

City Council Commercial Center Improvement Committee

April 24, 2006

5:30 p.m. – 6:30 p.m.

2nd Floor Work Session Room 2A

**Hayward City Hall
777 'B' Street
Hayward, CA 94541**

AGENDA

CALL MEETING TO ORDER

PUBLIC COMMENTS *(The Committee welcomes your comments at this point for items not on the agenda. If you have a comment about an item listed here, the Committee requests that your comments be made when that item is discussed.)*

AGENDA ITEMS

1. Mission Paradise

Action
Review and Comment

ADJOURNMENT

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cc: Mayor Cooper
City Manager
Assistant City Manager
Deanna Bogue
Public Works Director

City Clerk
Planning Manager
CED Administrator
Daily Review
Main Library

Council Member Dowling
Council Member Halliday
Council Member Ward
Richard Patenaude
Post



CITY OF HAYWARD AGENDA REPORT

AGENDA DATE 4/24/06

AGENDA ITEM 1

To: City Council Commercial Center Improvement Committee

From: Director of Community and Economic Development

Subject: Mission Paradise – Mohammad Shaiq (Applicant) / Mission Paradise LLC (Owner) – Mixed-Use Project with 15,385 Square Feet of Retail Area and 72 Residential Units

Property is Located at East Side of 28000 Mission Between Webster And Hancock Streets on a 1.9-Acre Parcel

RECOMMENDATION:

It is recommended that the Committee review and comment on this report.

DISCUSSION:

The site is currently vacant. The property is located along a section of Mission Boulevard that is characterized by a mixture of commercial uses and services (including vehicle sales and service, restaurants, churches, grocery and convenience stores, and building and home improvement supplies) in the General Commercial (CG) Zone District. The adjacent property to the east contains an apartment project located on land 25 feet and more above the subject property. In 1999, the Committee reviewed an application for this site consisting of a Big O Tires, AutoZone and El Pollo Loco; that application has since expired.

The Mission-Garin Neighborhood Plan provides the option for properties that are designated as Commercial/High-Density Residential to be developed with either commercial or high-density residential uses (17.4-34.8 units per acre) as appropriate. This property is located slightly more than one-half mile from the South Hayward BART Station. The proposed South Hayward BART/Mission Boulevard Concept Plan would designate this property as Mixed-Use with a residential use of between 27 and 75 units per acre.

The project proposes four or more retail spaces, totaling 15,385 square feet, along the Mission Boulevard frontage. Parking would be provided in a garage to the rear. Vehicular access would be available from both Mission Boulevard and Hancock Street. The intersection of Mission Boulevard and Hancock Street is signalized. A separate pedestrian access would be provided from the garage to Mission Boulevard.

Parking garages for the residential units would be located on the second and third levels above the retail spaces and parking. Vehicular access to the second level would be from Hancock Street; access to the third level would be from Webster Street. Hancock and Webster Streets slope up from Mission Boulevard and, therefore, can provide access to these upper level parking garages. Elevators would provide pedestrian access from the parking garages to the residential units above.

The project proposes 72 residential units on a podium atop the retail space and parking garages. Four three-story towers would contain 18 units each, 6 on each floor. Four of those units contain two bedrooms and two baths; two contain three bedrooms and two baths. The four towers would be connected by a covered pedestrian path on the podium, also providing access to the open space areas.

The residential use would require 10,800 square feet of open space. A total of 17,990 square feet of open space would be provided, with most as group open space (13,710 square feet) on the first residential level (podium). Each unit also would have deck or balcony space of 60-100 square feet. The group open space is essentially a roof-top terrace above the parking garage. At this time, the plans do not indicate sufficient landscaping or recreational amenities; further development of the open space area would be necessary to enrich the residential experience.

The project has been designed with a contemporary architectural style, using primarily concrete and stucco surfaces, with a mixture of smooth and rough textures. The project would have an overall height of 64 feet, exclusive of the mechanical penthouses. The impact of the height from the street would be alleviated by setting the residential towers back 12-22 feet from the retail face. Because of the hillside condition, residents of the adjacent apartment complex to the east would primarily see the three-story residential towers. Overall, the building would be broken into many components, the faces of which are set at varying planes to avoid long, flat surfaces. The retail storefronts would be faced with stone and brick to soften the pedestrian level at the street. Flat metal awnings would cover the retail doors and windows. The perimeters of the retail and parking garage roofs would be lined with planters with both upright and hanging vegetation to further soften the building facades. Residential windows are set into the walls and protruding balconies are covered with wood trellises.

The project would be highly visible from Mission Boulevard and from the apartments to the east, which makes the architectural detailing a key element on all elevations. Despite the attempts to soften the design with changes in surface planes and with landscaping, the proposed project would present a stark modernistic style. Staff recommends that additional attention be given to the architectural interest of the buildings by using finer detailing at all levels, especially at the retail and residential podium levels. Additional warmer details, such as the wood trellises over the balconies, could counteract the inherent coolness of the concrete and stucco. Tall buildings may also be enhanced by the use of an entablature at the parapet.

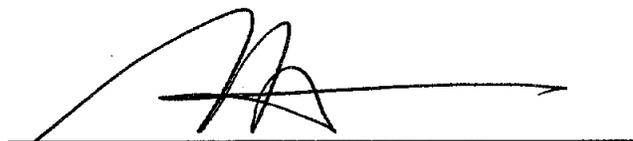
CONCLUSION:

The proposed project proposes a residential density of 38 units per acre. The City's General Plan currently caps residential densities at 34.8 units per acre, except for the Downtown area. However,

the proposed South Hayward BART/Mission Boulevard Concept Plan would potentially allow for a maximum of 75 units per acre at this location. Processing this application to completion would require adoption of the Concept Plan along with the implementing General Plan amendments and zone changes; it is expected that implementation of the Plan would be completed in July. Alternately, the applicant could separately apply for such amendments. With the General Plan amendments and zone changes, the project could be processed under the Site Plan Review application, which could be reviewed administratively.

This is one of the last large vacant parcels in this area. The architectural design and site planning established here will set a precedent for any redevelopment effort in this area and could become the leading edge for the transit-oriented district keyed to the South Hayward BART Station. The Committee's comments would assist the staff in its review of the proposed project.

Prepared by:



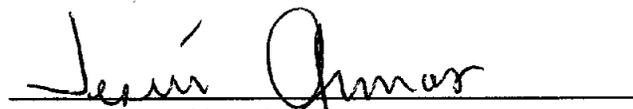
Richard E. Patenaude
Associate Planner

Recommended by:



