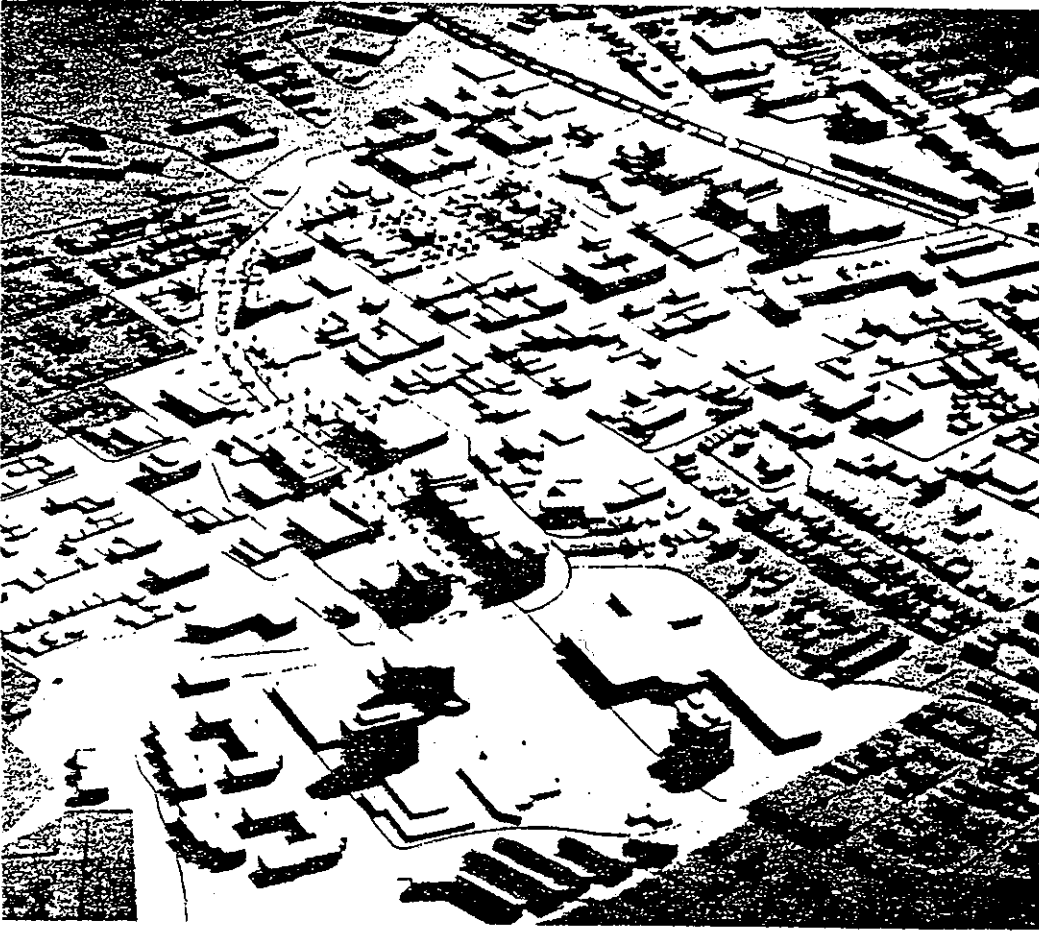


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D O W N T O W N  
H A Y W A R D  
D E S I G N P L A N

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Adopted 4/21/87  
Revised 2/7/89  
Revised 7/11/89  
Revised 7/7/92

Redevelopment Agency of the City of Hayward

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# INTRODUCTION

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This Downtown Design Plan presents the City's development policies for downtown Hayward. All development proposals are subject to the Site Plan Review and/or Use Permit process as set forth in the Hayward Zoning Ordinance. Individual project applications will be considered in terms of its conformance to the requirements and principles contained in this Plan.

The following additional documents also contain regulations, policies or relevant information concerning downtown development:

The General Plan provides a summary of City-wide development policies and implementation strategies, including general policies for the development of the downtown area.

The Zoning Ordinance contains the land use regulations of the City. Sections 10-1.340 - 10-1.349 specify permitted and conditional uses and lot, yard and height requirements in the "Central City (CC) District." Sections 10-1.4990 - 10-1.4998 set forth minimum design and performance standards.

