

**PLANNING COMMISSION MEETING
THURSDAY, MARCH 24, 2022**

PRESENTATIONS

STAFF PRESENTATION

ITEM #1 PH 22-005

Proposed Development of a New Residential Subdivision with 74 New Single-Family Homes and Eighteen Accessory Dwelling Units and Related Site Improvements Requiring Approval of Zone Change and Tentative Tract (Application No. 202003054) Located at Bunker Hill Drive and Maitland Drive (Caltrans Parcel Group 5)



DEVELOPMENT SERVICES

Parcel Group 5 – Bunker Hill Development



Carlos Bee Blvd

Hayward Blvd

City View Apartments

Carlos Bee Blvd

California State University, East Bay

Baseball Field

Bunker Hill Blvd

Maitland Dr

W Loop Rd

Land Market

Torrano Ave

Majestic Apartments

Mid Mitsubishi

Devon Dr

Spring Dr

Westview Way

Harder Road

VICINITY
MAP



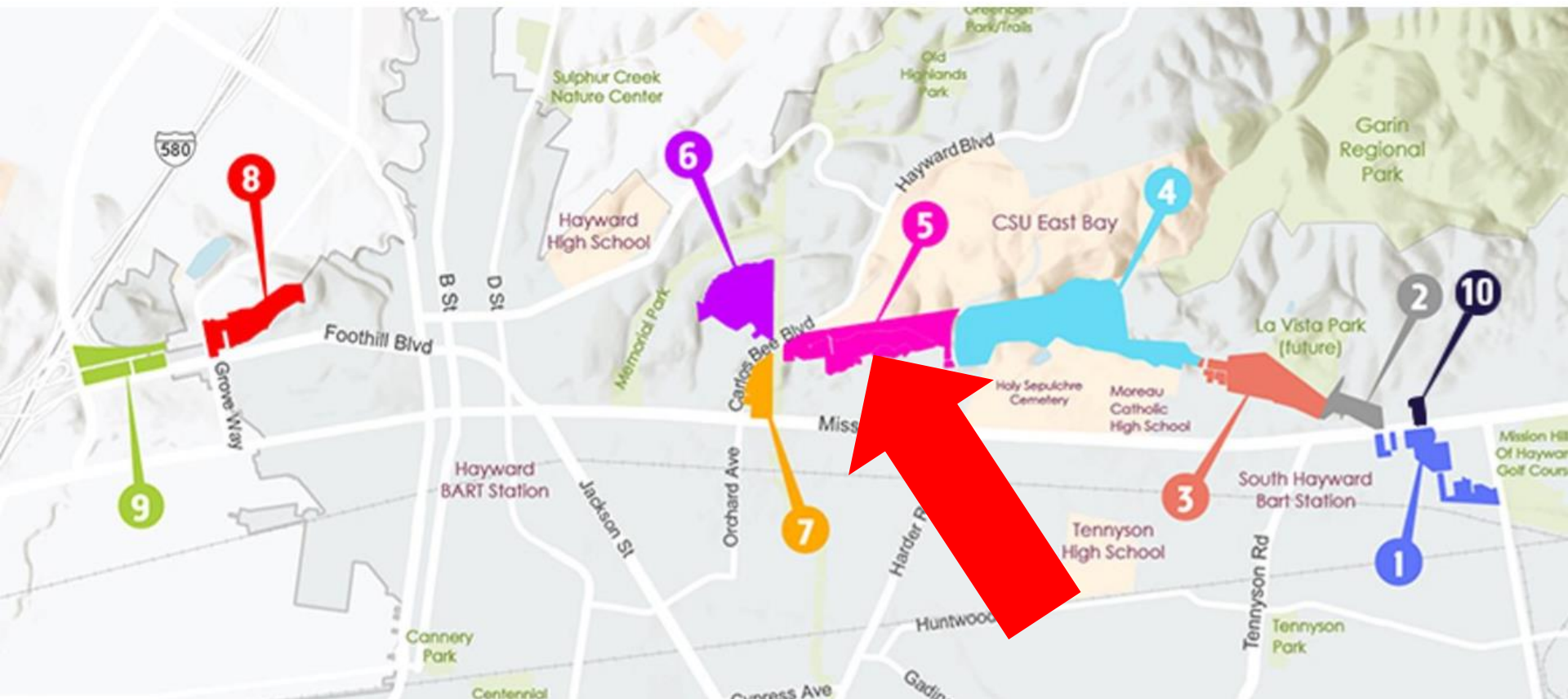


Project Background

Caltrans 238 Parcels



Route 238 Corridor Lands Parcel Groups



Master Development Plan



Attachment IV
H HAYWARD

ROUTE 238 CORRIDOR LANDS DEVELOPMENT

PARCEL GROUP 5

MASTER DEVELOPMENT PLAN

MAY 2019



Neighborhood Outreach



- ▶ The city & developer held **numerous neighborhood and community meetings throughout the Master Development Plan & development application review process.**
- ▶ Public comments & concerns revolved around
 - ▶ Retaining rural character of site & open space for wildlife,
 - ▶ Construction of Foothill Trail & Carlos Bee roadway connector,
 - ▶ Minimizing traffic impacts on surrounding neighborhoods,
 - ▶ Providing adequate parking.



Proposed Project

Project Description



