

**CITY COUNCIL MEETING TUESDAY,
NOVEMBER 13, 2018**

PRESENTATIONS

ITEM #11

**PROPOSAL TO CONSTRUCT EIGHT (8)
ATTACHED TOWNHOUSE
CONDOMINIUM UNITS AND RELATED SITE
IMPROVEMENTS AT 420 SMALLEY AVENUE
(APN 431-0008-020-00) BY GKW ARCHITECTS
(APPLICANT) ON BEHALF OF TOMMY TAM
(OWNER), REQUIRING INTRODUCTION OF AN
ORDINANCE AND ADOPTION OF A
RESOLUTION TO APPROVE A VESTING
TENTATIVE TRACT MAP, PLANNED
DEVELOPMENT (PD) REZONE, AND SITE PLAN
REVIEW, AND ADOPT A CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA) INFILL
CHECKLIST. APPLICATION NO. 201704262**

420 Smalley Avenue Townhomes



Development Services Department



Introduction

1

Applicant: GKW Architects

2

Owner: Tommy Tam

3

Requested Entitlements:

- PD Rezone: RM to PD for minimum lot area per dwelling unit
- Tentative Tract Map: condominium subdivision for 8 units
- Site Plan Review: 8-unit townhouse development with related site improvements

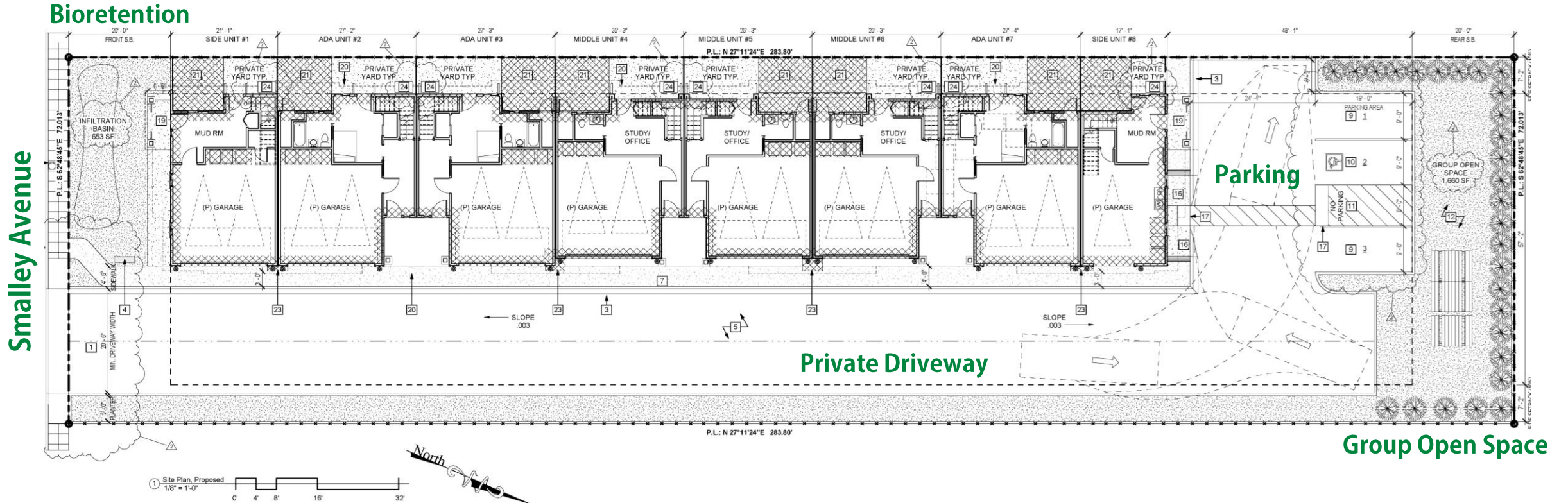
Existing Conditions



Revisions



Project: Site Layout



Smalley Avenue

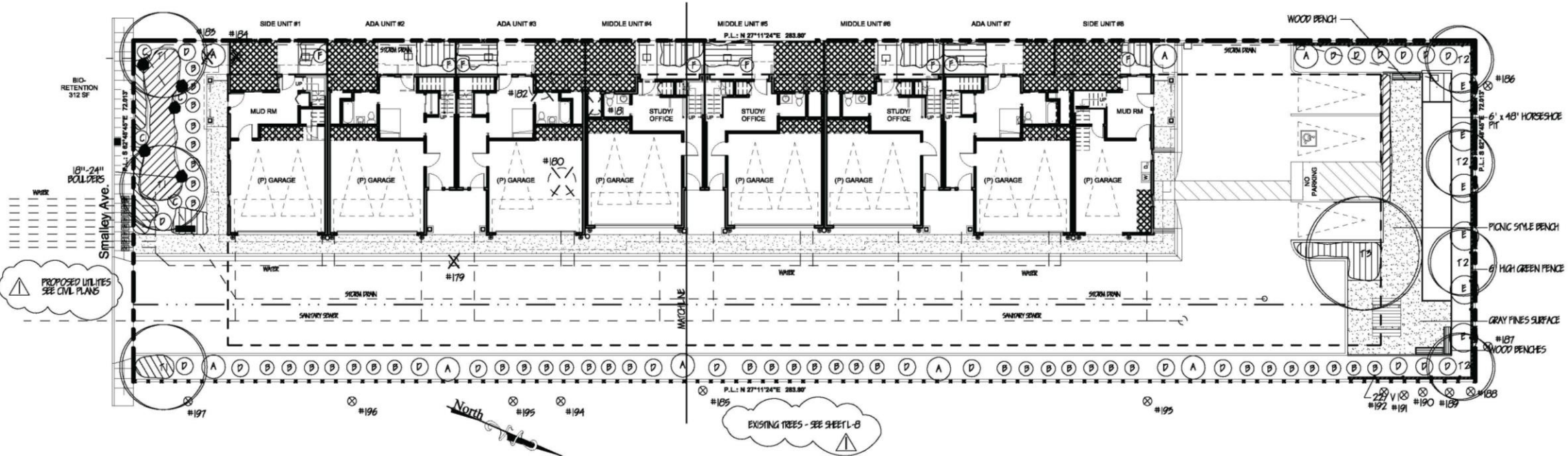
Bioretention

Parking

Private Driveway

Group Open Space

Project: Landscaping



Project: Architecture



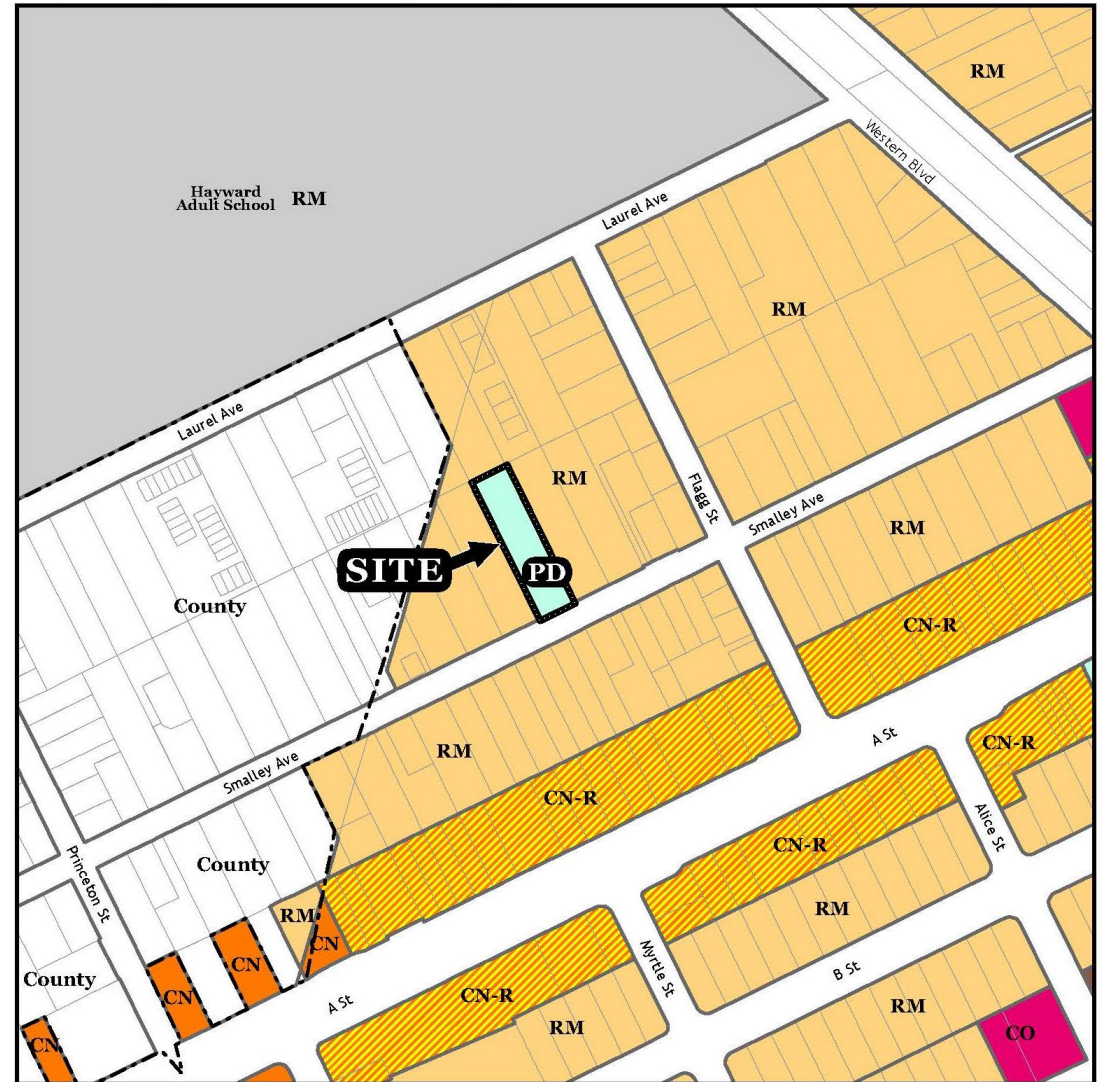
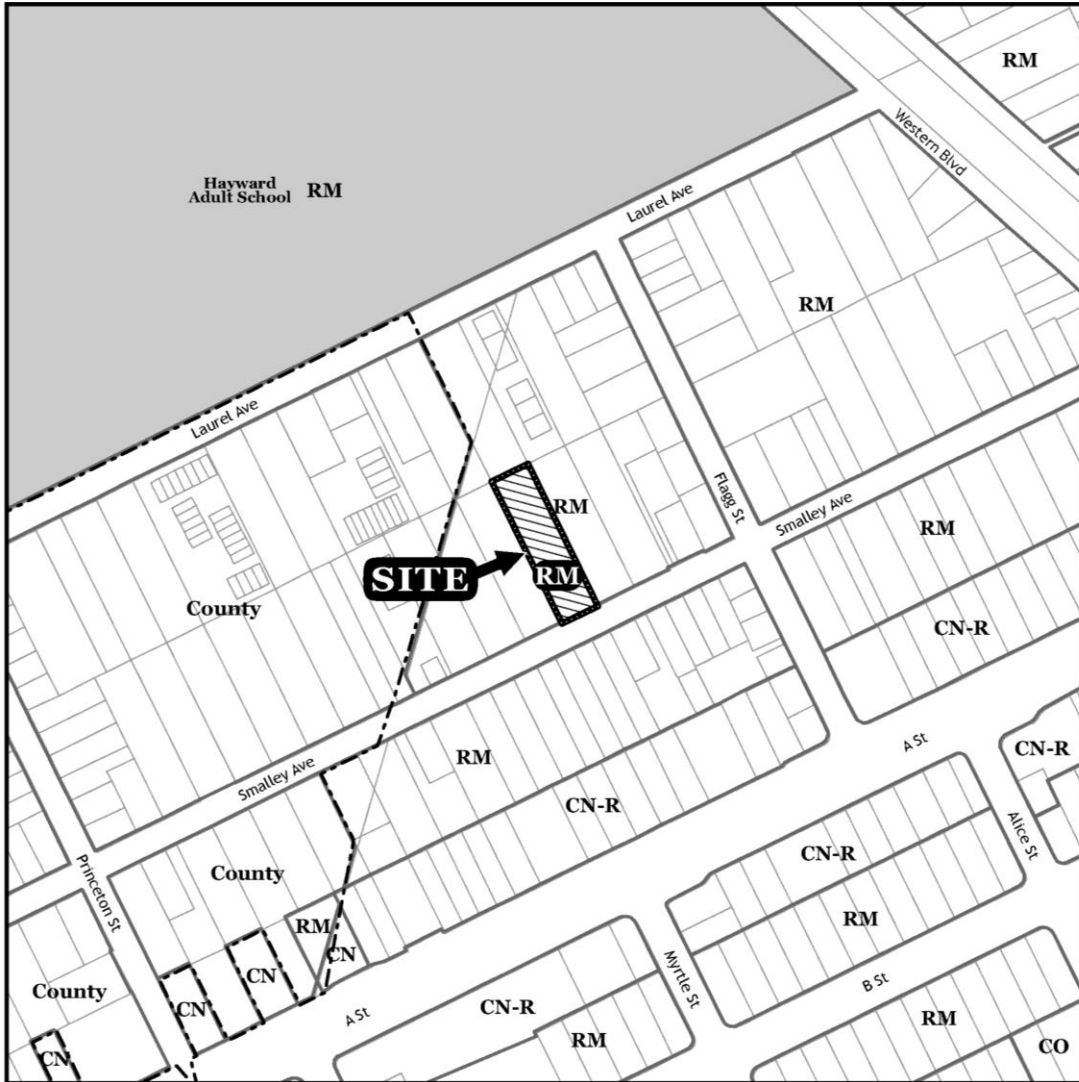
Analysis: Land Use



