

## **COUNCIL DOWNTOWN COMMITTEE**

**Monday, September 26, 2005  
7:00 p.m.**

**Work Session Room 2A - Hayward City Hall  
777 B Street  
Hayward, CA 94541**

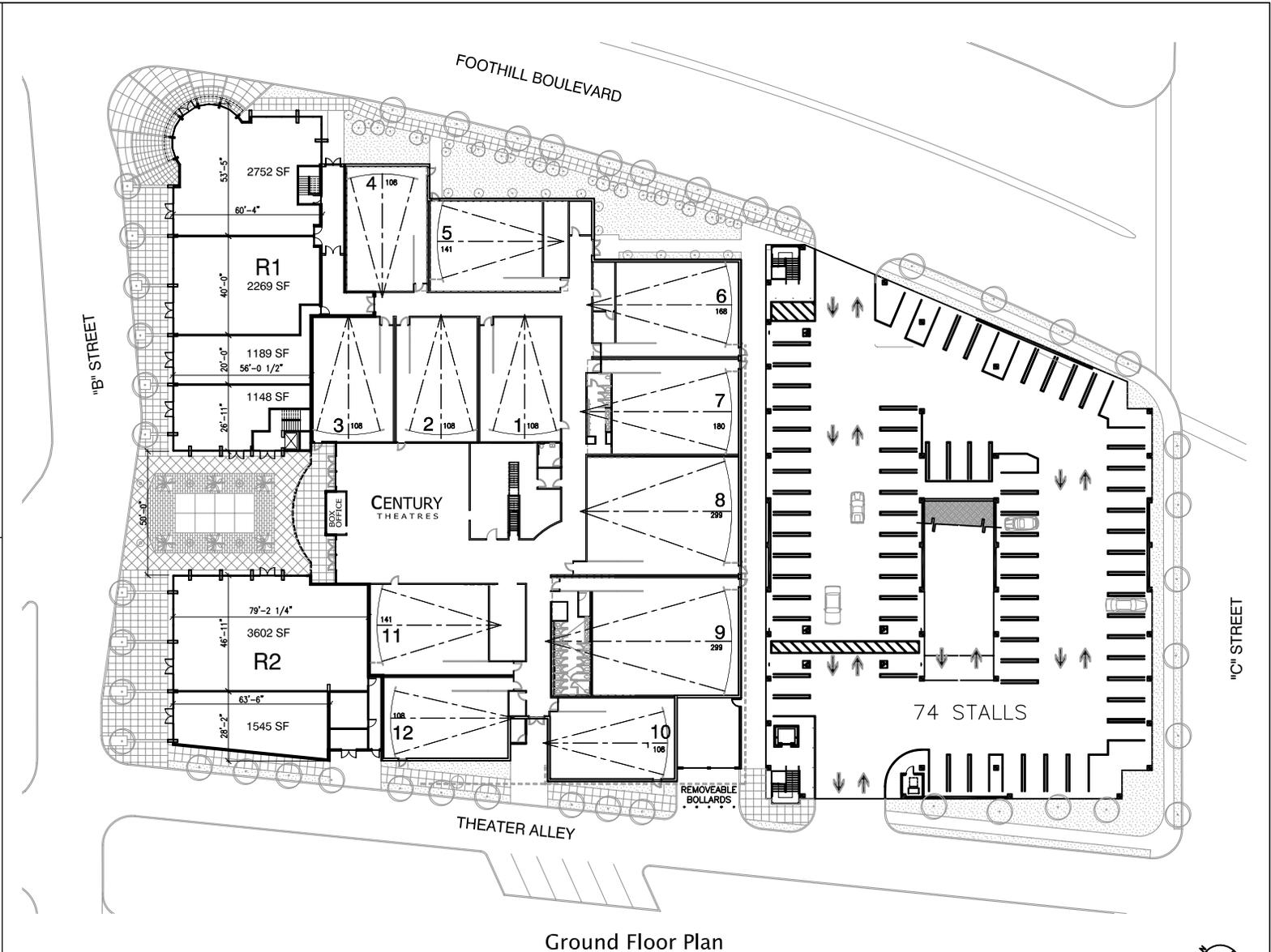
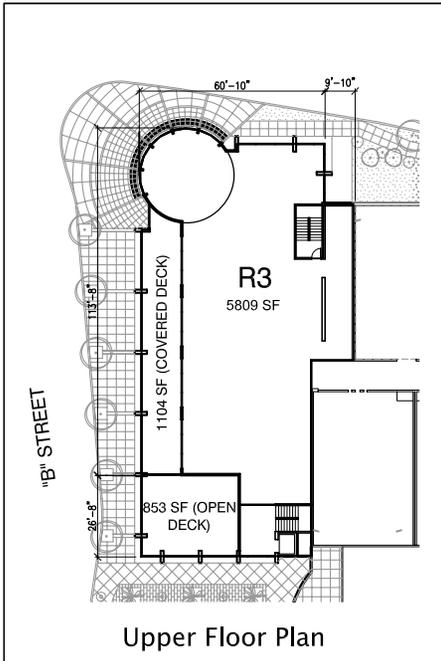
Public Comments: (Note: For matters not otherwise listed on the agenda. The Committee welcomes under this section but is prohibited by State Law from discussing items not listed on the agenda. Your item will be taken under consideration and referred to staff.)