- ▶ **Zone Change** from Suburban Density Residential District to Planned Development District to allow for flexible development standards **consistent with the approved Master Development Plan.**
- ▶ Lots range from approximately 5,100 to 23,400 with **average 10,200 sq. ft. lots.**
- ▶ Lots include varied setbacks and two to three story homes.
- ▶ Each lot will have 2 to 3 garage parking spaces and 2 driveway spaces.
- ▶ **92 on-street parking** spaces.

Project Description



- ▶ Construction of a **new roadway connector from Bunker Hill Blvd to Carlos Bee Blvd**. Connector will have right in/right out access for safety purposes.
- ▶ Construction of 3,000 linear feet of 16-foot-wide **Foothill Trail** with stairs and overlooks.
- ▶ PD District will **include four privately owned lots** within the boundaries of the PD District that could be subdivided into two lots each, subject to RS District standards.

Site Plan



Sample Elevations - Uphill



FRONT RIGHT PERSPECTIVE No. To Scale



RIGHT ELEVATION Scale: 1/8" = 1'-0"



REAR ELEVATION Scale: 1/8" = 1'-0"



LEFT ELEVATION Scale: 1/8" = 1'-0"

MATERIAL LEGEND:

1. Stucco
2. Fiber Cement Lap Siding
3. Fiber Cement Panel
4. Entry Door
5. Light Fixture
6. Unit Address
7. Garage Door
8. Stone Veneer
9. Metal Railing
10. Vinyl Window
11. Wood Post
12. Canopy

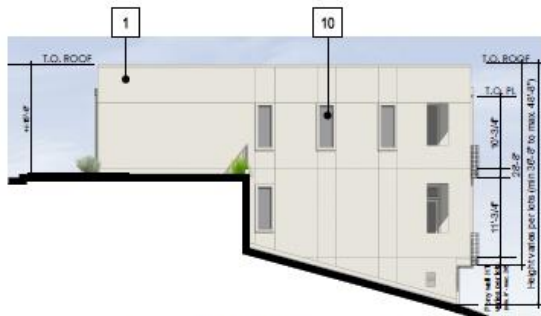
Sample Elevations - Downhill



FRONT LEFT PERSPECTIVE Map To Group
NTS



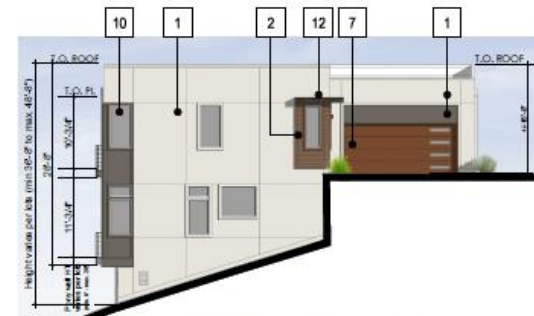
FRONT ELEVATION Scale: 1/8" = 1'-0"



RIGHT ELEVATION Scale: 3/8" = 1'-0"



REAR ELEVATION Scale: 3/8" = 1'-0"