General Plan Policies

- 1** Diversity of housing types
- 2** Residential uses close to services
- 3** Growth & infill development

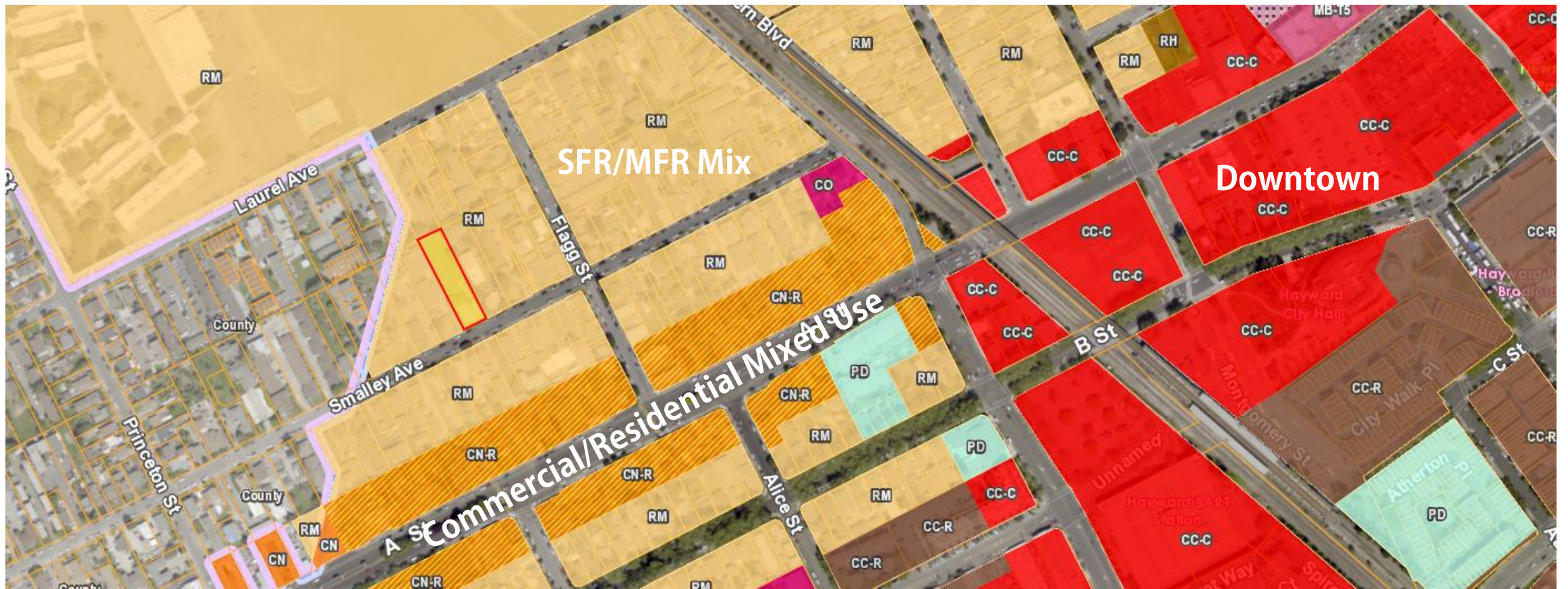
Analysis: Land Use



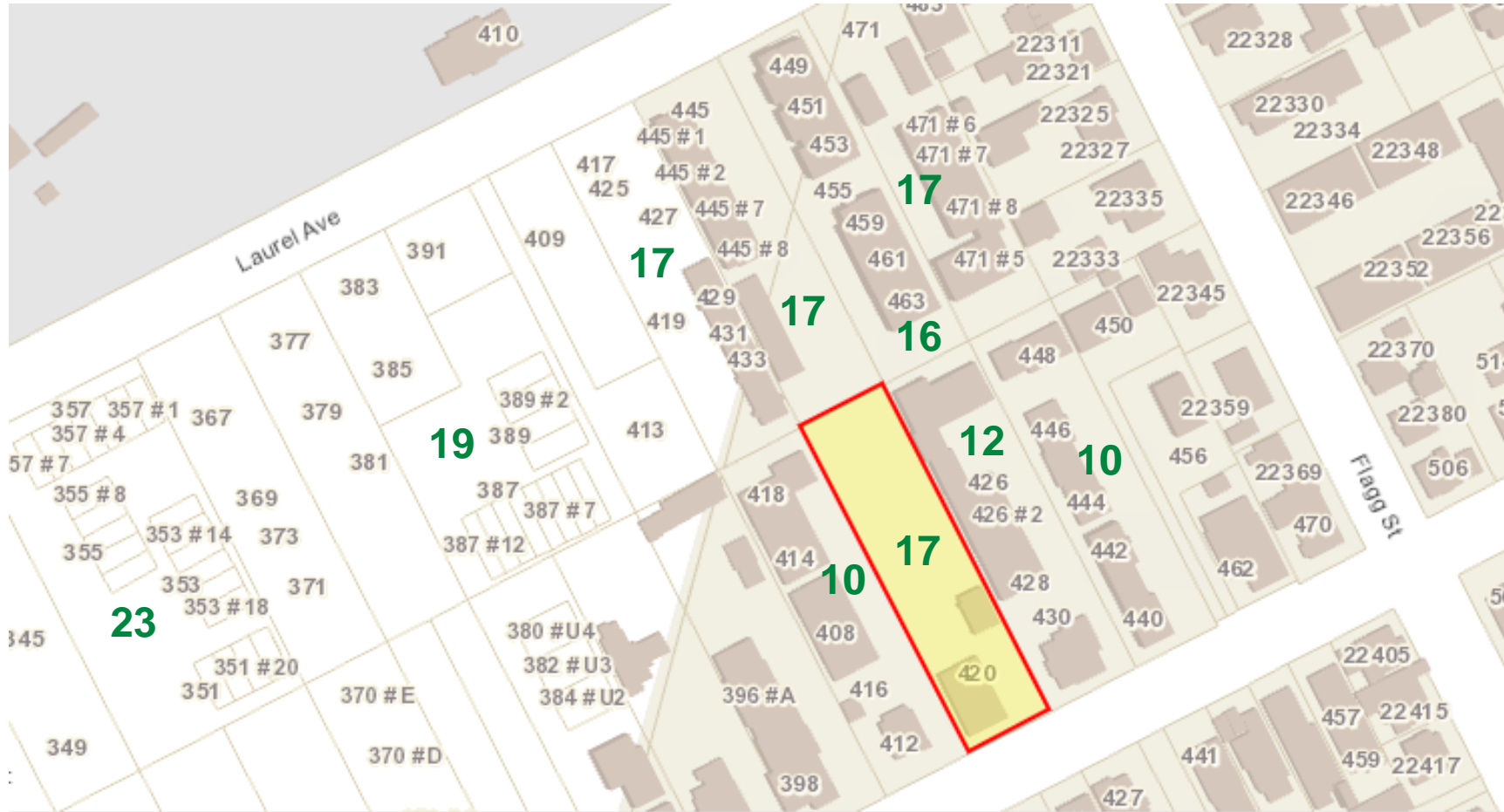
Analysis: Land Use

| Development Standard | HMC Requirement | Proposed Project |
|---------------------------------|---------------------------------------|--|
| Min. Lot Size | N/A for townhomes | N/A for townhomes |
| Min. Lot Area per Dwelling Unit | 3,500 sq. ft. | 2,556 sq. ft |
| Max. Lot Coverage | 40% | 29.4% |
| Min. Front Yard Setback | 20 ft. | 20 ft. |
| Min. Side Yard Setback | 7 ft. 2 in. | 7 ft. 2 in. |
| Min. Rear Yard Setback | 20 ft. | 68 ft. 1 in. |
| Max. Building Height | 40 ft. | 30 ft. 8 in. |
