

CITY COUNCIL MEETING
TUESDAY, OCTOBER 3, 2017

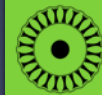
PRESENTATIONS

ITEM # 5 – PH 17-087

Haymont Townhomes & Apartment

Mixed Use Project

Application No. 201601022



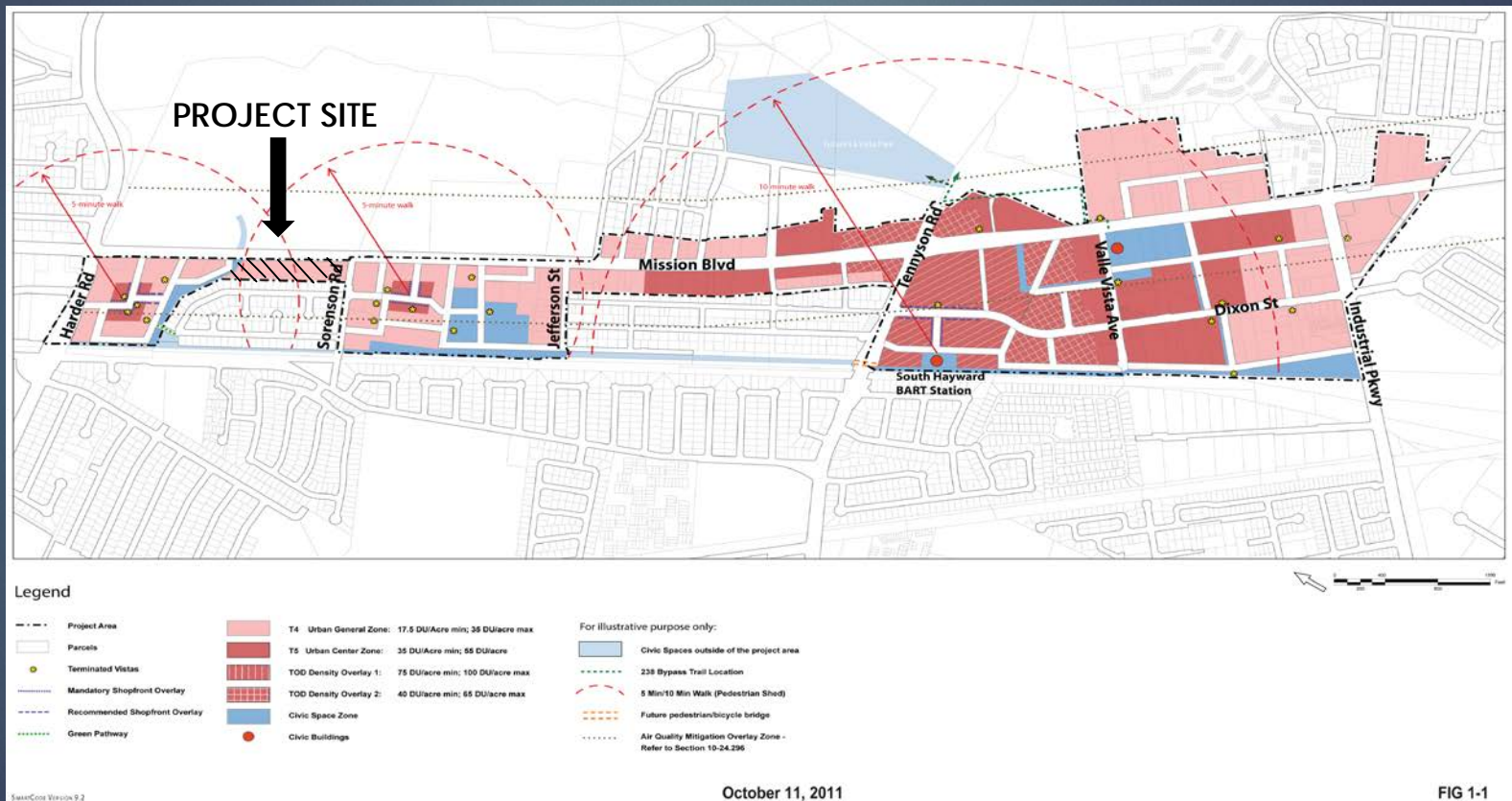
DEVELOPMENT SERVICES

Haymont Townhomes & Apartment Mixed Use Project

Haymont Townhomes & Apartment Mixed Use Project Project Site



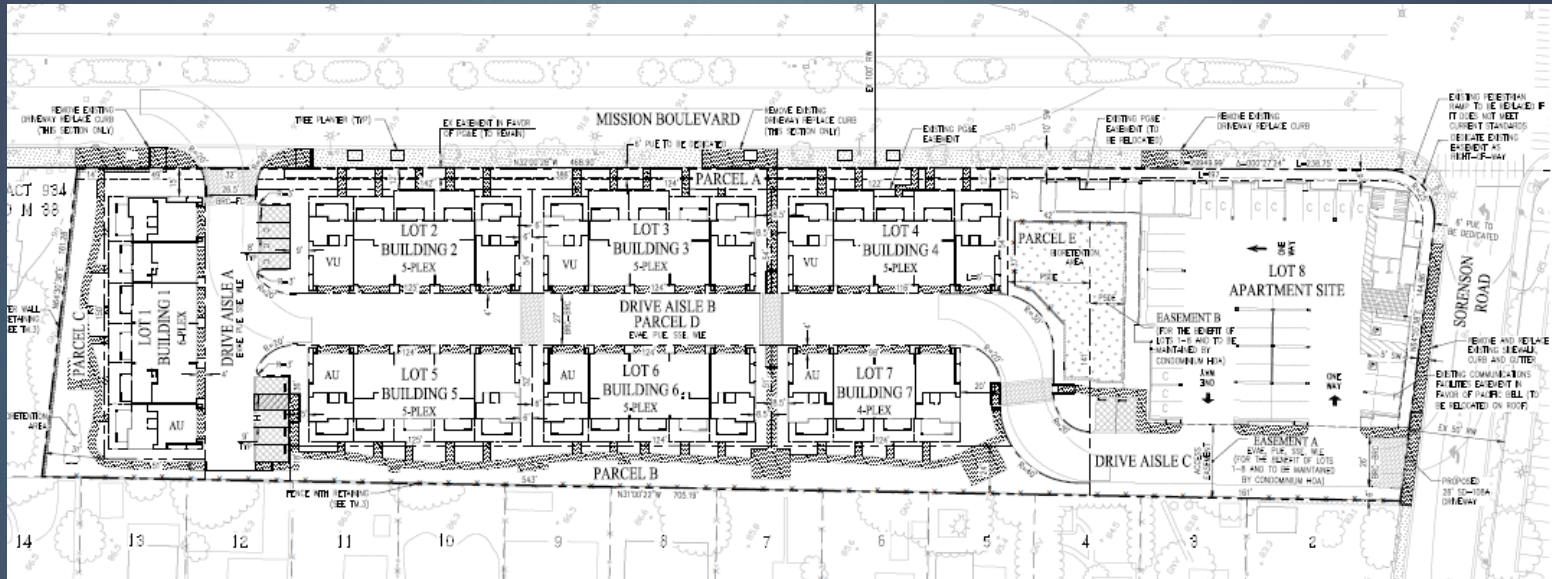
Haymont Townhomes & Apartment Mixed Use Project South Hayward BART/Mission Boulevard Form-Based Code Area and Project Location