LEFT ELEVATION Scale: 3/8" = 1'-0"

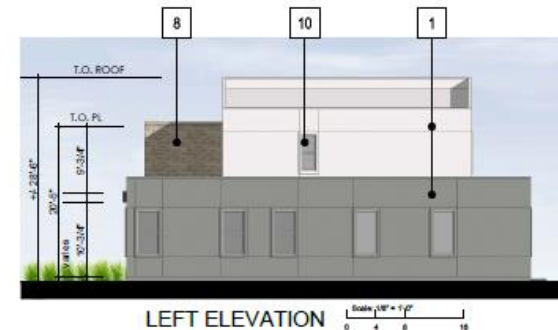
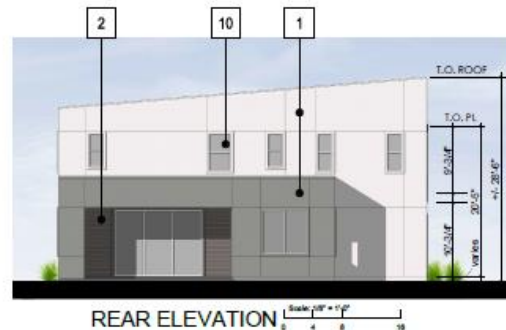
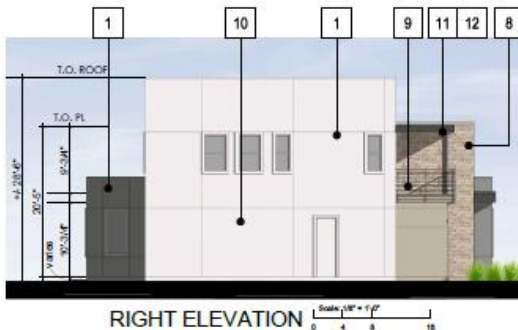
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12. Canopy

Sample Elevations – Flat Lots



FRONT RIGHT PERSPECTIVE Not To Scale
NTS



MATERIAL LEGEND:

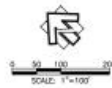
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Architectural Site Plan



LEGEND

	DOWNHILL 1 - A STYLE
	DOWNHILL 1 - B STYLE
	DOWNHILL 2 - A STYLE
	DOWNHILL 2 - B STYLE
	UPHILL 3 - A STYLE
	UPHILL 3 - B STYLE
	UPHILL 4 - A STYLE
	UPHILL 4 - B STYLE
	FLAT - A STYLE
	FLAT - B STYLE



