent with existing designations and uses, appropriate commercial designations have been assigned to those properties directly above and to the east of those that front Foothill Boulevard. Located east of those properties are an established residential neighborhood with a strong desire for additional

open space; thus, designations are recommended that address these interests. (Map reference B2 and C2)

Regarding properties along Grove Way, to provide flexibility in regard to market conditions to allow for residential or commercial uses or some combination of the two at this location, the parcels on the south side of Grove Way within the City are proposed with a “Commercial/High Density Residential” General Plan designation with a “General Commercial” (CG) zoning district for the corner of Foothill Blvd. and Grove Way as shown on all three Alternatives; and a “Neighborhood Commercial Residential” (CN-R) zoning district for the property that abuts the County property, as was shown on Alternatives A and C.

For the portion in the unincorporated County area along Grove Way, a “Neighborhood Commercial Mixed Use” General Plan designation is proposed per the County’s draft Castro Valley General Plan. Further east on Grove Way, the properties are proposed for “Small Dwelling Residential” per the draft Castro Valley General Plan.

Those parcels adjacent to existing commercial uses that abut Foothill Boulevard could be used for development with the properties in the County area off the Gary Drive stub to create a larger area for residential development, so these clusters have a “Commercial/High Density Residential” General Plan designation with a “Medium Density” (RM) zoning district. This recommendation was shown in Alternative C and represents no change from the existing designation. Also, this designation is compatible with the surrounding designations.

A small portion of land at the southwest corner of Grove Way and Gary Drive has been designated for “Small Dwelling Residential (8-17 units per acre),” per the draft Castro Valley General Plan and is consistent with surrounding land uses. Based on topography and limitations due to Fire Department access requirements, it is not feasible for the entire property to be used for residential, so County staff has proposed a portion of the larger property taking access off the existing Gary Drive stub to be used for “Residential Medium Density Multi-Family (23-29 units per acre)” per the draft Castro Valley General Plan, while the remainder has been designated with an “Open Space – Parks” designation per the draft Castro Valley General Plan. (It should be noted that the visual simulations shown in Figure 4.1-4 in the Draft Environmental Impact Report, for which some Council members expressed concern, reflect the County’s residential designation for properties above Foothill Boulevard in this area.)

In addition, staff was interested in view preservation for the residential areas located just east of this area, as well as providing trail connections from this residential area to Carlos Bee Park, affording the public a future opportunity to enjoy the views from this area. This is consistent with Hayward General Plan Land Use Policies #9 and #10, which encourage hillside development to be sensitive to the natural aspects of an area, including its slopes, and encourage cooperation with adjacent cities and Alameda County to protect the permanence of open space designations.

Clusters 6, 7 and 8 (properties in the Upper B Street Neighborhood) -

The land use recommendations in these clusters are based primarily on compatibility with the existing land use patterns and the presence of San Lorenzo Creek, while still allowing opportunities

for new development, including on lands adjacent to Hayward High School. What are the Council's thoughts on the proposed 4th Street extension between D and E Streets? (Map reference B3 and C3)

These clusters, which primarily consist of the Upper B Street neighborhood, are recommended for a mix of "Low", "Medium", and "High Density Residential" designations, as well as a "Retail and Office Commercial" designation along A Street. There was a strong desire of the Hayward Area Recreation and Park District (HARD) staff to keep the property at 3rd and Crescent Streets in public use as it is currently used by the District for parking to accommodate the Little Theater and Japanese Gardens; thus, staff is proposing a General Plan designation of "Public/Quasi-Public" and a "Public Facilities" (PF) zoning district. This designation was shown on all three Alternatives. Other areas along Crescent and Ruby Streets are proposed for "Residential Medium Density Multi-Family" (23-29 units per acre), per the County's draft Castro Valley General Plan and consistent with the designation for the surrounding properties.

Staff recommends an "Open Space - Parks" designation per the draft Castro Valley General Plan for the areas surrounding San Lorenzo Creek. This has been expanded from the current designation to incorporate riparian vegetation and the entire tree canopy, as well as allow for a multi-use trail requested by HARD. This is also consistent with the Upper B Street Neighborhood Plan that discusses working with HARD to provide park and recreational facilities that are accessible to neighborhood residents.