Haymont Townhomes & Apartment Mixed Use Project Neighborhood Context and Vicinity Map



Haymont Townhomes & Apartment Mixed Use Project Site Plan/Project Description



Haymont Townhomes & Apartment Mixed Use Project Existing Conditions



Current Commercial Development



Haymont Townhomes & Apartment Mixed Use Project Zoning & General Plan



- ▶ Zoning – South Hayward
BART/Mission Boulevard Form-Based
Code:
 - ▶ T4 - 17.5 to 35 units per acre
- ▶ General Plan Land Use
 - ▶ Sustainable Mixed Use

Haymont Townhomes & Apartment Mixed Use Project Project Description



Townhomes

- ▶ Developer: KB Home
- ▶ 35 units
- ▶ 3-stories
- ▶ 7 buildings
- ▶ 3 and 4 bedroom units
- ▶ 2 garage spaces per unit
- ▶ 8 guest spaces - surface
- ▶ Parcel Size – 1.55 net acres
- ▶ Density: 23 unit per acre

Apartments/Mixed Use

- ▶ Developer: DNS Capital Partners LLC (Robert Telles)
- ▶ 39 units
- ▶ 4 stories
- ▶ 1 and 2 bedroom units
- ▶ 40 covered parking spaces
- ▶ 3 uncovered guest spaces
- ▶ 1,020 sf commercial space
- ▶ Parcel Size – .59 net acres
- ▶ Density: 66 units per acre

Haymont Townhomes & Apartment Mixed Use Project Planning Actions



- ▶ **Zoning Text Amendment** – South Hayward BART/Mission Boulevard Form-Based Code:
 - ▶ To allow density transfer/averaging between and among adjacent properties of like zoning for Transect Zones T4 and T5: (GP LU -3.5)
 - ▶ T4 - 17.5 to 35 units per acre maximum, and
 - ▶ T5 – 36 to 55 units per acre
- ▶ Resulting Density of the 2.14 net acre project site:

34.6 units per acre

Haymont Townhomes & Apartment Mixed Use Project

Planning Actions



- ▶ **Site Development Review**
 - Townhomes and Apartments/Mixed Use

- ▶ **Vesting Tentative Tract Map 8335** – To create two building sites: (1) 39 apartments, and (2) 35 townhomes.

Haymont Townhomes & Apartment Mixed Use Project

Planning Actions



- ▶ **Warrants** – (4 Warrants/Exceptions) South Hayward BART/Mission Boulevard Form Based Code :
 - ▶ (1) **Excess Parking** – Condominium parking is limited to 2 spaces per unit. For the townhomes, the 8 guest parking spaces are considered as excess.
 - ▶ (2) **Roof Pitch** - For sloped rooflines, the lowest pitch shall be no less than 5:12. Both the Townhomes and Mixed Use/Apartment structure have portions of roofs pitched at 4:12.

Haymont Townhomes & Apartment Mixed Use Project

Planning Actions



- ▶ **Warrants** (cont'd) – South Hayward BART/Mission Boulevard Form Based Code (4 warrants/exceptions):
 - ▶ (3) **First Story Glazing** – Ground floor glazing is required to be at least 30% clear glass.
 - ▶ Townhomes – Glazing in the ground floor of a typical townhome is approximately 12%. That is consistent with residential use and design.
 - ▶ Apartments/Mixed Use - For the commercial shopfront, clear glass on the first floor makes up approximately 25% along Mission Boulevard, and for the building lobby it is approximately 13% along Sorenson Road. Through a combination of clear glass, fixed spandrel glass, and translucent light-transmitting glass, first floor exterior materials would be more than 30% glazed.