| Min. Off-Street Parking | 17 spaces (8 covered and 9 uncovered) | 18 spaces (15 covered and 3 uncovered) |
| Min. Open Space | 2,800 sq. ft. | 3,070 sq. ft. |

Analysis: Land Use



Analysis: Land Use



Analysis: Land Use

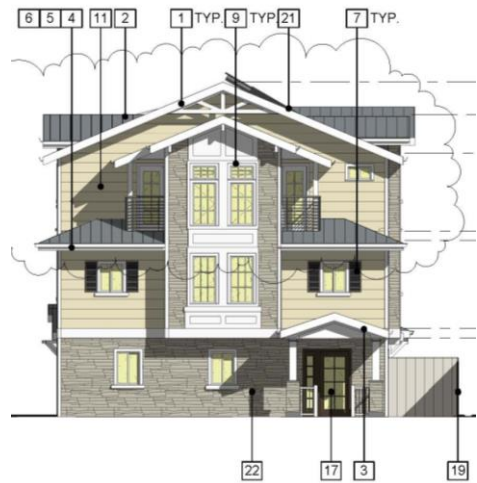


Analysis: Parking

| Source | No. of Spaces |
|---------------------------------------|---|
| HMC | 17 (1 covered and 1.1 uncovered per unit) |
| Institute of Transportation Engineers | 17 (1.2 per 1,000 sq. ft.) |
| Proposed | 18 |

- 1 BART:** within ½ mile (10 min. walk)
- 2 AC Transit:** within ¼ mile (5 min. walk)

Analysis: Architecture



Analysis: Amenities

| Amenity | Benefit |
|--|--|
| Rooftop solar panels | Environment (renewable energy) |
| Bedroom on 1 st floor of 3 units | Social (aging in place & multi-generational lifestyle) |