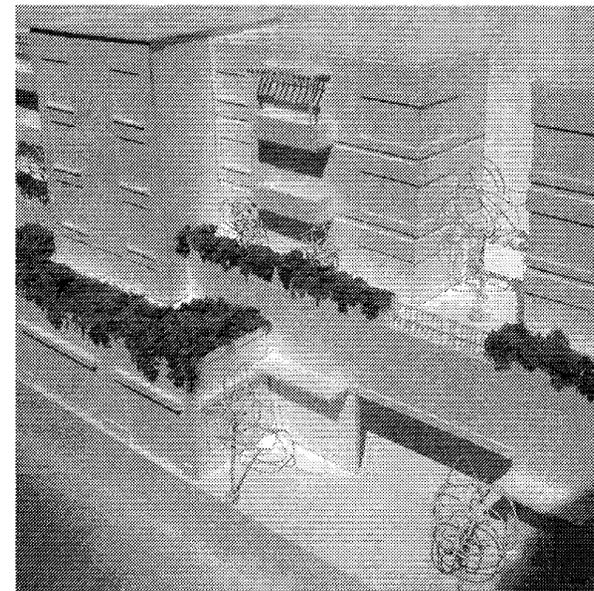
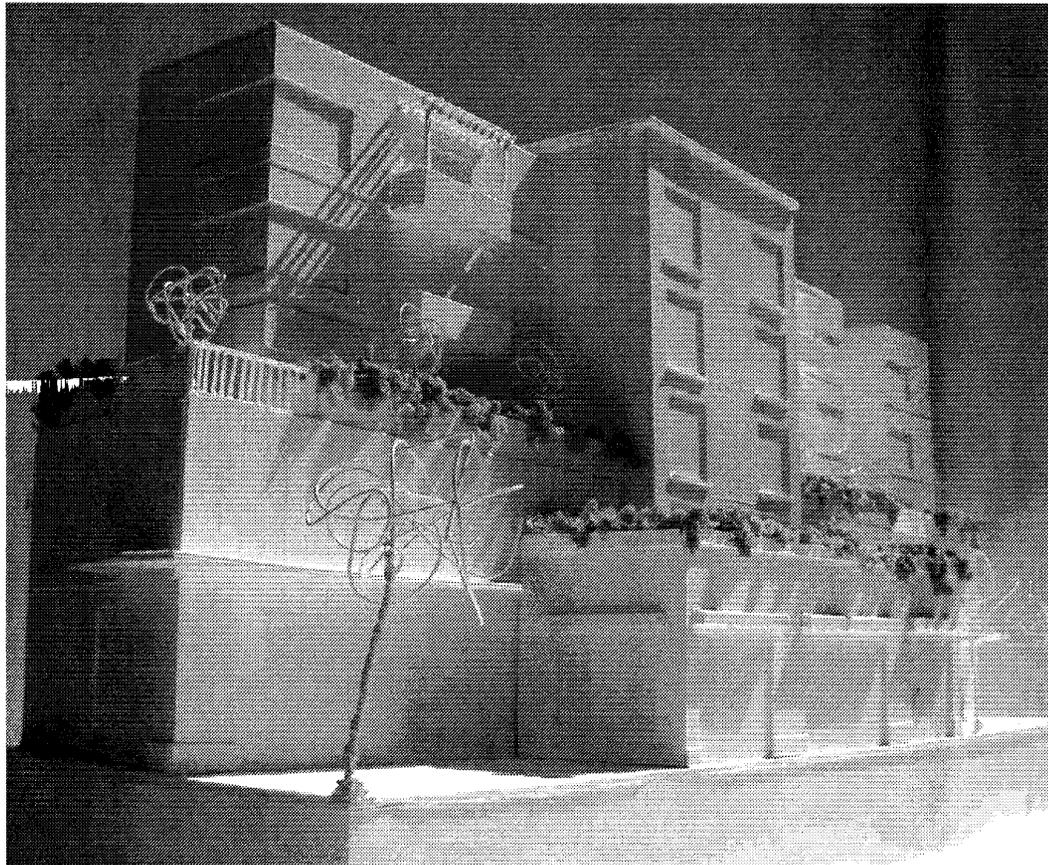
Sylvia Ehrenthal
Director of Community and Economic Development

Approved by:



Jesús Armas, City Manager

Attachments:
Plans & Elevations



Project #
PL-2005-0594 SPR

RECEIVED

OCT 26 2005

PLANNING DIVISION

**MISSION PARADISE
HAYWARD, CALIFORNIA**

**OWNER
MISSION PARADISE LLC**

Michael
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HAYWARD PLANNING DATA SUMMARY

ZONING: CG - COMMERCIAL GENERAL
 LOT AREA: 82,584 SQFT (±1.9 ACRES)
 LOT COVERAGE: 66,605 SQFT (81%)
 PROPOSED USE: MIXED USE RESIDENTIAL
 TYPE OF CONSTRUCTION / OCCUPANCY USE: TYPE V-1 HR / R-1 OVER TYPE 1 / S3
 GROSS FLOOR AREA: 295,932 SQFT

DWELLING DENSITY ALLOWED: 22-75 UNITS/ACRE
 UNITS ALLOWED: 1.9 x 22 UNITS = 42 UNITS
 1.9 x 75 UNITS = 143 UNITS

UNITS PROPOSED: 72 UNITS (18 UNITS/ACRE)

RETAIL AREA PROPOSED: 15,385 SQFT

OPEN SPACE REQUIREMENT: 150 SQFT/DWELLING UNIT x 72 UNITS = 10,800 SQFT
 PRIVATE OPEN SPACE (SEC. 10-1.500-4(1)(c))
 6' x 10' MIN ABOVE GROUND
 10' x 10' MIN ON GROUND

PROPOSED OPEN SPACE: COMBINATION OF PRIVATE AND COMMON ACCESS
 PRIVATE OPEN SPACE: 14 UNITS ON GROUND AT 100 SQFT = 1400 SQFT
 48 UNITS ABOVE GROUND AT 60 SQFT = 2880 SQFT
 COMMON OPEN SPACE: 10,800 SQFT - 4,280 SQFT = 6,520 SQFT MIN
 17,990 SQFT PROVIDED

ALLOWABLE FLOOR AREA PER CONSTRUCTION TYPE
 OCCUPANCY (SEC. 310): TYPE R-1
 CONSTRUCTION TYPE (SEC. 606): TYPE V-1 HR (SPRINKLERED)
 AREA HEIGHT ALLOWED (TABLE 516): 10500 SQFT FOR 1 STORY / 3 STORIES
 AREA FOR MULTISTORY ALLOWED (SEC 504.2): 2 x 10,500 SQFT = 21,000 SQFT
 AREA INCREASE ALLOWED (SEC 505.3): 2 x 21,000 SQFT = 42,000 SQFT

PROPOSED CONSTRUCTION TYPE & FLOOR AREA
 TYPE V-1 HR BUILDINGS: 4
 BUILDING STORIES: 3
 FLOOR AREA: 10,200 SQFT EACH FLOOR
 FLOOR AREA PER BUILDING: 30,600 SQFT

RESIDENTIAL PARKING REQUIREMENTS
 PARKING REQUIRED (SEC. 10-2.310): 2.1 STALLS PER DWELLING UNIT
 STALLS REQUIRED: 72 x 2.1 = 152 STALLS
 H.C. STALLS REQUIRED (CBC SEC. 1118.1): 1 PER 25 STALLS = 6 STALLS (25%)
 H.C. VAN STALL (CBC SEC. 1118A.4.2): 1 PER 8 H.C. STALLS = 1 STALL
 COMPACT ALLOWED (SEC. 10-2.410): 30%
 STALLS PROVIDED: (2 H.C. VAN STALLS, 4 H.C. STALLS, 142 FULL SIZE AND 66 COMPACT) = 288 STALLS
 H.C. VAN STALL = 9' x 18.5' WITH 8' WIDE AISLE & 8'-2" VERT CLEARANCE
 STANDARD STALL = 9' x 19'
 COMPACT STALL = 8' x 15'

RETAIL PARKING REQUIREMENTS
 PARKING REQUIRED (SEC. 10-2.340): 1 STALL PER 200 SQFT
 STALLS REQUIRED: 15,395 SQFT / 200 = 77 STALLS
 H.C. STALLS REQUIRED (CBC SEC. 1118.1): 1 PER 25 STALLS = 4 STALLS (25%)
 H.C. VAN STALL (CBC SEC. 1118A.4.2): 1 PER 8 H.C. STALLS = 1 STALL
 COMPACT ALLOWED (SEC. 10-2.410): 30%
 STALLS PROVIDED: (1 H.C. VAN STALLS, 3 H.C. STALLS, 59 FULL SIZE AND 26 COMPACT) = 85 STALLS

HEIGHT & BULK:
 HEIGHT PROPOSED: 4-6 STORIES
 8-6 STORIES
 SET BACK REQUIRED: 10'-0" AT REAR
 REAR YARD PROPOSED: 10'-0" AT REAR