Haymont Townhomes & Apartment Mixed Use Project

Planning Actions

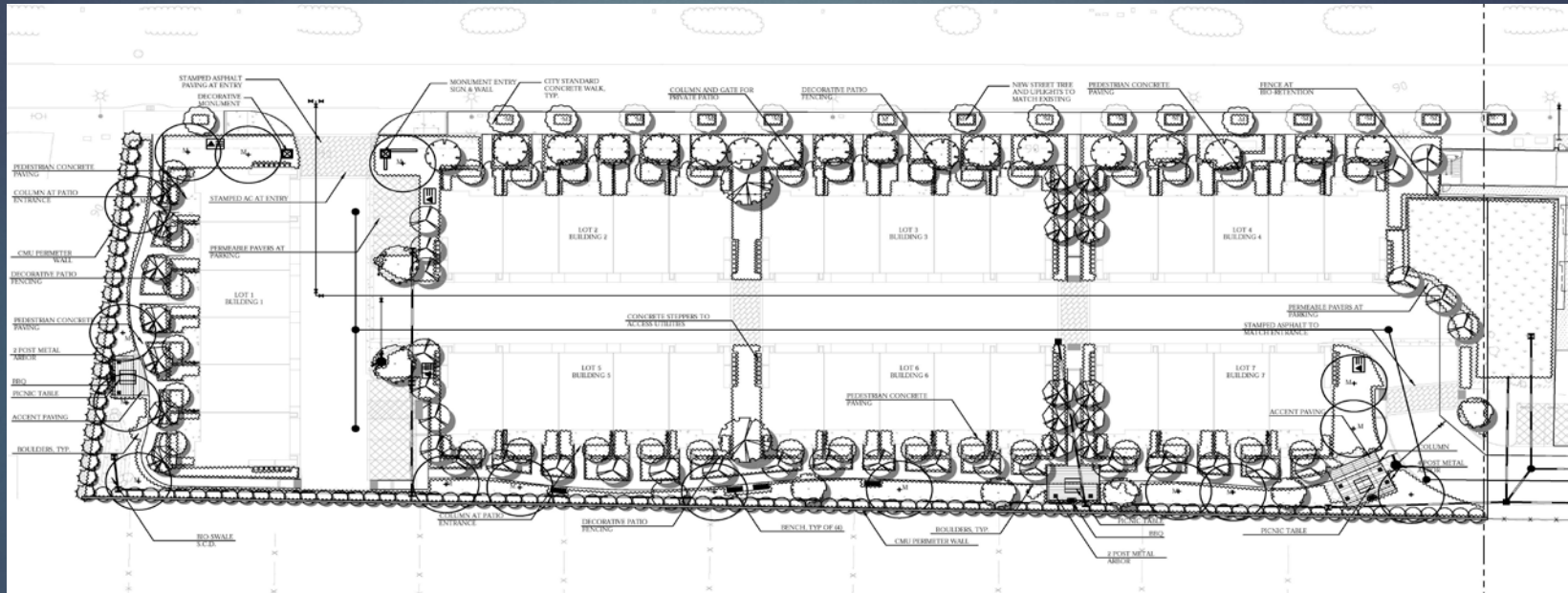


- ▶ **Warrants** (cont'd) – South Hayward BART/Mission Boulevard Form Based Code (4 warrants/exceptions):
 - ▶ (4) **Parking within the Layer 2 Setback** – Parking not permitted in first and second layer unless screened.
 - ▶ Townhomes – A portion of one guest parking space lies within the Layer 2 setback. It is screened with landscaping and a low wall.
 - ▶ Apartments/Mixed Use – Ten (10) ground level parking spaces are situated within the Layer 2 setback behind a building façade of fixed spandrel glass and green screen landscaping.

Haymont Townhomes & Apartment Mixed Use Project

Townhomes

Site Plan



Haymont Townhomes & Apartment Mixed Use Project

Townhomes

Elevations – Right and Front



RIGHT ELEVATION

- TYPICAL EXTERIOR MATERIALS
- ① - EXTERIOR PLASTER, MEDIUM SAND FINISH
 - ② - BOARD & BATTEN VERTICAL SIDING
 - ③ - FIBER CEMENT HORIZONTAL SIDING
 - ④ - PERFORATED MESH METAL RAILINGS
 - ⑤ - WOOD WINDOW TRIM @ SIDING
 - ⑥ - ARCHITECTURAL QUALITY COMPOSITION SHINGLE ROOFING



FRONT ELEVATION



5 UNIT BUILDING FRONT & RIGHT ELEVATIONS
A.5-C

Telles Property
Hayward, CA
August 9, 2017

KB Home
5000 Executive Parkway, Suite 125, San Ramon, CA 94583
925.483.4000

3361 Walnut Street, Suite 100 Brentwood, CA 94515
925.634.7000
www.strausdesign.com



SDG Architects, Inc.

Haymont Townhomes & Apartment Mixed Use Project

Townhomes

Elevations – Left and Rear



LEFT ELEVATION

- TYPICAL EXTERIOR MATERIALS
- ① - EXTERIOR PLASTER, MEDIUM SAND FINISH
 - ② - BOARD & BATTEN VERTICAL SIDING
 - ③ - FIBER CEMENT HORIZONTAL SIDING
 - ④ - PERFORATED MESH METAL RAILINGS
 - ⑤ - WOOD WINDOW TRIM @ SIDING
 - ⑥ - ARCHITECTURAL QUALITY COMPOSITION SHINGLE ROOFING



REAR ELEVATION



5 UNIT BUILDING REAR & LEFT ELEVATIONS
A.6-C

Telles Property
Hayward, CA
August 2, 2017

KBHome

5000 Executive Parkway, Suite 125, San Ramon, CA 94583
925.983.6500

3361 Walnut Blvd, Suite 100 Brentwood, CA 94515
925.634.7500
www.drtusobdesign.com



SDG Architects, Inc.