Properties along Rockaway Lane off A Street are proposed for a "High Density Residential" General Plan designation with a "High Density Residential" (RH) zoning district, as shown on Alternative C and a "Commercial/High Density Residential" General Plan designation with a "Commercial Office" (CO) zoning district for the corner of Rockaway Lane and A Street, as shown on Alternative A. The "RH" district is reflective of an existing apartment building along San Lorenzo Creek that Caltrans has recently invested in refurbishing, and the "CO" district is recommended to support the desire to create a balance of land uses that ensure retail or office development in the future. Directly across these parcels on Rockaway Lane is a relatively new office building that would complement retail and office uses at this highly visible and easily accessed location.

The remaining areas in this cluster propose designations consistent with the surrounding land use pattern on either side of 4th Street, as well as consistent with Upper B Street Neighborhood Plan policies that encourage transitions between the high intensity uses of downtown and the low density residential areas. Therefore, "Low Density Residential" General Plan designation with a "Single-Family Residential" (RS) zoning district is proposed on the east side of 4th street and "Medium Density Residential" General Plan designation with a "Medium Density" (RM) zoning district on the west side of 4th Street. These recommended designations were shown in various combinations on all three Alternatives. One additional recommendation from staff in this area is the extension of 4th Street between D and E Streets providing a more direct connection and reducing cut through traffic into the neighborhood.

Also, there is a strong desire by the community to maintain the character of this neighborhood, particularly since some of the homes in this area may be historically significant. The Community, as shown on Alternative B, was interested in designating one of the properties as "Preservation

Park,” which would be a receiver site for historical structures that would need to be relocated from other properties in the area. Staff is not recommending this designation at this time as the City is in the process of updating the Historic Preservation Ordinance and establishing a Historic Preservation Program that may include recommendations for the creation of a Historic Preservation District that would be more encompassing than the designation suggested through this process and could certainly allow the creation of a Preservation Park. As the freeway is no longer being pursued, the immediate need for potentially historic structures to be relocated has been eliminated. This approach will still allow for the creation of a Historic Preservation District in the future, if desired.

School District staff expressed interest in the property adjacent to Hayward High School. They are interested in the potential purchase of this area and combining it with a portion of the high school property for a future residential development, the proceeds from which could be used to fund School District property improvements. Therefore, this property has been recommended for a General Plan designation of “High Density Residential” with a “High Density Residential” (RH) zoning district, as was shown on Alternatives A and C. Surrounding properties have the same designation and thus, would be compatible with surrounding land uses.

Clusters 9 and 10 (properties on 2nd Street) –

The basis for the land use recommendations in these clusters is compatibility with surrounding development and existing land use designations. (Map reference B4 and C4)

The larger properties in these clusters offer opportunities for creative development that can take advantage of the proximity to the trails connecting to Memorial Park; thus, these clusters propose primarily General Plan “Medium Density Residential” designations with a “Medium Density Residential” (RM) zoning district, with a small portion at the corner of 2nd Street and Walpert Street proposed for a “High Density Residential” General Plan designation with a “High Density Residential” (RH) zoning district. These recommendations were shown on Alternative A. The remaining lots on 2nd Street are in the middle of an existing residential area where maintaining the same designation is most appropriate; thus, these clusters propose a General Plan “Low Density Residential” designation with a “Single-Family Residential” (RS) zoning district for the small lots along 2nd Street, as was shown on all three Alternatives.