The Design Requirements and Guidelines include specifications covering the appearance and maintenance of downtown properties including signs, plus special provisions to improve the appearance of existing properties.

The Off-Street Parking Regulations contain the City's requirements for off-street parking facilities, Section 10-2.16 pertains to the Central Parking District, the boundaries of which encompass property zoned Central City (CC) District.

The Downtown Hayward Redevelopment Plan provides the City with legal authority to use the powers of the Redevelopment Agency to encourage redevelopment of the downtown area. Powers of the Agency include: (a) utilization of tax increment revenues derived from the project area; (b) acquisition and disposition of property; (c) assisting property owners to redevelop their property; and (d) financing and construction of projects for the benefit of the downtown.

The Downtown Environmental Impact Report (EIR) provided information that was the basis for the preparation of the *Downtown Design Plan*. It also serves as a Program EIR for anticipated development. Project sponsors will not be required to prepare a project EIR unless the proposed project exceeds the scope of development covered in the Program EIR or significant new information regarding environmental conditions becomes available.

The Burbank Neighborhood Plan provides development policies affecting the adjacent Burbank Neighborhood, including policies affecting portions of the downtown area.

The Specific Plan for Hayward's Downtown Core contains development policies and a program for public and private actions. The core is defined by A Street, Foothill Boulevard, D Street, Grand Street and includes a four block strip along the south side of D Street and a two block area west of Grand Street.

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# ZONING

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## CENTRAL CITY (CC) DISTRICT

The purpose of the Central City District is to promote the development of the downtown area as the central area of the City for business, governmental, cultural, financial, residential, office, and entertainment uses. To encourage a functional and compatible association of uses in identifiable areas, the Central City District is divided into the following subdistricts:

### CENTRAL CITY-COMMERCIAL (CC-C) SUBDISTRICT

The purpose of the CC-C Subdistrict is to establish a mix of business and other activities which will enhance the economic vitality of the downtown area. Permitted activities include but are not limited to, retail, office, service, lodging, entertainment, education, and multi-family residential uses. Residential uses above commercial uses are encouraged in this district.

### CENTRAL CITY-PLAZA (CC-P) SUBDISTRICT

The purpose of the CC-P Subdistrict is to establish a unique environment of retail and other complementary uses contributing to the pedestrian nature and quality image of such streets as B Street and Main Street. Residential uses above commercial uses are encouraged in this district.

### CENTRAL CITY-RESIDENTIAL (CC-R) SUBDISTRICT

The purpose of the CC-R Subdistrict is to establish a concentration of multi-family and complementary uses in order to provide a quality central city living environment and to provide market support for Central City businesses. Complementary commercial uses may be developed (under a use permit) in this district.