Haymont Townhomes & Apartment Mixed Use Project

Townhomes/Residential



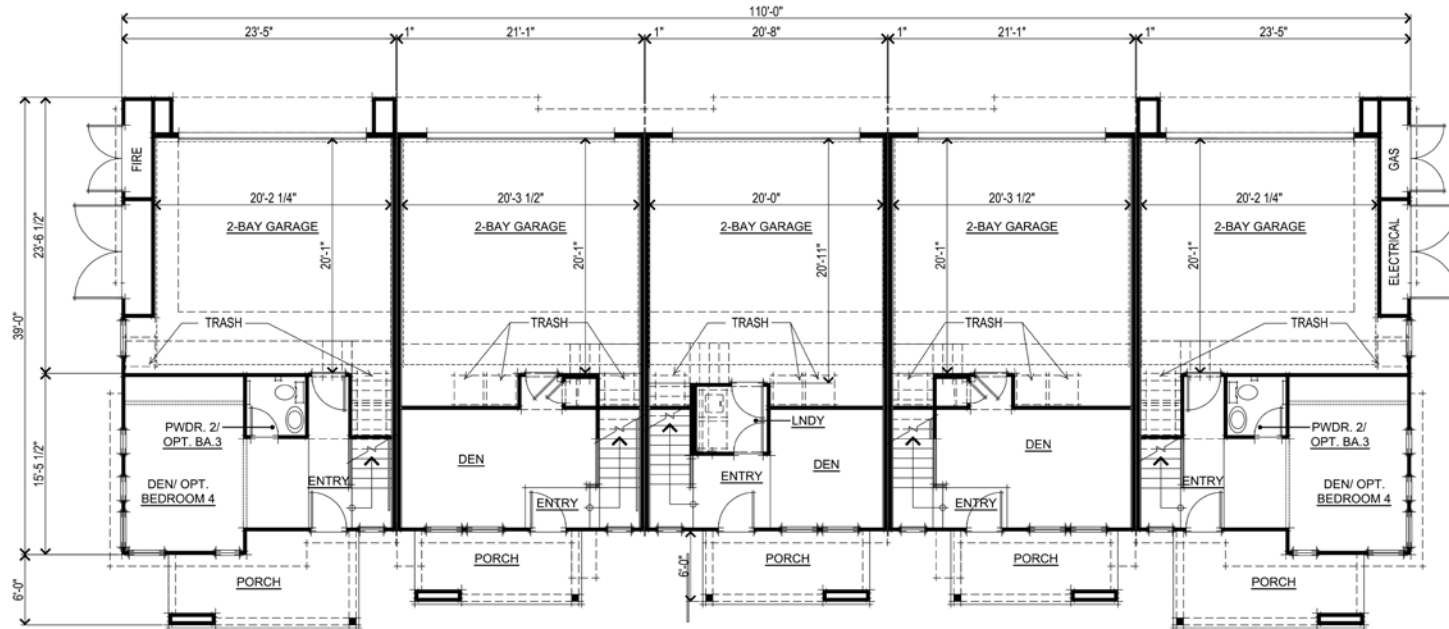
Floor Plans

Floor Plans	Size (sf) (excludes garage)	Bedrooms	Bathrooms	Stories	Unit Position	Parking Spaces	Total	
Plan 1	1,735	3	2½	3	interior	2	9	26%
Plan 2	1,823	3	2½	3	interior	2	12	34%
Plan 3	2,074	4	2½ + ½	3	end unit	2	14	40%
Total							35	100%