Clusters 11 and 12 (properties along Highland Blvd. and the quarry area) -

The designations within these clusters are based primarily on compatibility with surrounding and existing designations, especially for those properties along Highland Boulevard and at the base of the quarry. The quarry site recommendation is based on the ability to provide flexibility with land use and zoning designations, which would allow a sustainable mixed use development and/or a school, in order to allow the market to dictate what ultimately develops at the quarry site in the future. In addition, staff wanted to be responsive to the suggestions of the City Council, Planning Commission, and community. (Map reference B5 and C5)

To be consistent with the surrounding designations on Highland Boulevard and with Hayward General Plan Land Use Policy #8 regarding compatible infill development, these clusters propose a General Plan “Low Density Residential” designation with a “Single-Family Residential” (RS) zoning district for the properties along Highland Boulevard. This recommendation was shown on all three Alternatives. The School District staff has expressed interest in working with Cal State

University East Bay to create a quality middle school preparing students for a successful college career. Some members of the community have expressed interest in constructing a sustainable, high-density, reduced automobile use residential development with some neighborhood serving commercial uses (Quarry Village). Because of this and previous direction from the Council, the quarry site, located off Carlos Bee Boulevard, has been designated with a “Sustainable Mixed Use” General Plan designation with a “Sustainable Mixed Use” (SMU) zoning district to reflect the interests of both the School District staff and some members of the community, as was shown on Alternative A.

The School District staff has expressed an interest in building a new Bret Harte Middle School at this location, and selling the existing Bret Harte School property located on E Street near main Street. The middle schools in Hayward are all more than 50 years old and have had minimal remodeling during this time. Bret Harte Middle School is the only middle school located on the east side of Mission Boulevard. The school was also a use that was supported by a large number of attendees at the February, 2008 community meetings and is supported in the Mission-Foothill Neighborhood Plan as well.

From a professional planning land use perspective, staff has reservations with the success of implementation of a Quarry Village concept, due to the location of this site along a steep roadway grade that would discourage pedestrian and bicycle use. However, staff is recommending land use designations that could allow for a Quarry Village concept to be developed. Staff has created draft General Plan language for this new land use designation and draft zoning district text for the new zoning district, which are included as Exhibits E and F. Staff’s recommended language requires sustainable mixed use development, which could include a residential with commercial mixed use, or a LEED Silver certified school with adjacent public park. The City’s Green Building Ordinance for municipal projects requires such projects to be LEED Silver certified.

The areas surrounding the quarry site along Redstone Place, Tamalpais Place, Palisade Street, and Overlook Avenue are proposed as General Plan designation “Low Density Residential” with a “Single-Family Residential” (RSB6) zoning district, which requires a 6,000 square foot minimum lot size. This designation is consistent with the surrounding designations and was as shown on Alternative B.

Clusters 13 and 14 (properties between Carlos Bee Blvd. and Central Blvd.) -

Designations have been recommended in this area in order to maintain commercial land use designations along Mission Boulevard and to maintain residential neighborhoods. (Map reference B5 and C5)

Hayward General Plan Land Use Policy #5 discusses promoting transit-oriented development in the Mission/Foothill corridor in order to relieve regional congestion and create an attractive commercial boulevard, so these clusters propose General Plan “General Commercial” designations with “General Commercial” (CG) zoning districts, as was shown on all three Alternatives, for the portions adjacent to Mission Boulevard, as their visibility and access will support commercial uses. The Mission-Foothill Neighborhood Plan discusses housing development near Mission Boulevard to provide residential development near shops and transit. The remaining areas in these clusters are proposed for “Medium Density Residential” General Plan designations with a “Medium Density

Residential” (RM) zoning district for the area adjacent to Carlos Bee Boulevard, as shown on Alternatives A and C. A General Plan “Low Density Residential” designation with a “Single-Family Residential” (RS) zoning district is recommended for the areas along Del Mar and Belmont Streets as shown on Alternative B. The “Low Density Residential” designation is reflective of the Hayward General Plan Land Use policy that encourages infill development that is consistent with the surrounding neighborhood character. It should be noted that the presence of fault traces in this area will make future development more difficult.

Cluster 15 (Bunkerhill Boulevard neighborhood) -

Topographical constraints and vehicular access issues are the basis for the recommended lower density designations in the Bunkerhill residential neighborhood. (Map reference B6 and C6)

This cluster proposes two separate designations: a General Plan designation of “Medium Density Residential” with a “Medium Density Residential” (RM) zoning district for the northeastern portion and a General Plan designation of “Suburban Density Residential” with a “Single Family Residential” (RSB40) zoning district, which requires minimum lot sizes of 40,000 square feet for the remainder. These designations are as shown in Alternative C, and are consistent with Hayward General Plan Land Use Policy #9, which discusses respecting the natural topography in street layouts and respecting natural contours in the siting of development.