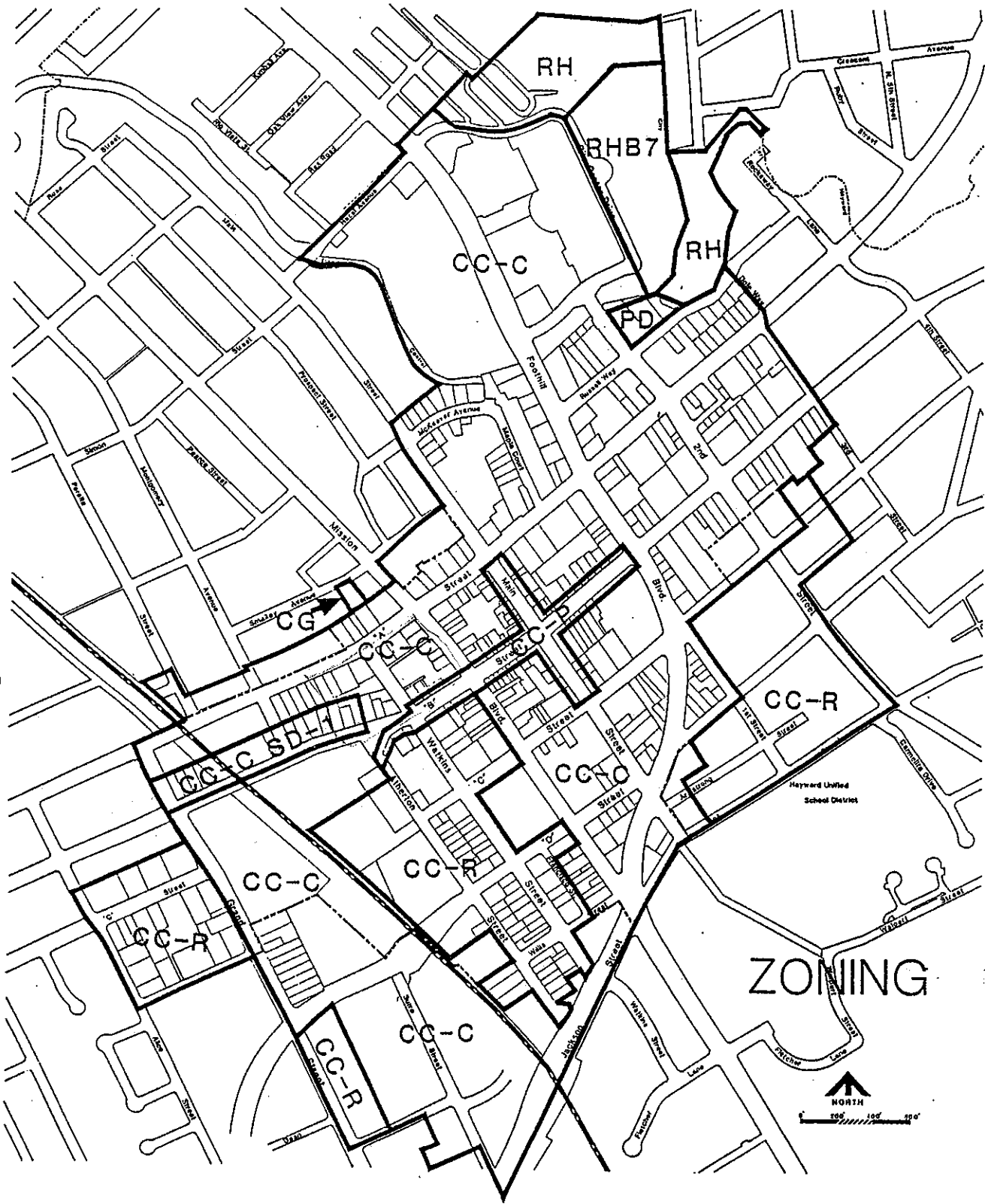
### SPECIAL DESIGN (SD-1) OVERLAY DISTRICT

Additional development performance standards are identified in Zoning Ordinance Sec. 10-1.441.

Please refer to the Zoning Ordinance to identify specific uses permitted within each subdistrict.

Ref. Zoning Ordinance Sec. 10-1.345 and 10-1.346

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# ZONING



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## MAXIMUM LEVEL OF DEVELOPMENT

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The maximum level of net additional development (new development less displaced development) permitted following approval of this Design Plan shall be:

Office development:	1,002,000 square feet
Retail development:	(132,000 square feet)
Residential development:	2,170 dwelling units.

In order to accommodate possible changes in the economic conditions, the above table may be adjusted by the following formula:

one dwelling unit = 313 sq. ft. office space  
one dwelling unit = 141 sq. ft. retail space.

The above limitations apply to the areas subject to the Downtown EIR, certified by the Hayward City Council on July 15, 1986.