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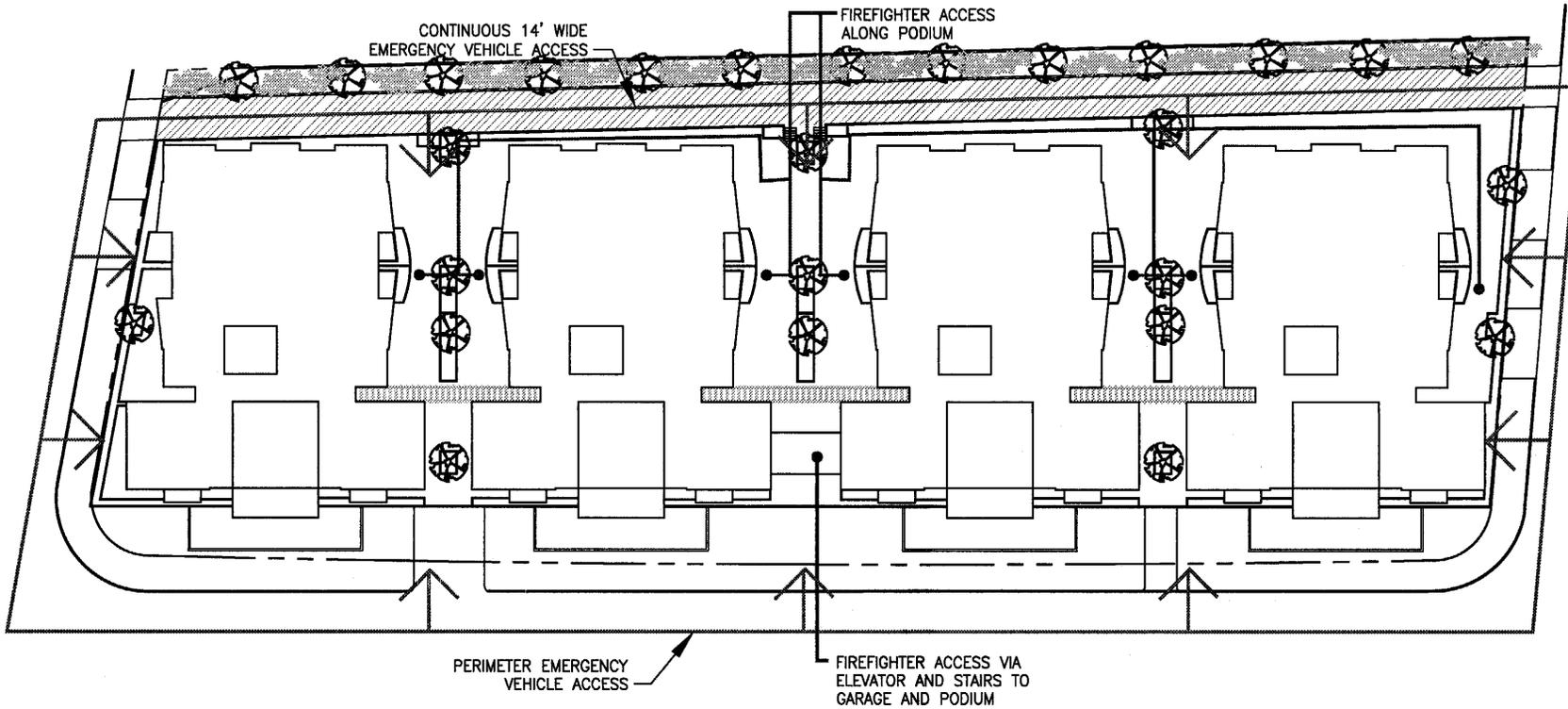
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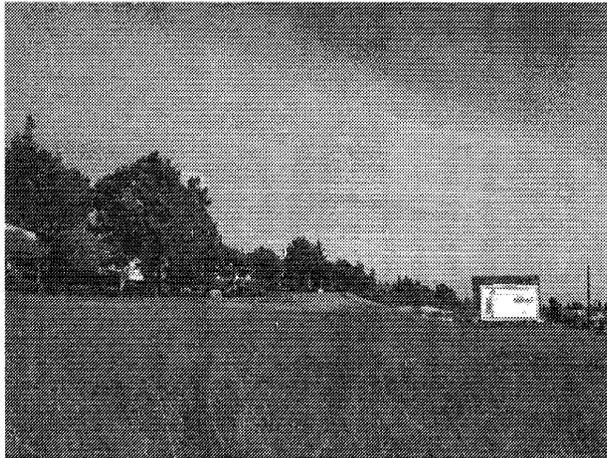
EMERGENCY PERSONNEL ACCESS DIAGRAM
SCALE 1"=40'

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VIEW FROM WEBSTER LOOKING SOUTH



SITE FROM NORTH-EAST CORNER



VIEW WEST OVER PROPERTY ALONG HANCOCK



SITE FROM SOUTH-EAST CORNER

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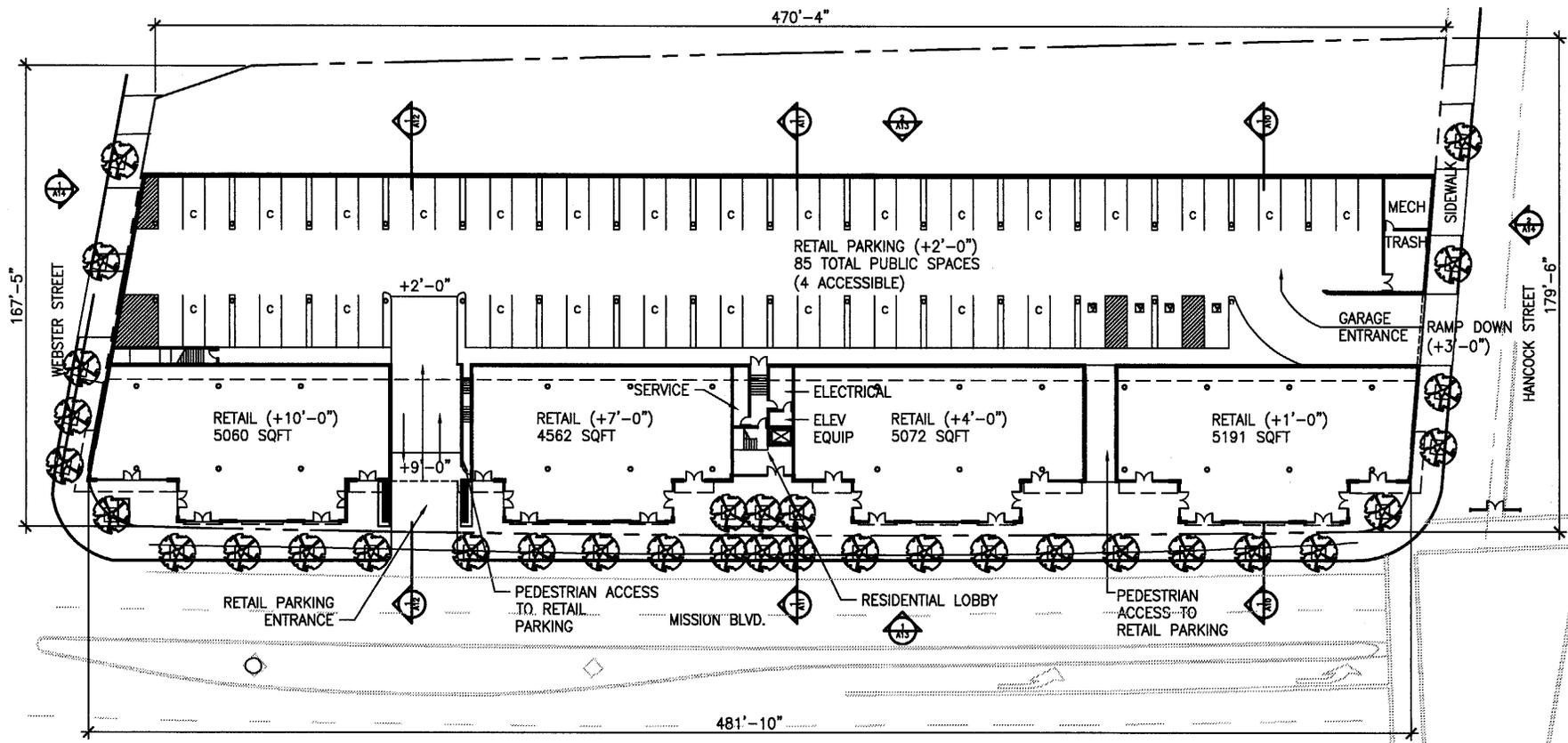
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FIRST LEVEL
SCALE 1"=40'