This particular area has additional limitations with regard to available utilities and access. Most of the existing residential units in this area are not served by the public sewer system. Utilities will need to be extended to serve additional residential units, which could be done as part of a development proposal. There is only one access to this area and creating additional public access could be difficult, due to topography and limitations for maximum roadway slope grades. However, it may be possible to create a roadway connection from the northern portion of this neighborhood to Carlos Bee Boulevard, which has a moderate slope, providing a link to the southwestern most portions of the Cal State University property.

The “Medium Density” designation would allow opportunities for residential uses in close proximity to the university, which could be used by University students and staff, and a potential access to Carlos Bee Boulevard could assist with this. The Mission-Foothill Neighborhood Plan also indicates that this particular area should be preserved by avoiding massive structures and/or tight rows of housing. A “Suburban Density Residential” designation with the RSB40 zoning (requiring approximately at least one-acre sized lots), would be consistent with such policy.

Cluster 16 (property between Harder Rd. and Calhoun St.) -

The steep slopes and Hayward earthquake fault trace, along with a community desire to increase open space opportunities, serve as the basis for staff’s recommended land use designations in this cluster. (Map reference B7 and C7)

Due to slope and fault zone constraints, as well as a riparian area (Zeile Creek) that traverses this cluster that would make development challenging, this cluster, located above the cemetery property, has been proposed for a General Plan designation of “Open Space - Limited Open Space” with an “Open Space” (OS) zoning district, as was shown in Alternative B. Limited access further limits development opportunities in this area, as does a lack of an adequate public water supply/system at

the southern end of the cluster. The Mission-Garin Neighborhood Plan and the resulting Mission-Garin Special Design District standards indicate that residential clusters in the hill area should be placed on slopes under 25 percent to preserve the hillsides and to minimize development hazards. With the proposed “Open Space – Limited Open Space” General Plan designation and “OS” zoning district recommended, there would be opportunities for trail connections to Garin Regional Park and the designation also helps to preserve the foothills of Hayward. Lands to the west and east of this swath of State-owned lands carry an Open Space designation.

Cluster 17 (property between Calhoun St. and Valle Vista Ave., east of Mission Blvd.) - Land use designations in this cluster are reflective of maintaining existing residential neighborhoods, as well as providing commercial opportunities that can serve those existing residential neighborhoods. (Map reference B8 and C8)

This cluster recommends a combination of residential densities, including “Low Density Residential”, and “Medium Density Residential”. The “Low Density Residential” General Plan designation with a “Single-Family Residential” (RS) zoning district has been placed on properties along Calhoun Street, Broadway Street, and Douglas Avenue, which is consistent with the existing designation for these properties and the surrounding properties and was shown in Alternatives A and C.

Areas outside the fault zone on either side of the proposed future Tennyson Road extension have been recommended for a General Plan designation of “Medium Density Residential” with a “Medium Density Residential” (RM) zoning district, a shown in Alternative C. Portions along Mission Boulevard have been designated with a General Plan “Retail and Office Commercial” designation with a “Neighborhood Commercial” (CN) zoning district as shown in Alternative C, which is consistent with the Mission-Garin Neighborhood Plan, to provide commercial development opportunities along Mission Boulevard, while simultaneously providing necessary retail and office uses to complement the surrounding residential uses.