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## DENSITIES

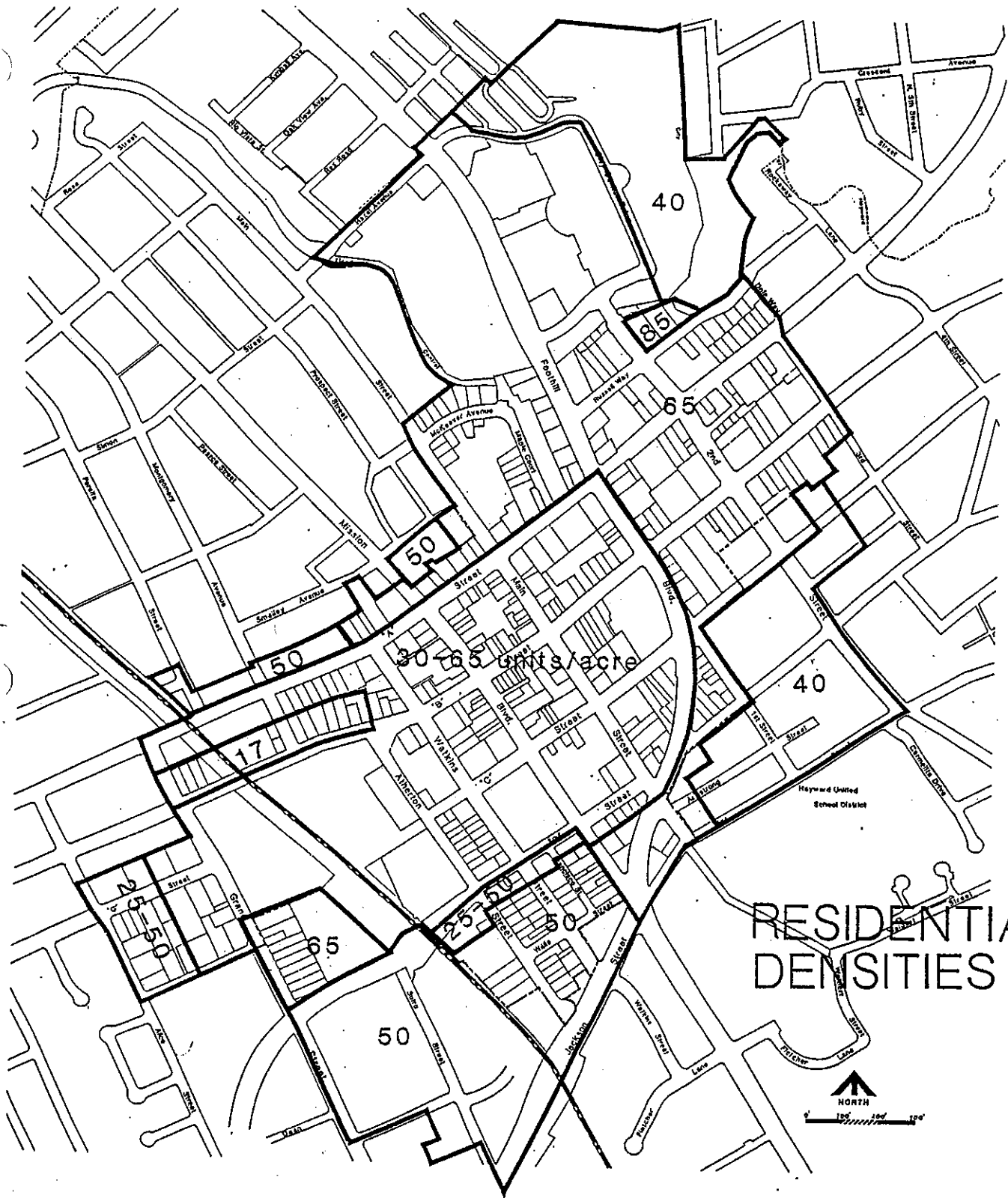
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### COMMERCIAL

The amount of commercial development is limited by the maximum building heights and design principles identified herein.

### RESIDENTIAL

Maximum residential densities are shown on the Residential Density Map. Densities are calculated on the basis of net site area (exclusive of public streets). Residential development to the densities shown may be combined with commercial development.



# RESIDENTIAL DENSITIES



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# OPEN SPACE/SETBACKS

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## SETBACKS

- 0 setbacks (continuous street walls) - In the "core" area where high level pedestrian activities are desired. Buildings should meet the property line, and building frontage should be as continuous as possible.
- 0-4 foot setbacks - At the "edge" of the "core" and along Foothill Boulevard, buildings may be located along the property line or generally be set back to 4 feet.
- 4 foot encroachment zone - all residential buildings shall require a stipulated portion of this zone to contain building projections such as stairs and stoops and other encroachments as identified in the Specific Plan for Hayward's Downtown Core.
- 4 foot setbacks - For commercial uses in the remainder of the area, four foot setbacks with landscaping, decorative paving, etc., are recommended. Landscaped plazas are desirable, especially at street corners.
- 8 foot setbacks - All residential uses outside of the core area should have a minimum 8 foot landscaped setback to provide for privacy. Partially depressed parking may extend 4 feet into the setback provided that the roof of such extension is landscaped.