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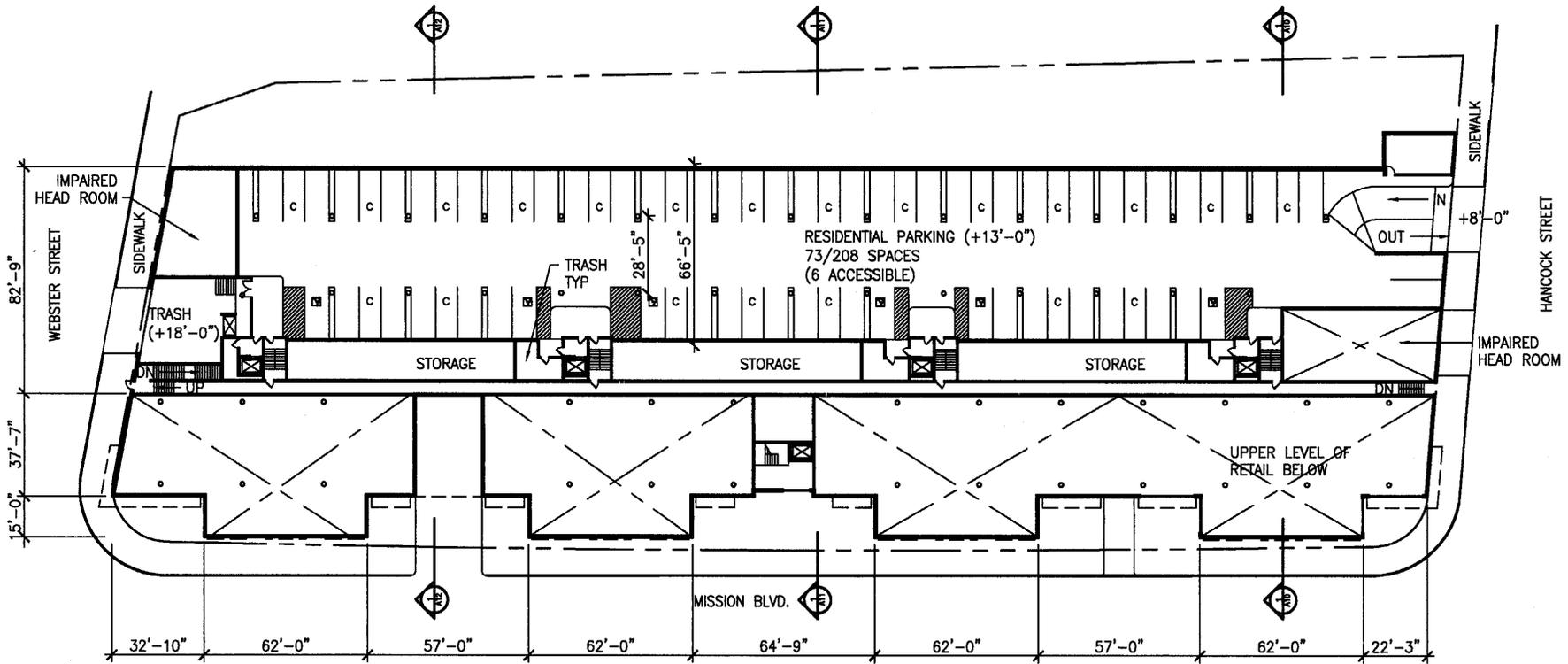
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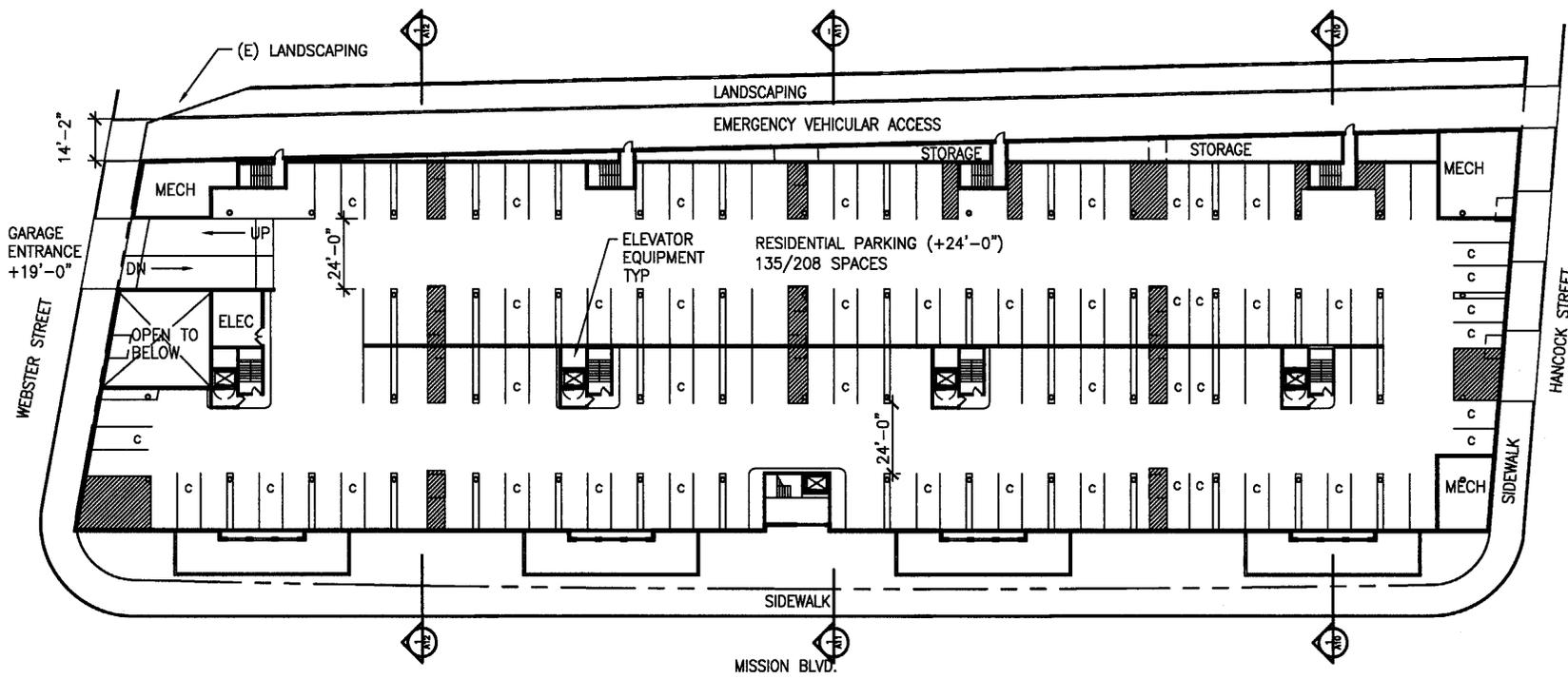
SECOND LEVEL (+13'-0")
SCALE 1"=40'

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THIRD PARKING LEVEL (+24'-0")
SCALE: 1"=40'

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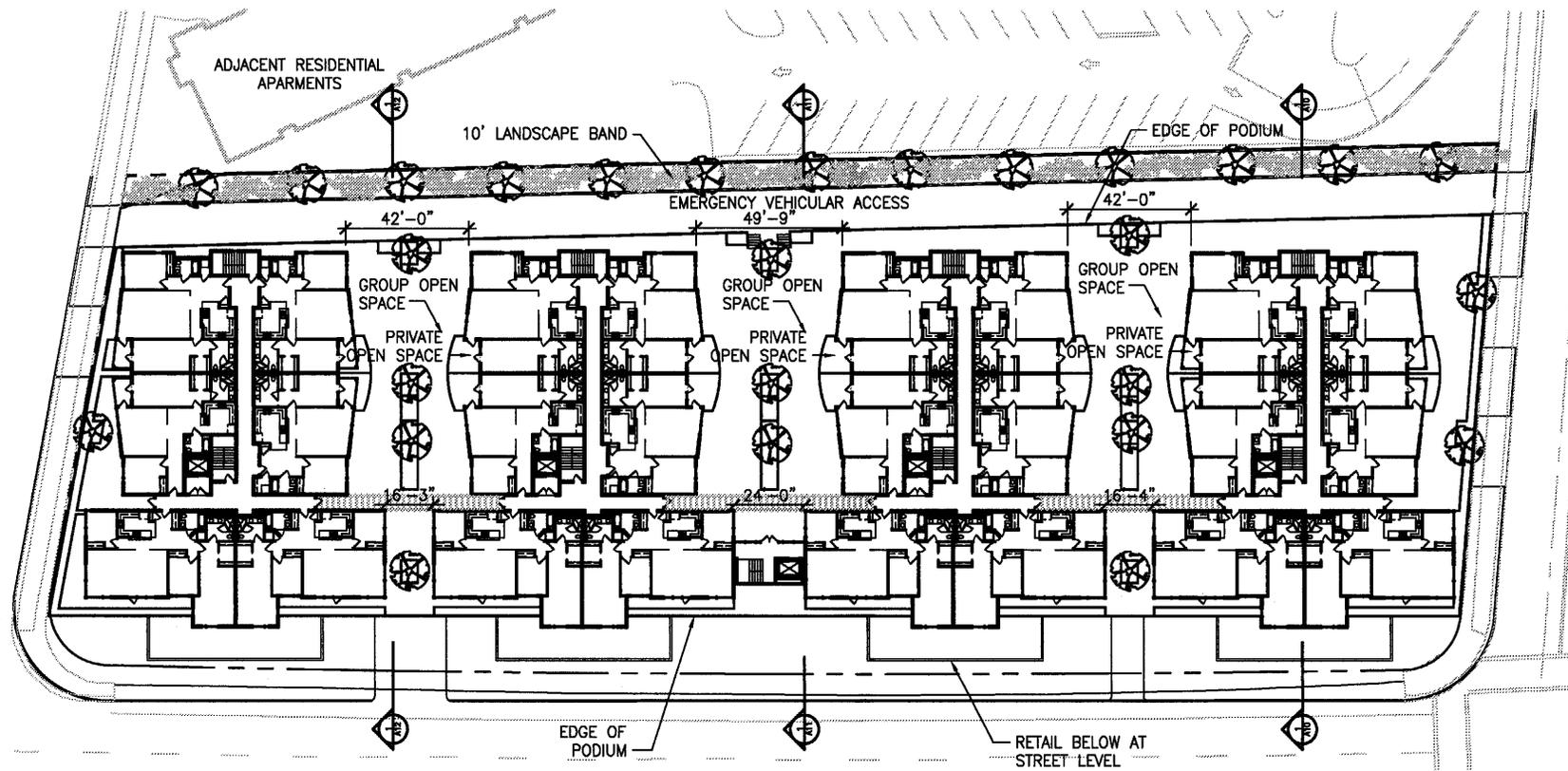
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PODIUM LEVEL (+34'-0")
SCALE 1"=40'