| One moderate-income affordable dwelling unit | Social (incorporated affordable housing) |
| 3,070 sq. ft. of private and common open space | Recreational (exceeds requirement) |

Analysis: CEQA

1

Infill Checklist tiers off Hayward 2040 General Plan EIR

2

Streamlined process for eligible infill projects

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No significant impacts on environment that either:

- Have not already been previously analyzed,
- Are more significant than previously analyzed, or
- Would not be substantially mitigated by uniformly applicable development policies

Staff Recommendation

1

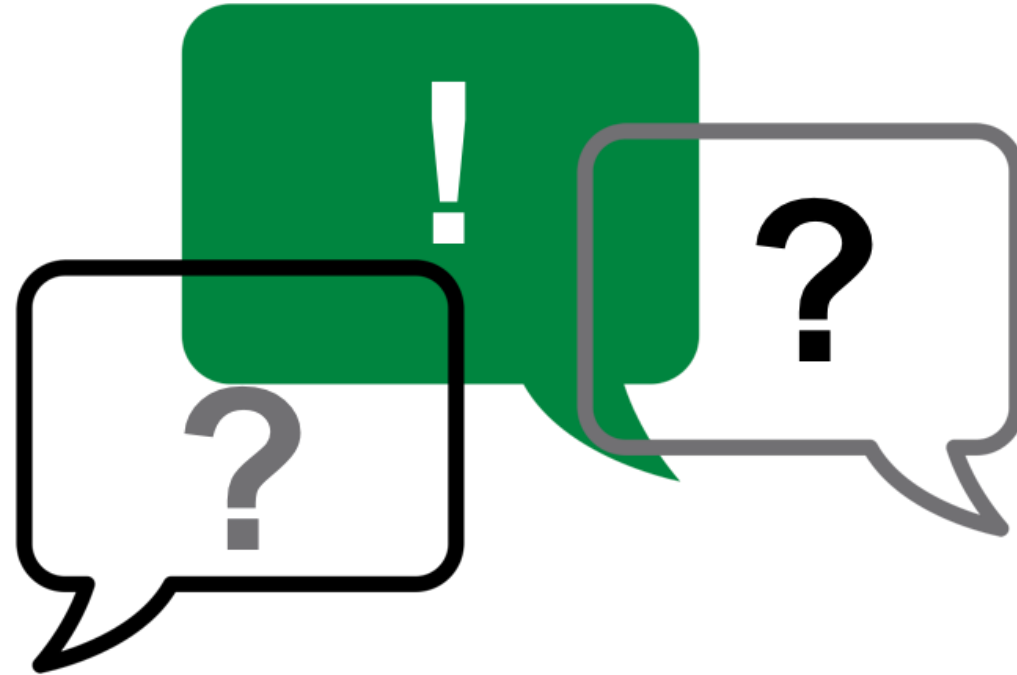
Approve PD Rezone & Preliminary Plan, Vesting Tentative Tract Map No. 8429, & Site Plan Review Application No. 201704262 with revised resolution (page 2):