## LOT COVERAGE

Maximum lot coverage is as follows:

CC-P - 100%  
CC-C - 90%  
CC-R - 75%

Lot coverage is the area of a lot enclosed by exterior walls or similar roof-supporting devices of any structure(s).

## USABLE OPEN SPACE

100 square feet per dwelling unit, 30 square feet of which must be group open space.

Usable open space, group or private, is defined in Sections 10-1.0581 and 10-1.0582.




Usable open space may be waived for remodeling or conversion of existing buildings.

Ref. Zoning Ordinance Sec. 10-1.348 and 10-1.4991

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# SETBACKS

-  0' Setbacks
  -  0'-4' Setbacks
  -  4' Encroachment Zone
- Areas Not Marked Require  
4'-8' Setbacks per Text





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## BUILDING HEIGHTS

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Maximum building heights are shown on the Building Height Map. Buildings are generally limited to 55 feet in height except in the City Center and B Street Plaza area as shown on the map.

The following principles should be considered in the design of buildings:

- It is not the intent of the height limits that all buildings should approach the maximum height. Roof lines should be varied within projects. For larger projects, the number of stories should be varied.
- Buildings surrounding Library Square should be designed with a relatively consistent roof line at approximately 55 feet high.

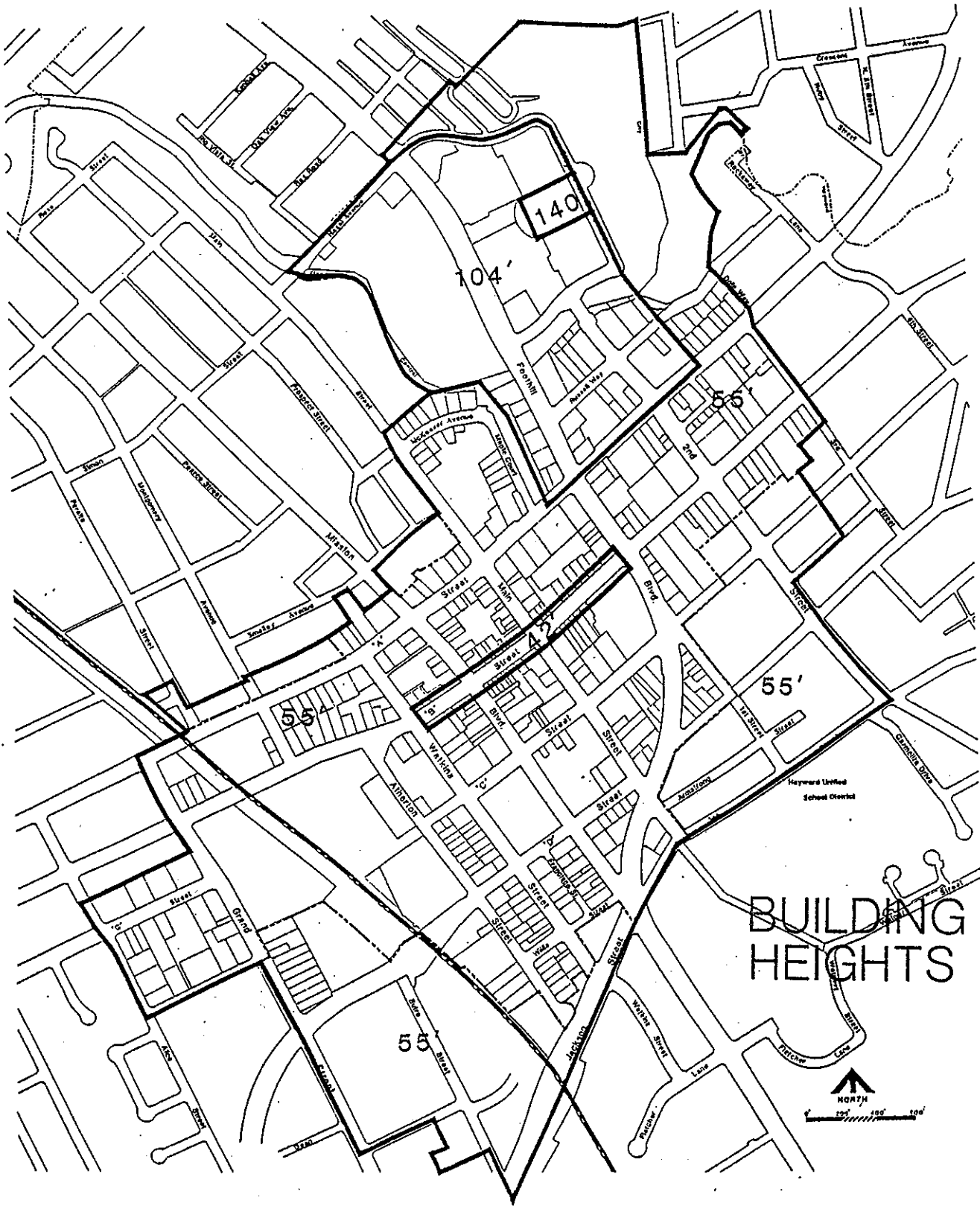
Building height is the vertical distance from "grade" to the highest point of the coping of a flat roof, to the roof line of a Mansard roof, or to the average height of the highest gable of a pitched or hip roof. Elevator and equipment penthouses are not included in building height.