Haymont Townhomes & Apartment Mixed Use Project

Townhomes

Floor Plans – First Floor



PLAN 3 REVERSE

PLAN 2 REVERSE

PLAN 1 REVERSE

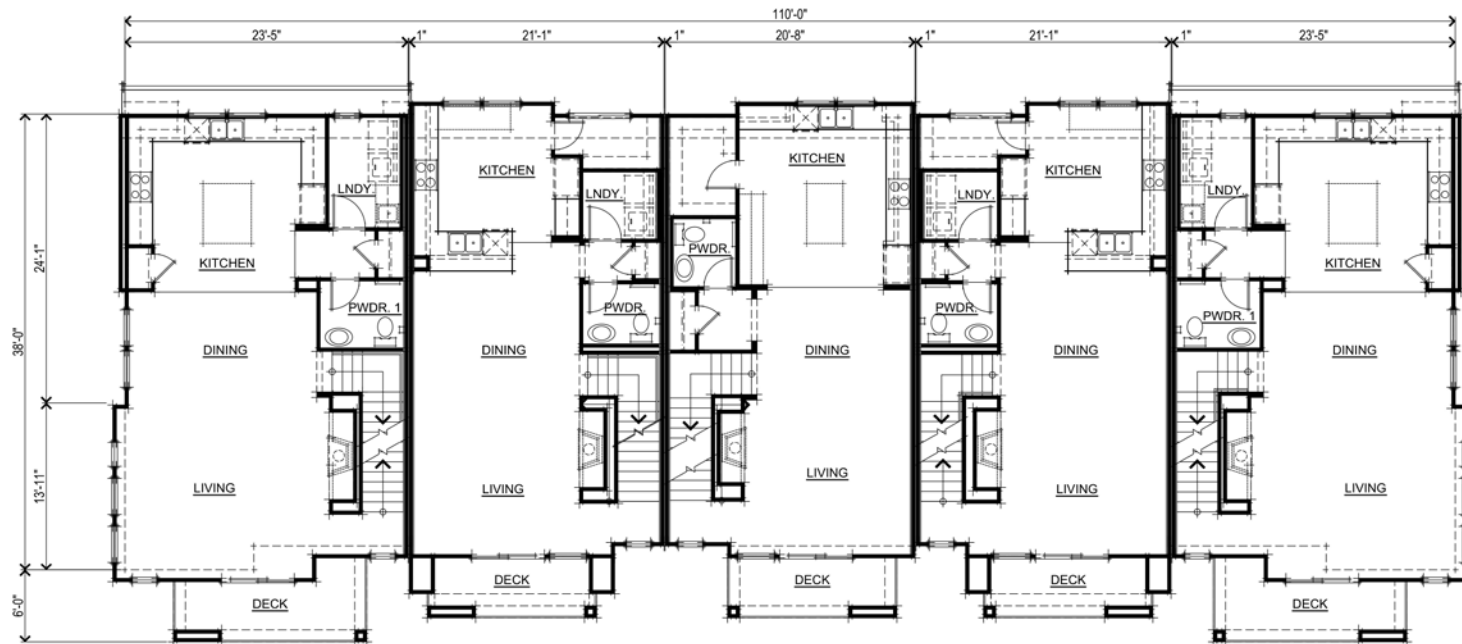
PLAN 2 STANDARD

PLAN 3 STANDARD

Haymont Townhomes & Apartment Mixed Use Project

Townhomes

Floor Plans - Second Floor



PLAN 3 REVERSE

PLAN 2 REVERSE

PLAN 1 REVERSE

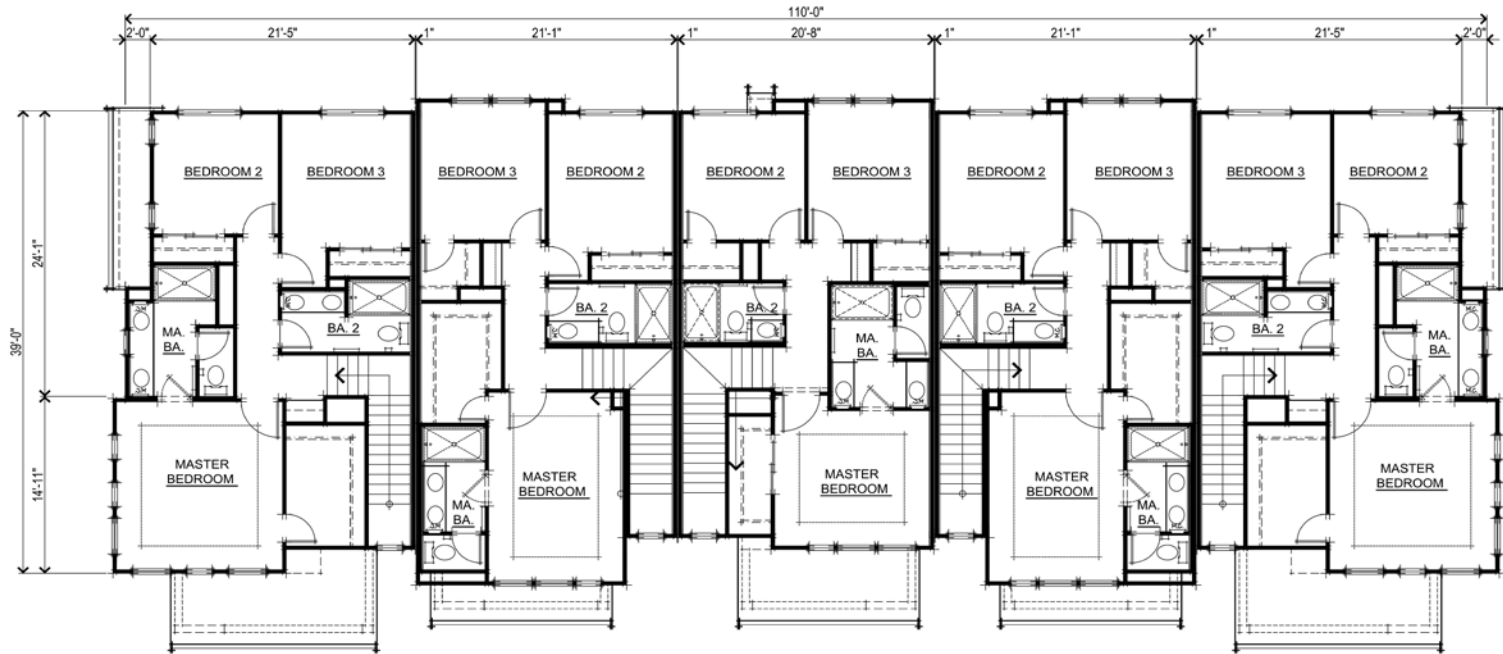
PLAN 2 STANDARD

PLAN 3 STANDARD

Haymont Townhomes & Apartment Mixed Use Project

Townhomes

Floor Plans - Third Floor



PLAN 3 REVERSE

PLAN 2 REVERSE

PLAN 1 REVERSE

PLAN 2 STANDARD

PLAN 3 STANDARD

Haymont Townhomes & Apartment Mixed Use Project

Project Description

Color and Materials



Townhomes



GAF Roofing
Weathered Wood



Exterior Plaster 1
SW 6140 Moderate White