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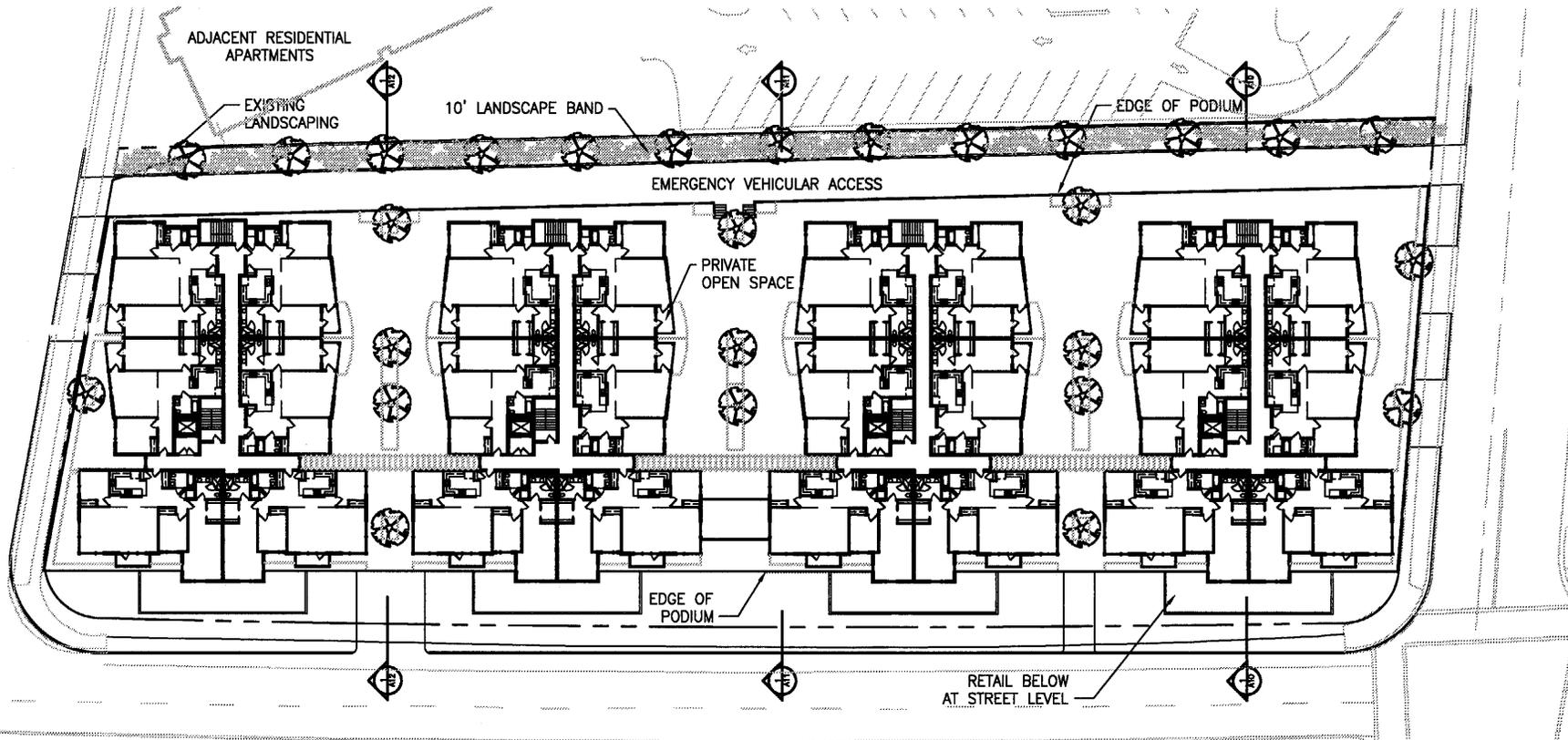
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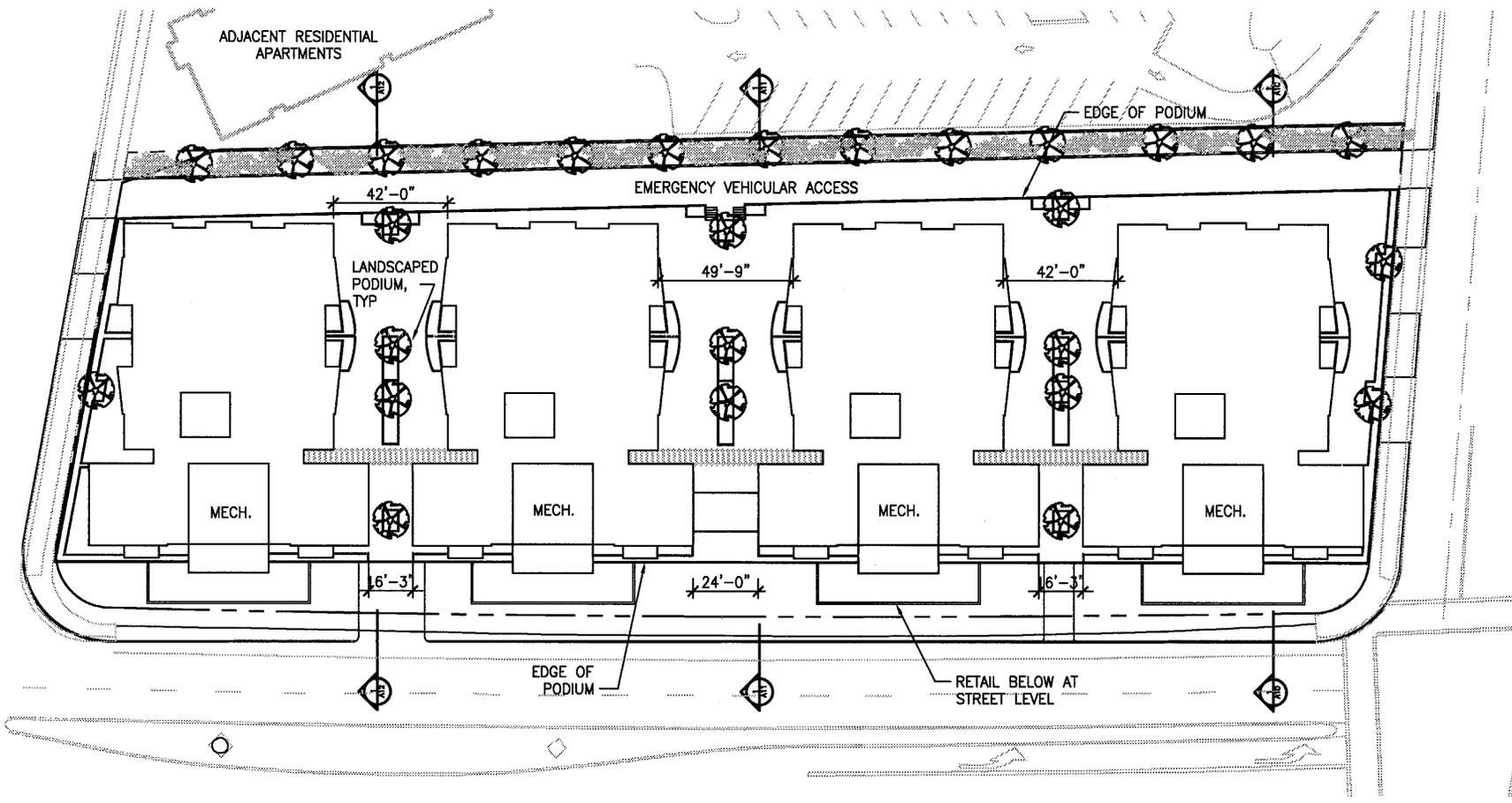
TYPICAL RESIDENTIAL LEVEL
SCALE 1"=40'