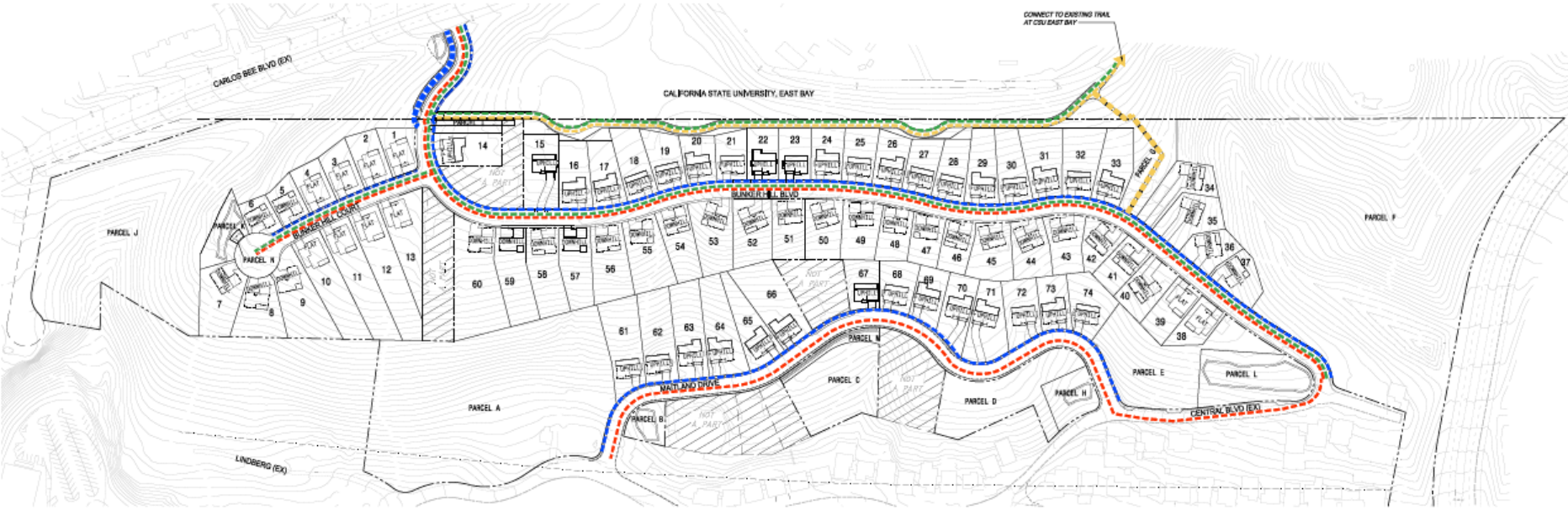
NOTES

1. REFER TO CIVIL SHEETS FOR ALL PROPERTY LINES, SITE DIMENSIONS AND ETC.
2. REFER TO LANDSCAPE SHEETS FOR LANDSCAPE INFORMATION





View Along Bunker Hill Blvd



Pedestrian, Bicycle & Vehicular Connectivity



LEGEND

-  PEDESTRIAN CONNECTIVITY
-  BICYCLE CONNECTIVITY
-  VEHICULAR CONNECTIVITY
-  TRAIL ACCESS AND CONNECTIVITY

NOTE:

1. TRAIL ACCESS IS NOT TO BE CONSIDERED AN ACCESSIBLE ROUTE
2. TRAIL SIGNAGE AND BICYCLE STRIPING (SHARROWS) TO BE PROVIDED ALONG BUNKER HILL BLVD.

Foothill Trail



Foothill Trail



Figure 4-1: Foothill Trail Improvement Concept



Traffic Calming & TDM



- ▶ **Project Trips:** 63 AM Peak Hour, 84 PM Peak Hour
- ▶ **Construction of sidewalks and on-street parking** along Bunker Hill Blvd & Maitland Dr.
- ▶ Bicycle facilities, stop signs, center line striping on surrounding roadways.
- ▶ **Contribution of funds** toward future traffic calming measures & construction of future pedestrian and bicycle improvements.