### ALTERNATIVE PROVISION

- Building heights shown on the Building Height Map may be increased as follows:

Commercial buildings may be increased by one floor (13 feet) and residential buildings may be increased by one floor (10 feet) provided that lot coverage is reduced as follows:

CC-C - from 90% to 80%  
CC-R - from 75% to 65%



# BUILDING HEIGHTS



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# URBAN DESIGN OBJECTIVES

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## CORE AREA SPECIFIC PLAN

Urban design objectives for the Downtown Core Area are found in the Specific Plan for Hayward's Downtown Core. Please refer to this document for detailed description of plans and policies for this area.

## FOOTHILL BLVD. (SAN LORENZO CREEK TO B STREET)

- Intensify development.
- Create a "gateway" at San Lorenzo Creek which may consist of the following elements:
  - A tall building element;
  - Exposure of the creek and enhancement of landscaping on the west side of the street;
  - Orientation of buildings toward the creek; and
  - A pedestrian bridge.

## LOWER B STREET (VICINITY OF MONTGOMERY)

- Preserve the character established by the few Victorian buildings by:
  - Preservation of existing buildings where possible;
  - Compatible infill development (similar setbacks and building character); and
  - Provide appropriate setback and compatible design and scale for development on BART property across the street.
  - Refer to the B Street Special Design Streetcar District requirements in the Zoning Ordinance.

## WEST OF GRAND STREET

- Restrict vehicular access to Alice Street

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## URBAN DESIGN OBJECTIVES (Cont'd)