Clusters 18, 19 and 20 (properties in the South Hayward BART station area) - The recommended land use designations for these clusters are intended to build on work completed as part of the South Hayward BART/Mission Boulevard Concept Design Plan, while at the same time providing more opportunities for open space development that is lacking in this part of the City. These clusters are located in the South Hayward BART/Mission Boulevard Concept Plan area. (Map reference B9 and C9)

Properties on the east side of Mission Boulevard are recommended with a “High Density Residential” General Plan land use designation and a “High Density Residential” zoning district and represents no change from the existing designations. Other areas are recommend with a General Plan “Open Space - Parks and Recreation” land use designation with an “Open Space” (OS) zoning district for parcels around the existing Valle Vista Park to allow for potential expansion of this neighborhood park, as well as a future community center. Such open space designation has been expanded by approximately 2.5 acres from that recommended in the South Hayward BART Plan, to respond to desires of Council to have additional park and recreation amenities. Such designation and the City’s parcel would allow for development of a future community center and park entailing approximately six acres, which is about half the size of the new Cannery Park. In addition, with this

expanded area there are opportunities for pedestrian path connections between Mission Boulevard and Dixon Street.

Staff also recommends the "Mission Boulevard Density Residential" General Plan designation with a "Mission Boulevard Residential" (MBR) zoning district, which allows for densities up to 55 units per acre, for the properties along Mission Boulevard and Dixon Street, in order to provide higher densities in proximity to the South Hayward BART station. This is consistent with Hayward General Plan Land Use Policy #2 that encourages higher-intensity developments in areas within one-half mile of transit stations and Policy #5 that promotes transit-oriented development in the Mission/Foothill Corridor. The area between Dixon Street and Industrial Parkway has been recommended for a General Plan "High Density Residential" designation with a "High Density Residential" (RH) zoning district, which is consistent with both the existing designation and the General Plan policies described previously. The majority of recommended designations within these clusters were those shown on Alternative C.

As stated previously, staff intends to propose the formation of a Community Facilities District in this area and for other State lands in this study area, to help pay for public services and facilities, including police services.

PUBLIC CONTACT

Interested parties, members of the Agency Executive Committee and the Technical Advisory Committee, which include members from the Hayward Area Recreation and Park District, Hayward Unified School District, Caltrans, California State University East Bay, Alameda County Planning, and members of the Hayward community that have requested to be kept informed about this project, were sent notice of this work session and a work session to be held before the Planning Commission that is scheduled for Thursday April 23, 2009.

SCHEDULE

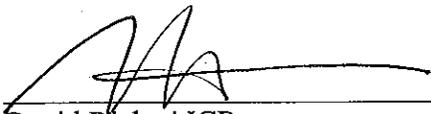
The Planning Commission will hold a work session on Thursday, April 23, 2009, to provide input to staff on the recommended General Plan land use and zoning designations. Staff will also hold a final community meeting on April 29, 2009, to provide the community an opportunity to comment on the staff-recommended designations. It is anticipated that the Final EIR, along with the final recommended General Plan land use and zoning designations, will be before the Planning Commission for consideration at a noticed public hearing in May. The Planning Commission recommendation will be forwarded to the City Council for consideration and a final decision at a noticed public hearing in June. Staff will then present a final report summarizing the study and its outcome to the State in July.

Prepared by:



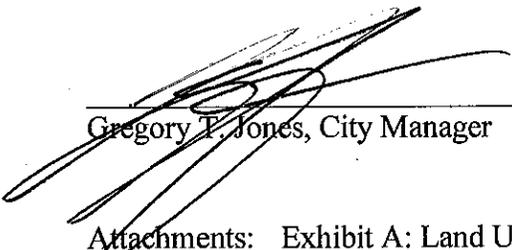
Sara Buizer, AICP
Senior Planner

Recommended by:



for David Rizk, AICP
Development Services Director

Approved by:



Gregory F. Jones, City Manager

Attachments: Exhibit A: Land Use Clusters Index Map
Exhibit B: Recommended Land Use Designations Maps
Exhibit C: Recommended Zoning Designations Maps
Exhibit D: Land Use Alternatives Summary Table
Exhibit E: Draft General Plan text for a Sustainable Mixed Use Designation
Exhibit F: Draft Zoning District text for Sustainable Mixed Use (SMU)

**DUE TO THE LENGTH OR
COLOR OF ATTACHMENTS
A THROUGH F, THEY
HAVE BEEN ATTACHED AS
SEPARATE LINKS**