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ROOF PLAN
SCALE 1"=40'

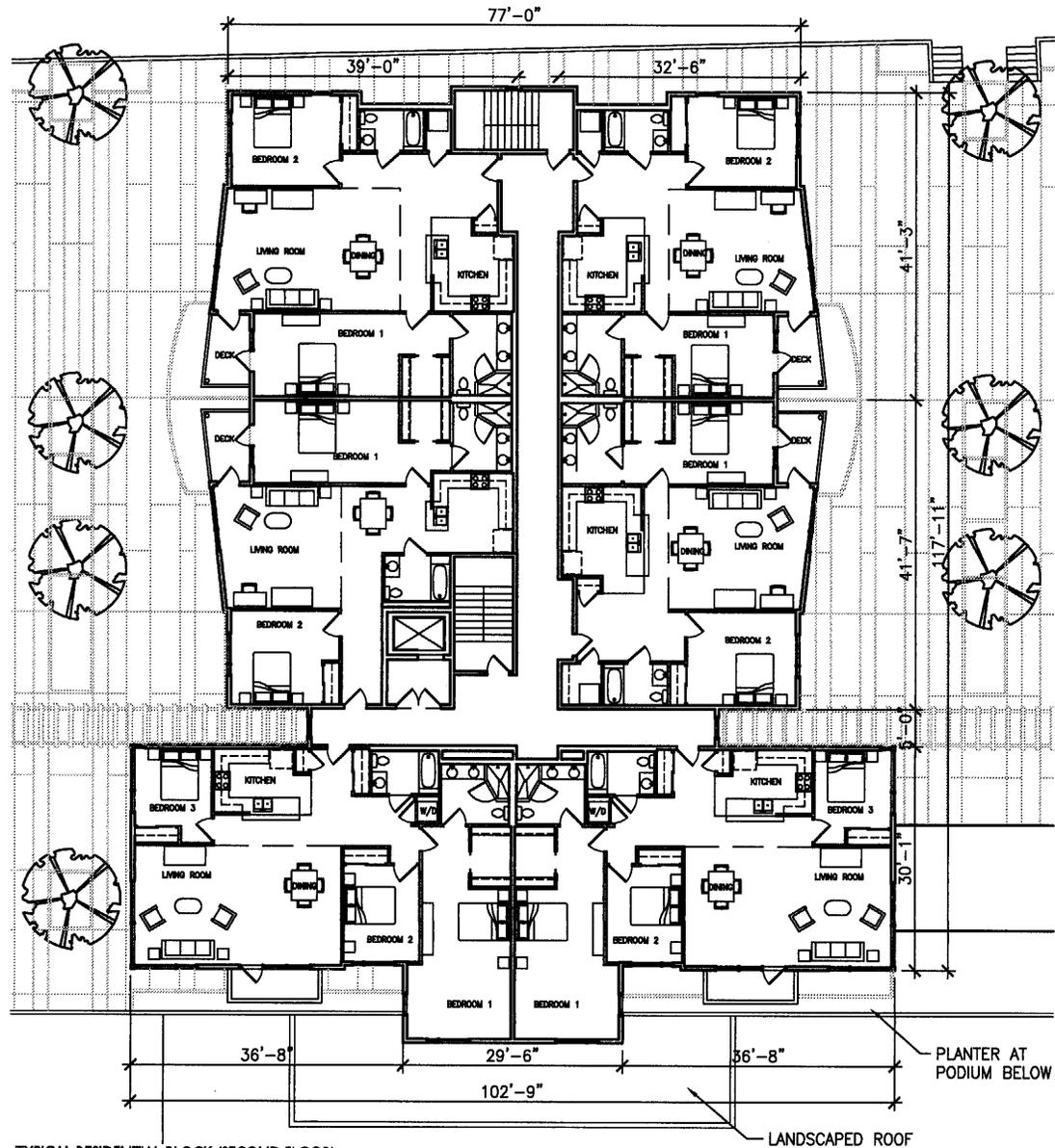
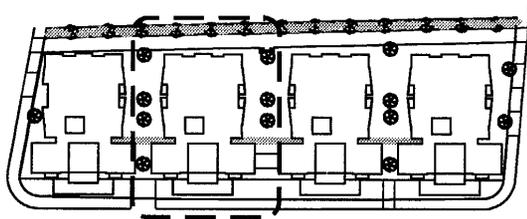
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TYPICAL RESIDENTIAL BLOCK (SECOND FLOOR)

SCALE: 1/8" = 1'-0"

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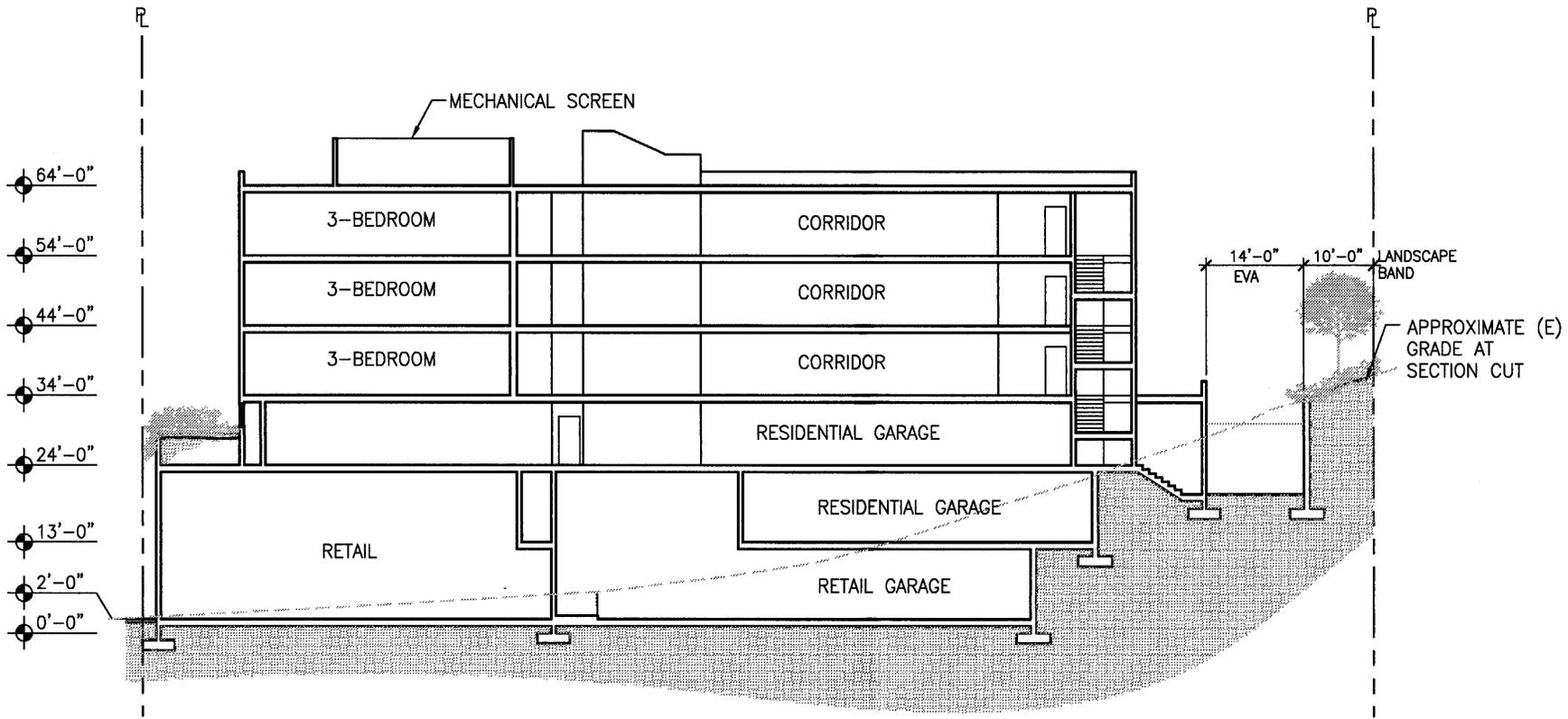
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SECTION EAST-WEST LOOKING NORTH AT HANCOCK STREET
 SCALE: 1/8"=1'-0"