“The project will allow for 841 new townhomes ~~single-family homes~~, which will provide additional ~~single-family~~ housing opportunities in the City.”

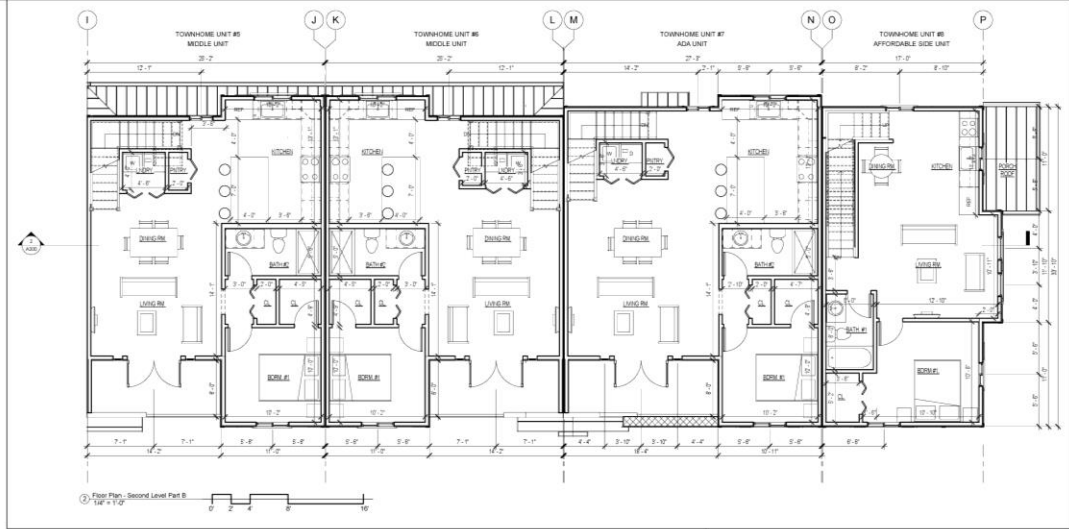
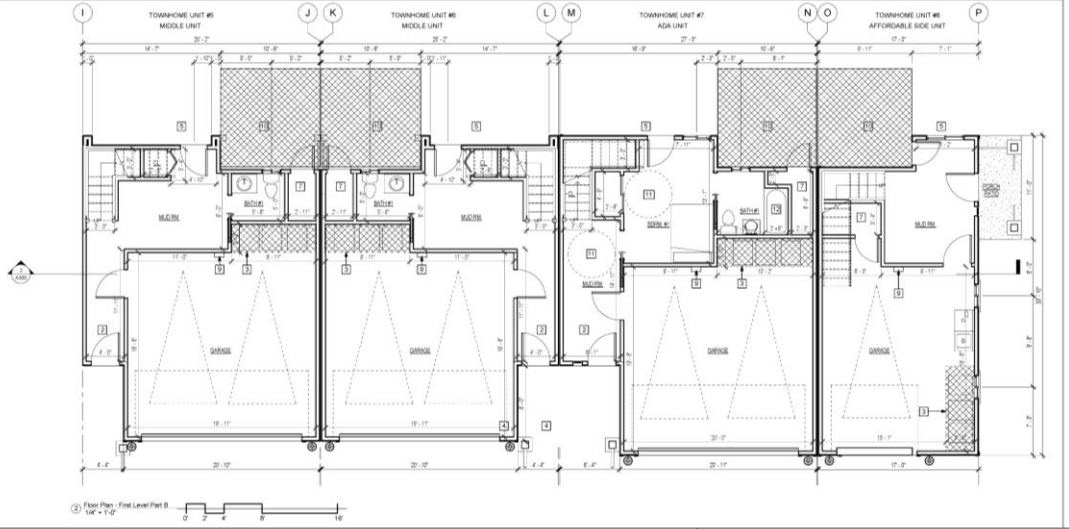