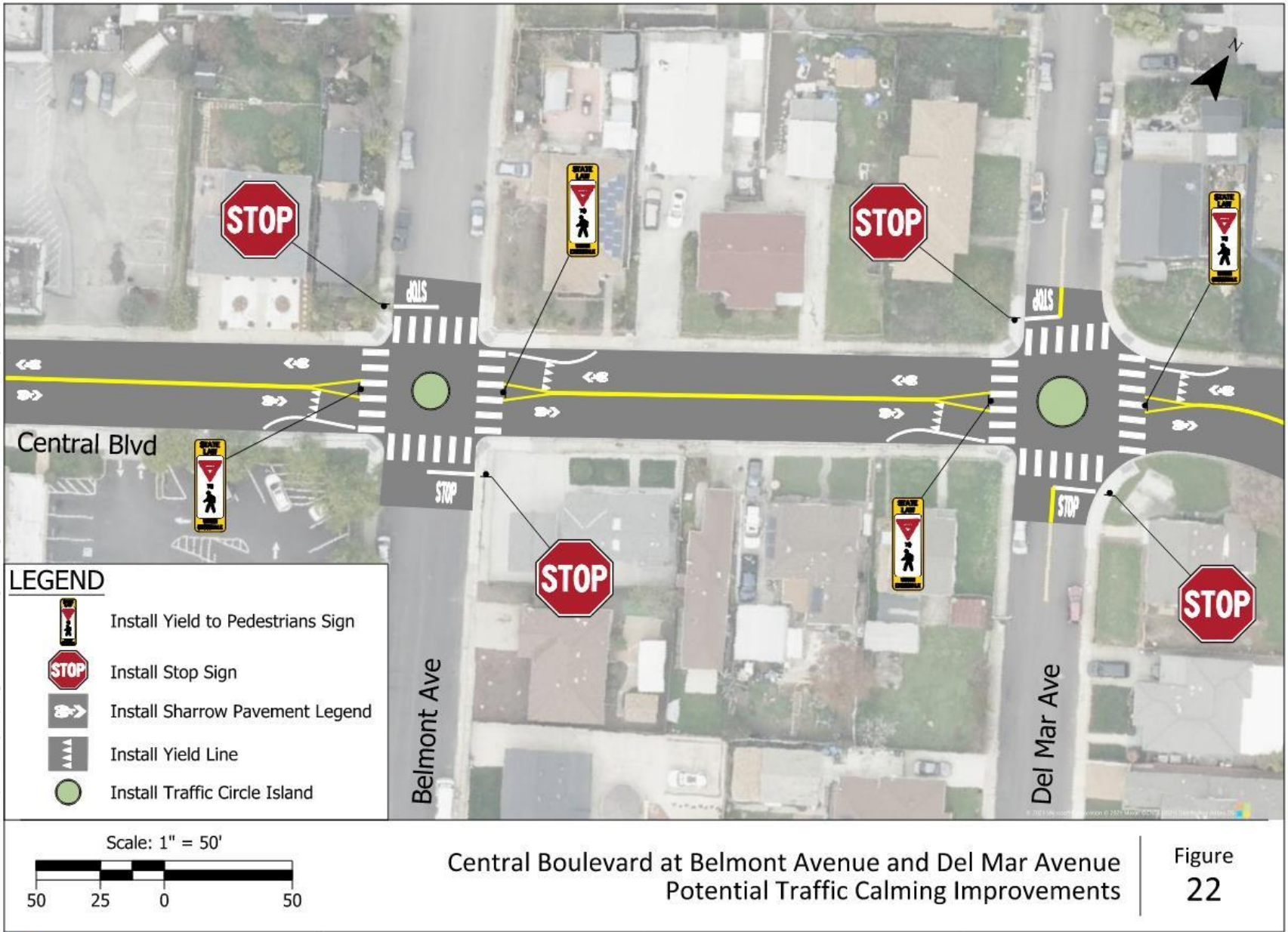
Westview Way at Harder Road
Traffic Calming Concept Plan

Figure
20



Central Boulevard at Westview Way
Traffic Calming Concept Plan

Figure
21



Central Boulevard at Belmont Avenue and Del Mar Avenue
Potential Traffic Calming Improvements

Figure 22

Affordable Housing Plan



- ▶ Per the **Master Development Plan**, a total of 8 Accessory Dwelling Units shall be deed restricted for Very Low-Income households.
- ▶ Per **Surplus Land Act** requirements, an additional 10 Accessory Dwelling Units (total of 18) shall be deed restricted for Very Low-Income households.
- ▶ The applicant also will contribute 50% of the **Affordable Housing In Lieu Fee** on 90% of the habitable sq. ft. of project. Estimated \$1.9 million in fees.

Zone Change



- ▶ **Consistent with General Plan** density & goals and policies to redevelop underutilized parcels; to encourage infill residential development; to create a connected block and street network; and to integrate development into hillsides, among others.
- ▶ Fulfills purpose and intent of **Planned Development District** to protect approximately half of the site as open space, to protect sensitive riparian corridors and to allow varied lot sizes and development standards.
- ▶ Includes **amenities** such as construction of 3,000 linear feet of the Foothill Trail, outlooks and ongoing maintenance of the trail.

CEQA



- ▶ In June 2019, LSA prepared an **Addendum to the General Plan EIR analyzing the Parcel Group 5 Master Development Plan**. The Addendum found no new impacts, no increase in the severity of impacts and that the project would not require revisions to the General Plan EIR.
- ▶ In January 2021, LSA analyzed **the inclusion of four additional privately owned parcels in the Zone Change** and found that no new impacts or increase in severity of impacts would occur.
- ▶ **Accessory Dwelling Units** are not subject to CEQA.

Staff Recommendation



That the Planning Commission Recommends
City Council:

Approve the Proposed Zone Change to
Planned Development District and Vesting
Tentative Map and Related Environmental
Analysis, subject to Recommended
Conditions of Approval.

Questions & Discussion