Exterior Plaster 2
SW 7692 Cupola Yellow



Vertical Siding
SW 7548 Portico



Horizontal Siding
SW 7696 Toasted Pine Nut



Trim & Fascia
SW 0023 Pewter Tankard

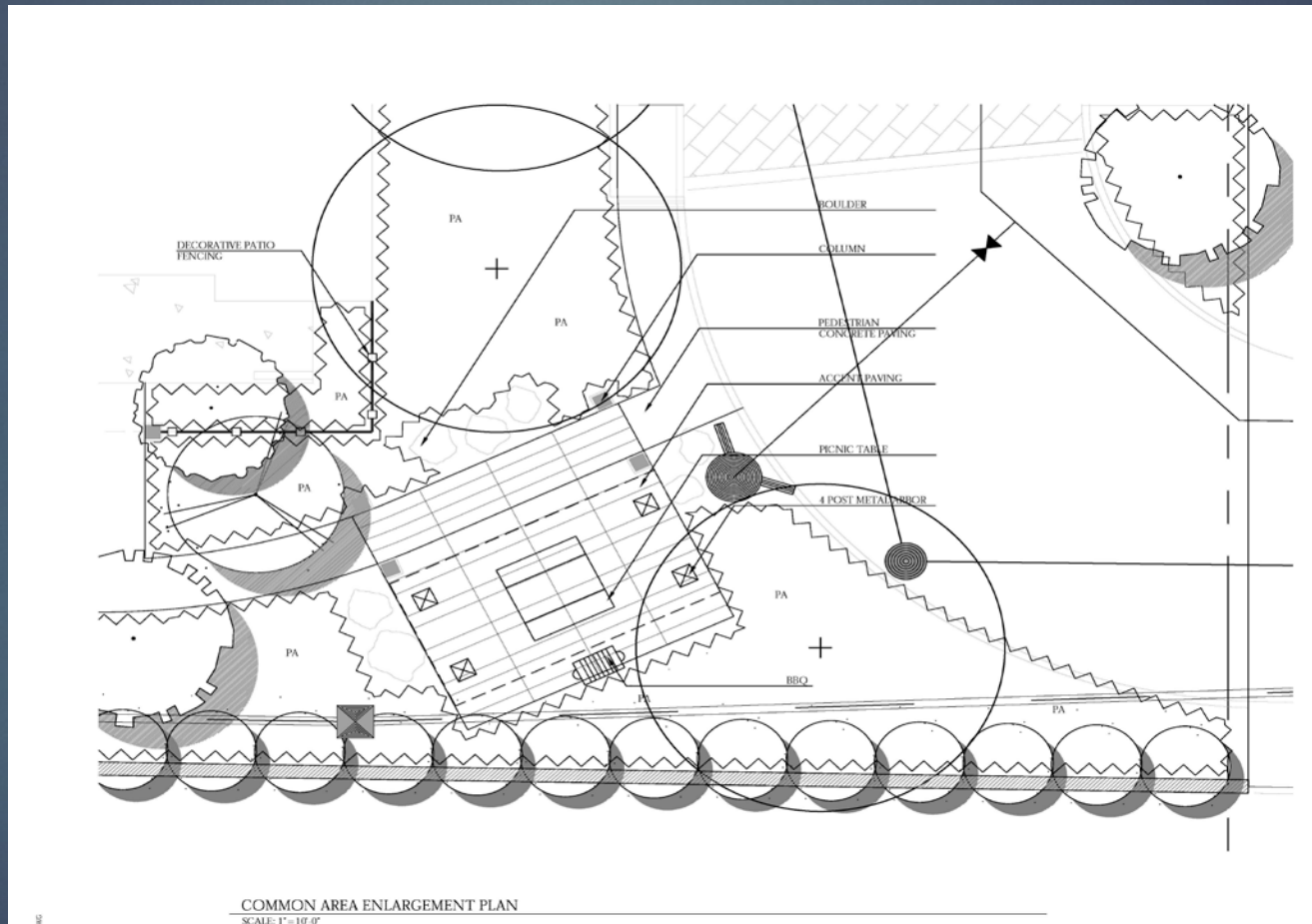


Accent
SW 6179 Artichoke

Haymont Townhomes & Apartment Mixed Use Project

Townhomes

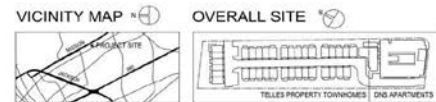
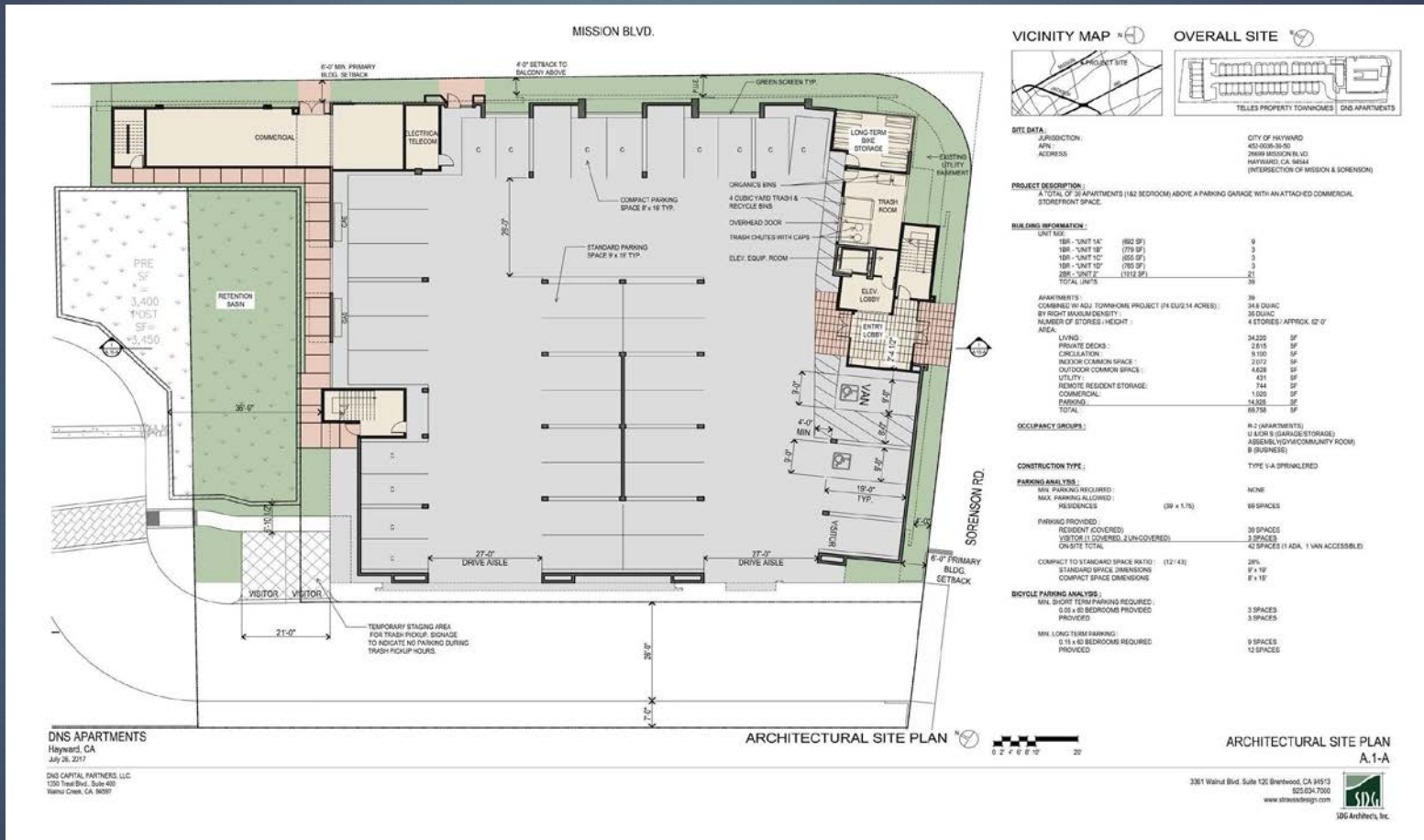
Recreation Area



Haymont Townhomes & Apartment Mixed Use Project

Apartments/Mixed Use

Site Plan - First Floor & Commercial Use



SITE DATA

PRODUCTION: CITY OF HAYWARD
APN: 400-008-00-00
ADDRESS: 2969 MISSISSIPPI BLVD, HAYWARD, CA 94504
INTERSECTION OF MISSION & SORENSON

PROJECT DESCRIPTION:
A TOTAL OF 39 APARTMENTS (182 BEDROOM) ABOVE A PARKING GARAGE WITH AN ATTACHED COMMERCIAL STOREROOM SPACE.