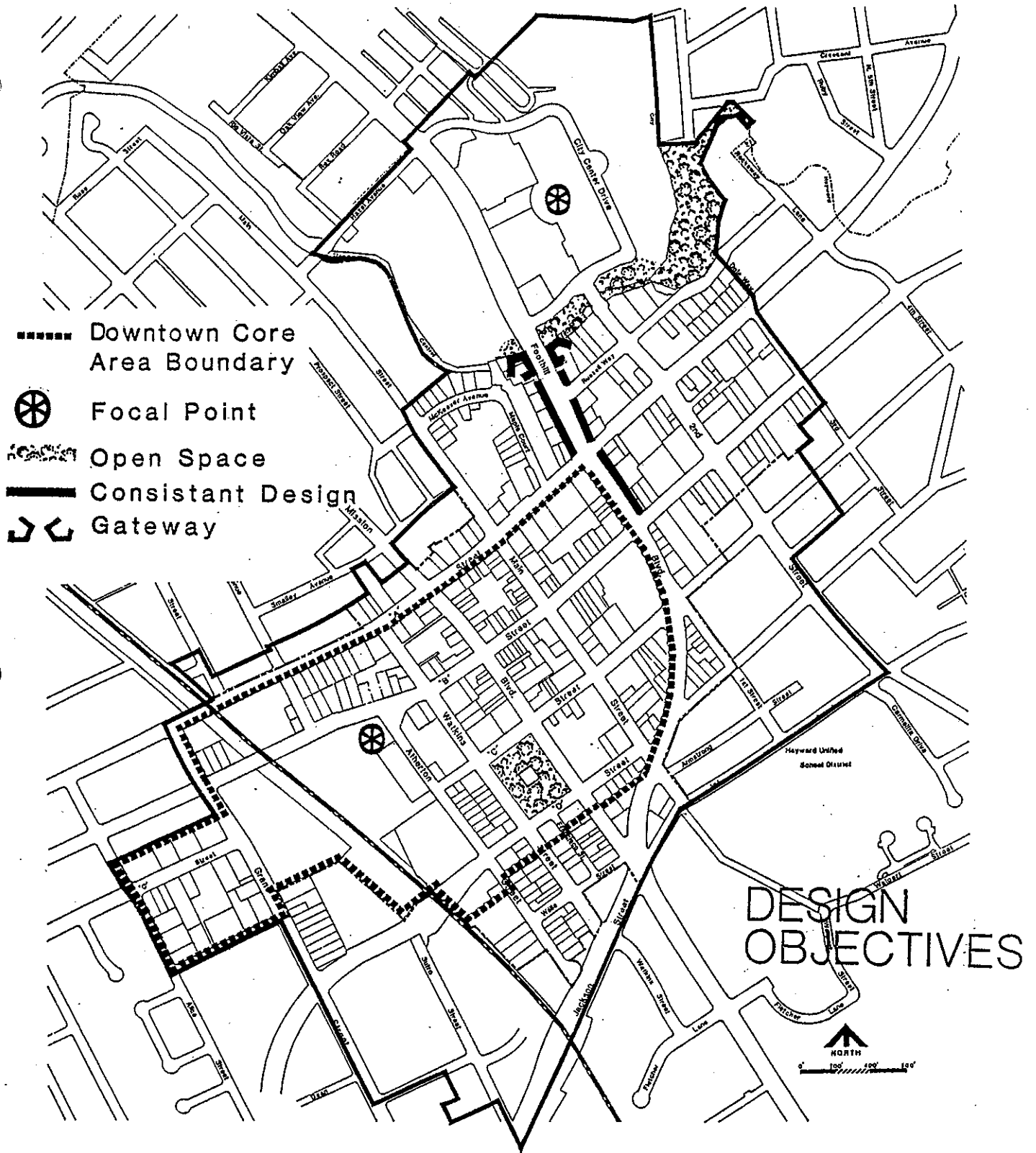
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### D STREET (BETWEEN FOOTHILL BLVD. AND SECOND ST.)

- Preserve the character established by the single family residences by:
  - Preservation of existing buildings where possible; and
  - Compatible infill and replacement development (similar setbacks, height and building character).

### PRESERVING VIEW OF ALL SAINTS CHURCH

- All Saints Church is identified as a visual focal point.
- Provide adequate setbacks and limit building heights as appropriate to preserve public views of All Saints Church within the neighborhood and from other parts of the City, particularly from D Street.



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# OFF-STREET PARKING REQUIREMENTS

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The City's off-street parking requirements are contained in the Zoning Ordinance and Parking Regulations and are summarized below. See the referenced documents for complete requirements.

## NON-RESIDENTIAL PARKING

- 1.00 space for each 250 square feet of net floor area.

## RESIDENTIAL PARKING REQUIREMENT

- 1.5 spaces per dwelling unit.
- 0.5 space per dwelling unit for multiple-family dwellings providing housing is exclusively for the elderly (occupancy requirements must be guaranteed, e.g., condition of government financing or grant, or other guarantee acceptable to the City).

## OTHER SPECIAL PARKING REQUIREMENTS IN THE DOWNTOWN SPECIFIC PLAN CORE AREA

- Within the area subject to the Downtown Core Area Specific Plan, the residential parking requirement may be reduced by the approving authority to a minimum of 1.0 space-per-dwelling unit provided that the aggregate parking supply for all residential units at buildout, as described in the Specific Plan, excluding units exclusively for the elderly, is 1.5 spaces per dwelling. Residential parking requirements may be met in locations other than on the development sites, subject to the approval of the reviewing authority.
- Off-street parking spaces shall not be required for construction of new buildings for commercial uses located on the ground floor in the Central City-Plaza District.
- Off-street parking spaces shall not be required for construction of new buildings of similar area which replace demolished or damaged buildings that were located all or partially in the Central City-Plaza District.

Ref. Zoning Ordinance Sec. 10-1.4994  
Parking Regulations Sec. 10-2.16 and Sec. 10-2.25