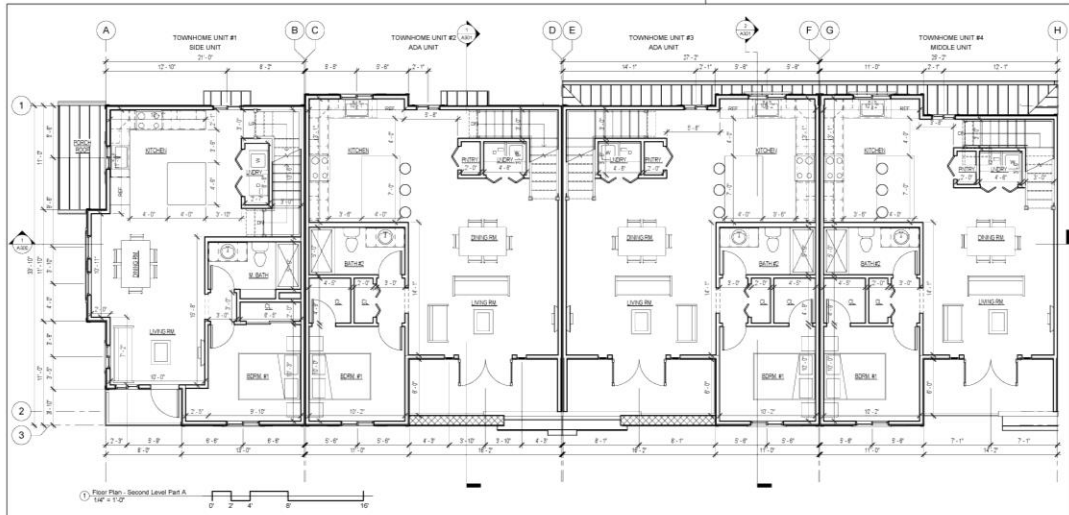
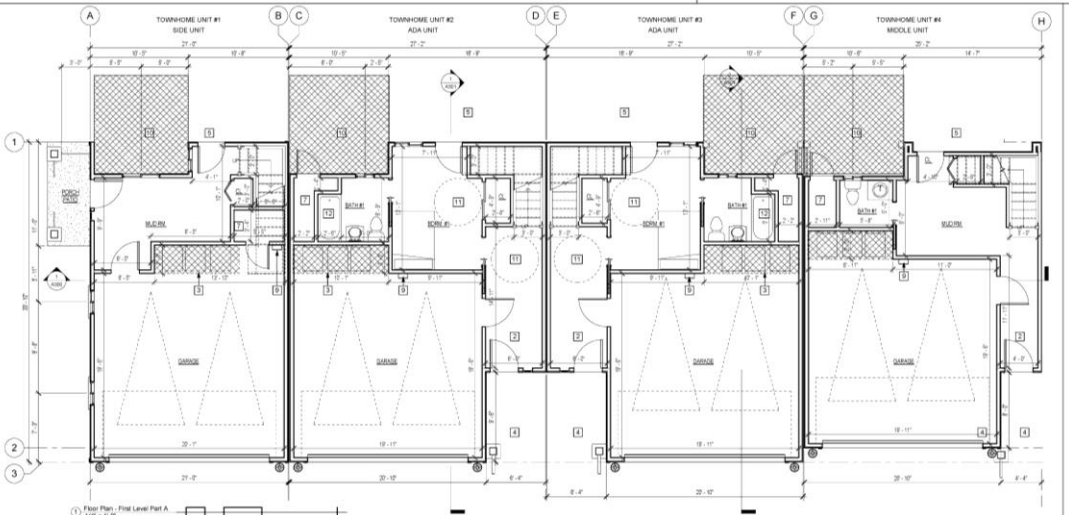
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Adopt CEQA Infill Checklist

Questions



Floor Plans



Floor Plans