BUILDING INFORMATION:

UNIT MIX:		
1BR - 1 UNIT 1A'	(82 SF)	9
1BR - 1 UNIT 1B'	(75 SF)	3
1BR - 1 UNIT 1C'	(82 SF)	3
1BR - 1 UNIT 1D'	(76 SF)	3
2BR - 1 UNIT 2'	(112 SF)	21
TOTAL UNITS		39

APARTMENTS: 39

COMBINED BY ALL TOWNHOME PROJECT (14 UNIT 1A ACRES): 39

BY RIGHT DENSITY: 39

NUMBER OF STORIES - HEIGHT: 4 STORIES - APPROX. 62' 0"

AREA:

LIVING:	34,220 SF
PRIVATE DECKS:	2,815 SF
CIRCULATION:	9,150 SF
INDOOR COMMON SPACE:	2,072 SF
OUTDOOR COMMON SPACE:	4,828 SF
UTILITY:	421 SF
REMOTE RESIDENT STORAGE:	744 SF
COMMERCIAL:	1,026 SF
PARKING:	14,928 SF
TOTAL:	69,758 SF

OCCUPANCY GROUPS:

R-2 (APARTMENTS)	39
U-A (COMMERCIAL STORAGE)	1
ASSEMBLY/COMMUNITY ROOM	0
B (BUSINESS)	0

CONSTRUCTION TYPE: TYPE V-A (SPRINKLER)

PARKING ANALYSIS:

MIN. PARKING REQUIRED:	NONE
MAX. PARKING ALLOWED (RESIDENCES):	99 (39 x 1.75)
PROVIDED:	99 SPACES

PARKING PROVIDED:

RESIDENT (COVERED):	39 SPACES
VISITOR (COVERED, SUN-COVERED):	3 SPACES
ON-SITE TOTAL:	42 SPACES (1 ADA, 1 VAN ACCESSIBLE)

COMPACT TO STANDARD SPACE RATIO: (12' x 43')

STANDARD SPACE DIMENSIONS:	28%
COMPACT SPACE DIMENSIONS:	8' x 18'
	8' x 11'

BICYCLE PARKING ANALYSIS:

MIN. SHORT TERM PARKING REQUIRED:	3 SPACES
0.25 x 45 BEDROOMS PROVIDED:	3 SPACES
PROVIDED:	3 SPACES

MIN. LONG TERM PARKING: 0.15 x 45 BEDROOMS REQUIRED: 3 SPACES
PROVIDED: 12 SPACES

Haymont Townhomes & Apartment Mixed Use Project

Apartments/Mixed Use

Floor Plan – Second Floor



DNS APARTMENTS
Hayward, CA
July 16, 2017
DNS CAPITAL PARTNERS, LLC
1350 Third Blvd., Suite 400
Walnut Creek, CA 94597

SECOND FLOOR PLAN
A.5-A

3381 Walnut Blvd., Suite 120 Brentwood, CA 94513
925.524.7000
www.dnscapital.com



Haymont Townhomes & Apartment Mixed Use Project Apartments/Mixed Use Floor Plan – Third Floor



DNS APARTMENTS
Hayward, CA
July 28, 2017

DNS CAPITAL PARTNERS, LLC
12657 Trestle Blvd., Suite 402
Hayward, CA, 94527

THIRD FLOOR PLAN
A.6-A

3361 Walnut Blvd., Suite 120 Brentwood, CA 94813
505.634.7000
www.stroonanddesign.com



Haymont Townhomes & Apartment Mixed Use Project

Apartments/Mixed Use

Floor Plan – Fourth Floor



DNS APARTMENTS
Hayward, CA
July 26, 2017

DNS CAPITAL PARTNERS, LLC
1201 Third Blvd., Suite 400
Walnut Creek, CA 94597

FOURTH FLOOR PLAN
A.7-A

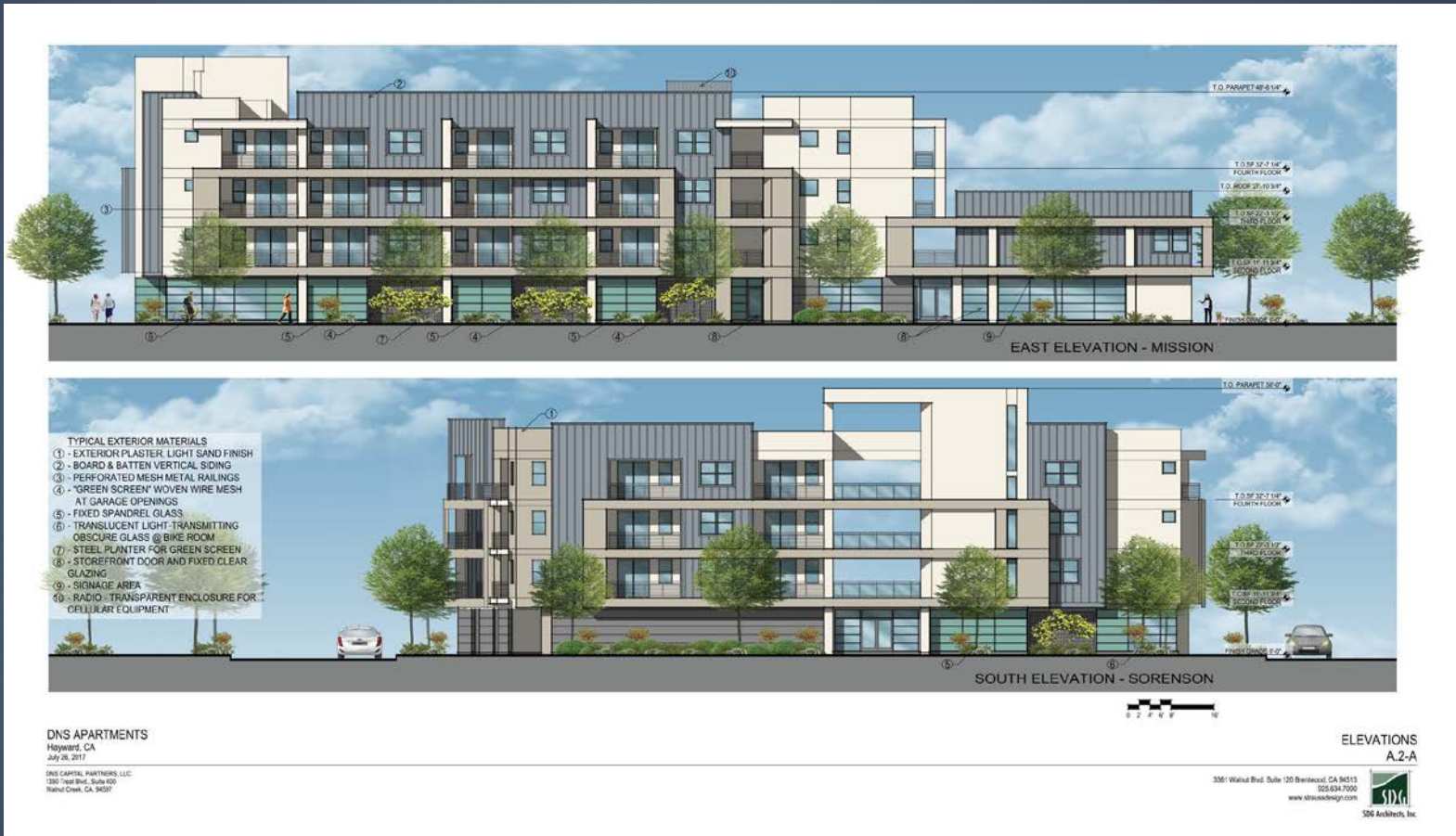
2061 Walnut Blvd., Suite 120 Brentwood, CA 94513
925.634.7000
www.abrassdesign.com