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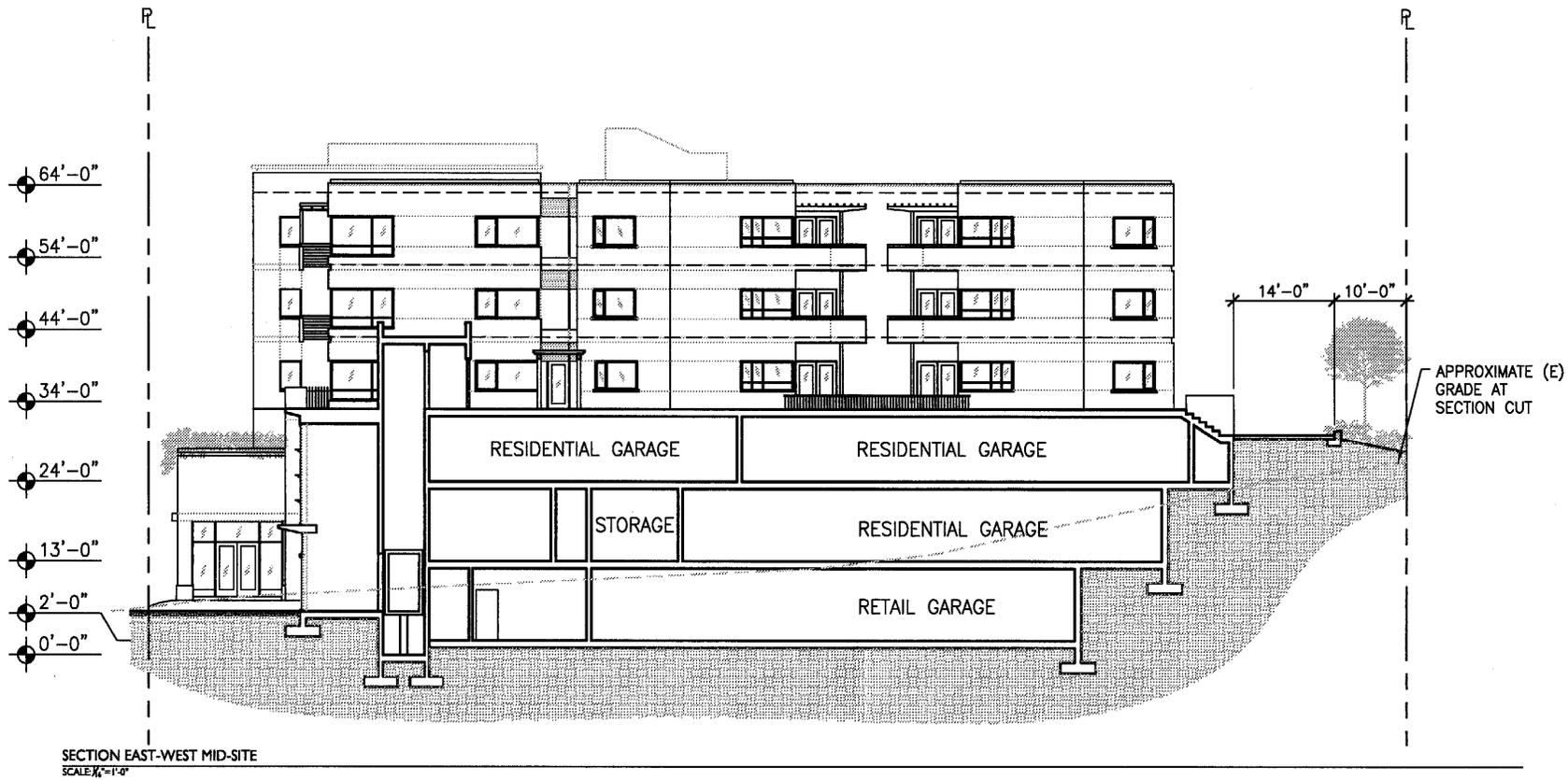
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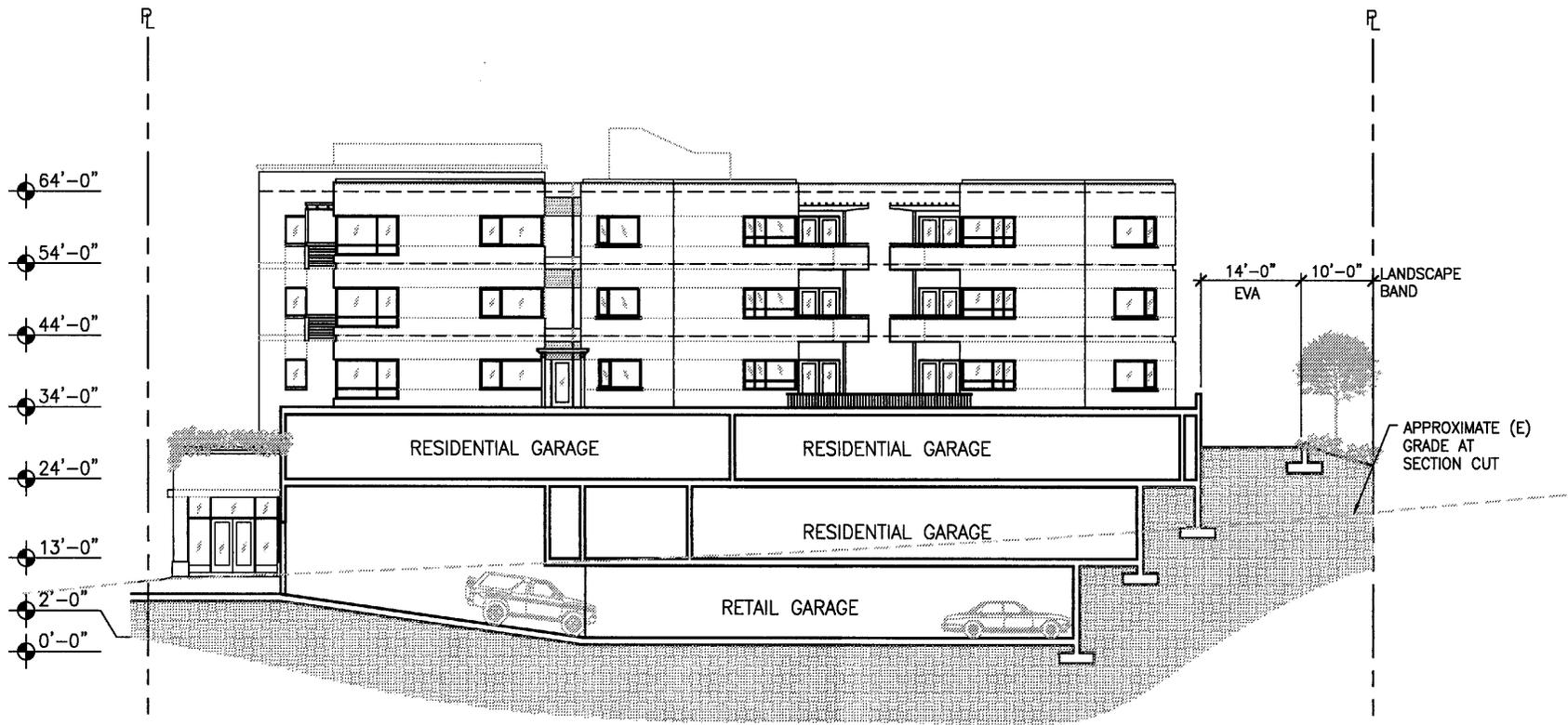
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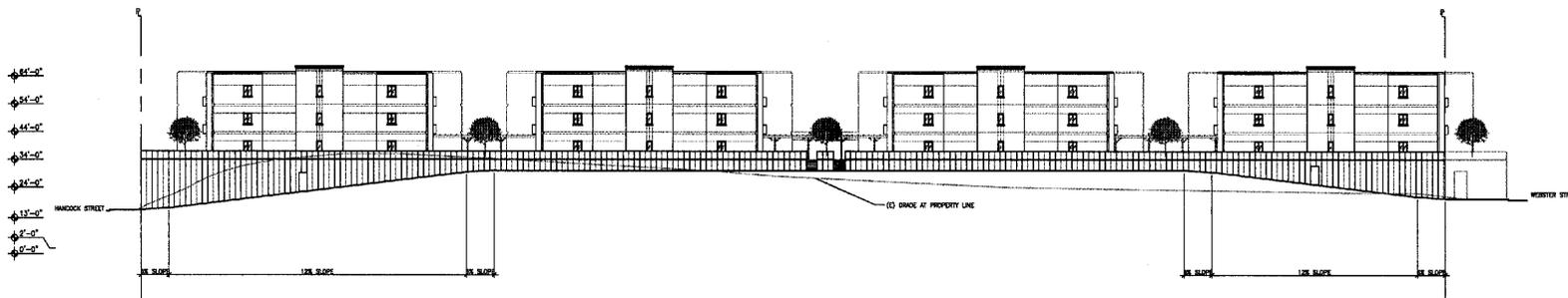