1. Cinema Place Project - Preliminary Development Plan

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Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Please request the accommodation at least 72 hours in advance of the meeting by contacting the Downtown Development Division at (510) 583-4260 or by using the TDD line for those with speech and hearing disabilities at (510) 247-3340.

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- RETAIL / RESTAURANT**
- R1: 7,358 SF
  - R2: 5,147 SF
  - R3: 5,809 SF
    - 1,104 SF COVERED DECK
    - 853 SF OPEN DECK
- FRONT ELEV. LOBBY & STAIRS**
- 339 SF 1ST FLOOR
  - 400 SF 2ND FLOOR
- BACK STAIRS**
- 143 SF 1ST FLOOR
  - 162 SF 2ND FLOOR
- MAINT./ STORAGE RM./CORRIDORS**
- 378 SF 1ST FLOOR
  - 912 SF EXIT CORRIDORS
- 12 SCREEN CENTURY THEATRES**
- 1,876 SEATS
  - 34,909 SF THEATRES / LOBBY
- PARKING**
- 1ST FL: 74 STALLS
  - 2ND FL: 83 STALLS
  - 3RD FL: 87 STALLS
  - TOTAL : 244 STALLS

August 26, 2005



**CINEMA PLACE | HAYWARD, CALIFORNIA**

09.02.2005

0 2 4 8 16 32 48 FEET

Architecture & Planning  
150 California, 7th Floor  
San Francisco, CA 94111  
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**FIELD PAOLI**



**CITY OF HAYWARD**  
**STAFF REPORT**

AGENDA DATE 09/26/05  
AGENDA ITEM \_\_\_\_\_  
WORK SESSION ITEM \_\_\_\_\_

**TO:** Council Downtown Committee  
**FROM:** Director of Community and Economic Development  
**SUBJECT:** Cinema Place Project – Preliminary Development Plan

**DISCUSSION:**

At its work session on July 12, 2005 the City Council reviewed and commented upon a proposed revised Preliminary Development Plan for the Cinema Place project. The Council expressed general approval but directed the staff and the applicant to refine the project. As previously reviewed, the project consisted of a 12-screen theater, along with 12,505 square feet of ground-floor lease spaces fronting on B Street to provide for retail and restaurant activities, on the ground level. A second-story retail element (5,809 square feet) would be located between the theater entry and Foothill Boulevard. Its open deck (1,957 square feet) would provide an opportunity for outdoor dining. On September 13, 2005, the City Council reviewed and approved the revised Preliminary Development Plan.

The Developer has committed to commence deconstruction of the former Albertson's market located on the site in the last half of October. After the submittal and review of the Precise Plan, the Developer will prepare and submit construction plans early in 2006, and that full site preparation leading to construction will commence by early summer 2006.

Prepared by:

*Sylvia Ehrental*  
for Sylvia Ehrental, Redevelopment Director

Recommended by:

*Sylvia Ehrental*  
Sylvia Ehrental, Director of Community and Economic Development

Approved by:

*Jesús Armas*  
Jesús Armas, City Manager



**CINEMA PLACE** | Hayward, California

B Street Elevation | Foothill Boulevard Elevation

09.02.2005

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**CINEMA PLACE** | Hayward, California

Theatre alley | C Street Garage Elevation

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**CINEMA PLACE** | Hayward, California

View of deck along B Street

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**CINEMA PLACE** | Hayward, California

View along Foothill Boulevard

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**CINEMA PLACE** | Hayward, California

View of Theatre Alley and Retail

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**CINEMA PLACE** | Hayward, California

View of Theatre Alley and Garage

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