SDC Architects, Inc.

Haymont Townhomes & Apartment Mixed Use Project

Apartments/Mixed Use Elevations – East and South



Haymont Townhomes & Apartment Mixed Use Project

Apartments/Mixed Use Elevations – West and North



WEST ELEVATION



NORTH ELEVATION

- TYPICAL EXTERIOR MATERIALS
- (1) - EXTERIOR PLASTER, LIGHT SAND FINISH
 - (2) - BOARD & BATTEN VERTICAL SIDING
 - (3) - PERFORATED MESH METAL RAILINGS
 - (4) - 'GREEN SCREEN' WOVEN WIRE MESH AT GARAGE OPENINGS
 - (5) - FIXED SPANDREL GLASS
 - (6) - TRANSLUCENT LIGHT-TRANSMITTING OBSCURE GLASS @ BIKE ROOM
 - (7) - STEEL PLANTER FOR GREEN SCREEN
 - (8) - METAL ROOF
 - (9) - RADIO - TRANSPARENT ENCLOSURE FOR CELLULAR EQUIPMENT

DNS APARTMENTS
Hayward, CA
July 26, 2017

DNS CAPITAL PARTNERS, L.L.C.
1330 Third Street, Suite 400
Walnut Creek, CA, 94597

ELEVATIONS
A-3-A

3261 Walnut Blvd, Suite 120 Brentwood, CA 94513
925.434.7000
www.dnsarchitect.com



DNS Architects, Inc.

Haymont Townhomes & Apartment Mixed Use Project

Project Description

Color and Materials



Apartments/Mixed Use

	EXTERIOR PLASTER 1 SW 7641 Colonade Gray
	EXTERIOR PLASTER 2 SW 7551 Greek Villa
	EXTERIOR PLASTER 3 SW 9163 Tin Lizzie
	BOARD & BATTEN VERTICAL SIDING SW 7603 Poolhouse
	FIXED SPANDREL GLASS SW 6764 Swimming
	METAL ACCENT SW 2848 Roycroft Pewter

Haymont Townhomes & Apartment Mixed Use Project

Fiscal Impact and Community Benefit



▶ Fiscal Impact

- ▶ Project will maximize property tax revenues.
- ▶ Project will generate demand for goods and services, thereby providing stimulus for new or existing jobs.

▶ Community Benefit

- ▶ Project will increase the supply of housing opportunities.
- ▶ Project will substantially improve currently vacant, obsolete, underutilized, or underperforming properties.

Haymont Townhomes & Apartment Mixed Use Project

CEQA



- ▶ Initial Study (IS) and Mitigated Negative Declaration (MND) prepared.
- ▶ Based on South Hayward BART/Mission Boulevard Form Based Code EIR.
- ▶ Impacts associated are within the level of impacts anticipated by the Program EIR.
- ▶ The proposed project would not create issues or result in substantial adverse impacts on the environment.
- ▶ The MND was made available for public review.
- ▶ No comments were received.

Haymont Townhomes & Apartment Mixed Use Project Planning Commission Meeting

September 24, 2017

- ▶ Condition 82: regarding the addition of landscaped planters on Mission Boulevard.
- ▶ Condition 142: regarding the demotion of the existing structures within sixty (60) days of the expiration of any appeal period.



Haymont Townhomes & Apartment Mixed Use Project Planning Commission Actions



- ▶ At its meeting of September 14, 2017, the **Planning Commission recommended that the City Council:**
 - ▶ Adopt a Mitigated Negative Declaration (MND) for CEQA compliance;
 - ▶ Approve a Zone Text Amendment;
 - ▶ Approve a Site Development Review (SDR);
 - ▶ Approve four (4) Warrants; and
 - ▶ Approve Vesting Tentative Map 8335.

Haymont Townhomes & Apartment Mixed Use Project

Revised Condition



- 52 k. The garage of each unit shall be maintained for off-street parking of 2 vehicles and shall not be converted to living or storage areas. The HOA shall monitor and enforce this requirement. An automatic garage door opening mechanism shall be provided for all garage doors.

Haymont Townhomes & Apartment Mixed Use Project

City Council Actions



That the **City Council:**

- 1) Adopt an Ordinance approving the requested Zoning Text Amendment.
- 2) Adopt a Resolution approving:
 - a) a Mitigated Negative Declaration (MND) for CEQA compliance.
 - b) Approve a Site Development Review (SDR);
 - c) Approve four (4) warrants: (1) excess parking, (2) roof pitch, (3) first story glazing, and (4) parking within the Layer 2 Setback.
 - d) Approve Vesting Tentative Tract Map 8335.

Subject to Findings and Conditions of Approval contained in the Resolution attached.

Questions & Discussion