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SECTION EAST-WEST LOOKING NORTH AT ENTRY TO RETAIL GARAGE
 SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE 1"=20'

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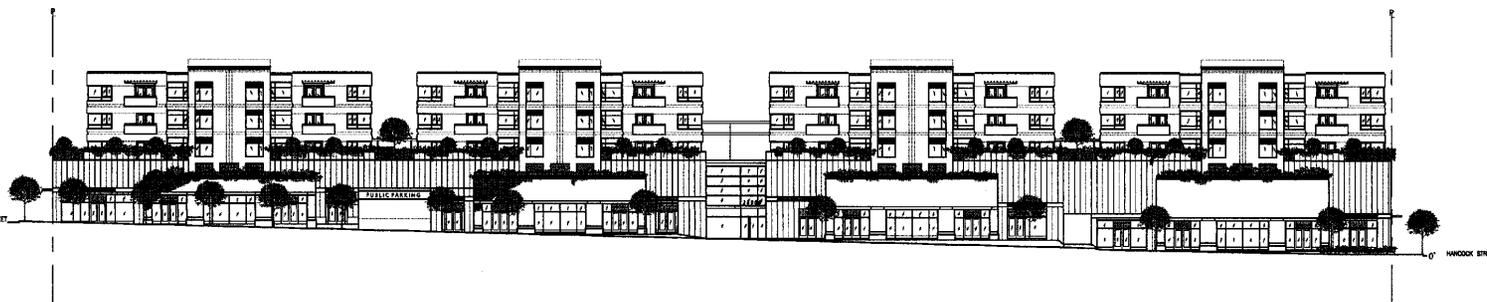
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MISSION BOULEVARD (WEST) ELEVATION
SCALE 1"=20'

28000 MISSION BLVD.
HAYWARD, CA

A13

APPROXIMATE
(N) GRADE
AT PROPERTY
LINE



64'-0"
54'-0"
44'-0"
34'-0"
24'-0"
18'-0"
13'-0"
2'-0"
0'-0"

WEBSTER STREET ELEVATION
SCALE: 1"=20'



64'-0"
54'-0"
44'-0"
34'-0"
24'-0"
13'-0"
2'-0"
0'-0"

MISSION BLVD
HANCOCK STREET ELEVATION
SCALE: 1"=20'

APPROXIMATE
(N) GRADE
AT PROPERTY
LINE

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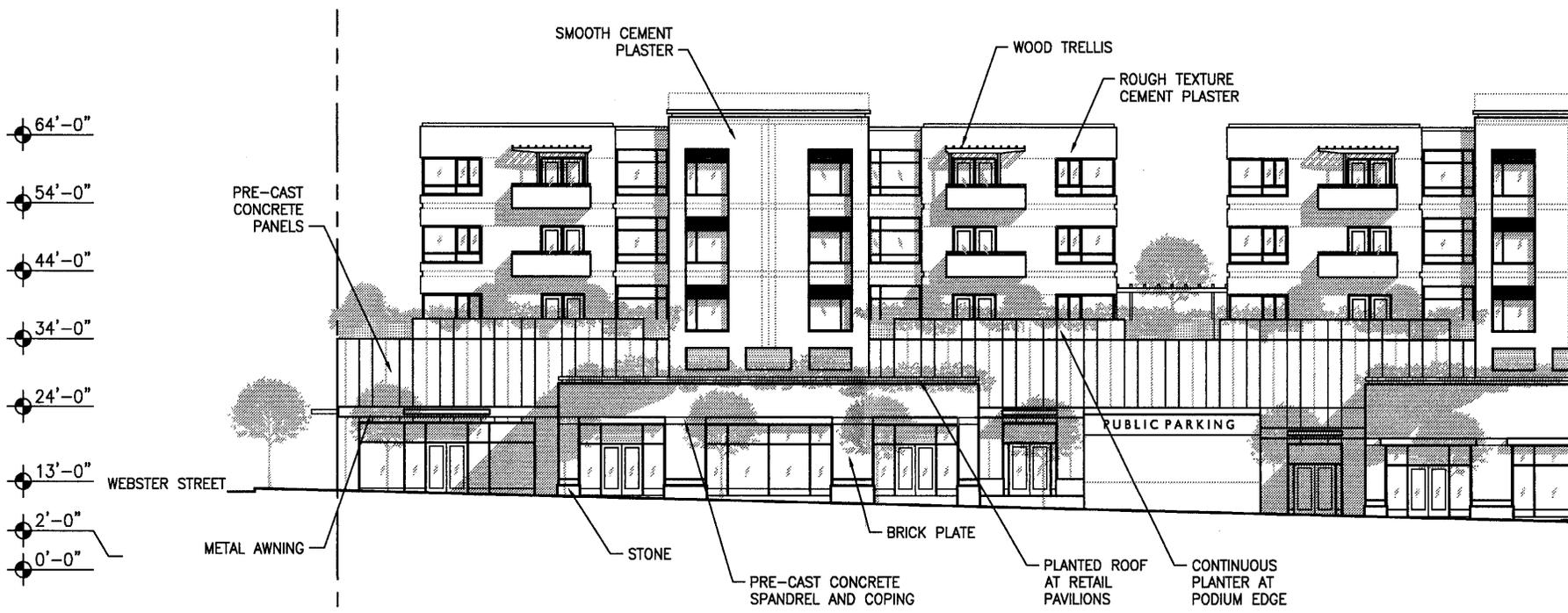
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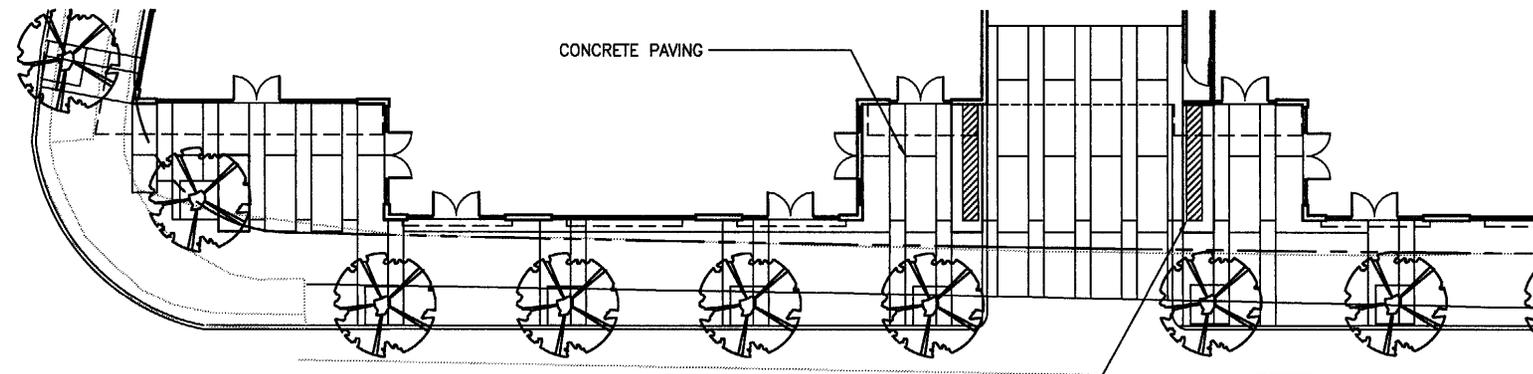
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PARTIAL WEST ELEVATION
SCALE: 1/8"=1'-0"



PARTIAL FIRST LEVEL HARDSCAPE
SCALE: 1/8"=1'-0"

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