

**SPECIAL CITY COUNCIL MEETING
TUESDAY, OCTOBER 29, 2019**

PRESENTATIONS

ITEM 9 – PH 19-087

**PROPOSED DEVELOPMENT OF A MIXED-USE
PROJECT CONSISTING OF 189 CONDOMINIUM
AND TOWNHOME UNITS; APPROXIMATELY
10,800 SQUARE FEET OF GROUND FLOOR
COMMERCIAL SPACE; A VARIETY OF OPEN
SPACES; AND RELATED SITE IMPROVEMENTS
REQUIRING APPROVAL OF A PURCHASE AND
SALE AGREEMENT AND ZONE CHANGE AND
TENTATIVE TRACT MAP APPLICATION NO.
201806355**



DEVELOPMENT SERVICES

True Life Development

29212 Mission Blvd & Adjacent City-Owned Caltrans Parcel 2



Tennyson Rd

Parcel 2

Parcel 1

Mission Blvd

Mission Blvd



VICINITY
MAP

Purchase & Sale Agreement



- ▶ City will **transfer** Caltrans Parcel Group 2 to developer;
- ▶ City will convey the property **"as is"**;
- ▶ Developer will pay the City **\$6.3 million**, covering the cost of the Caltrans purchase price;
- ▶ The City is **not required** to make any form of financial or other assistance to developer; and
- ▶ The proposed project is in compliance with the **Affordable Housing Ordinance**;
- ▶ Merging of parcels allows for **greater density and more cohesive site plan**.

Zone Change



Existing Zoning Districts



Proposed Zoning Districts

LEGEND

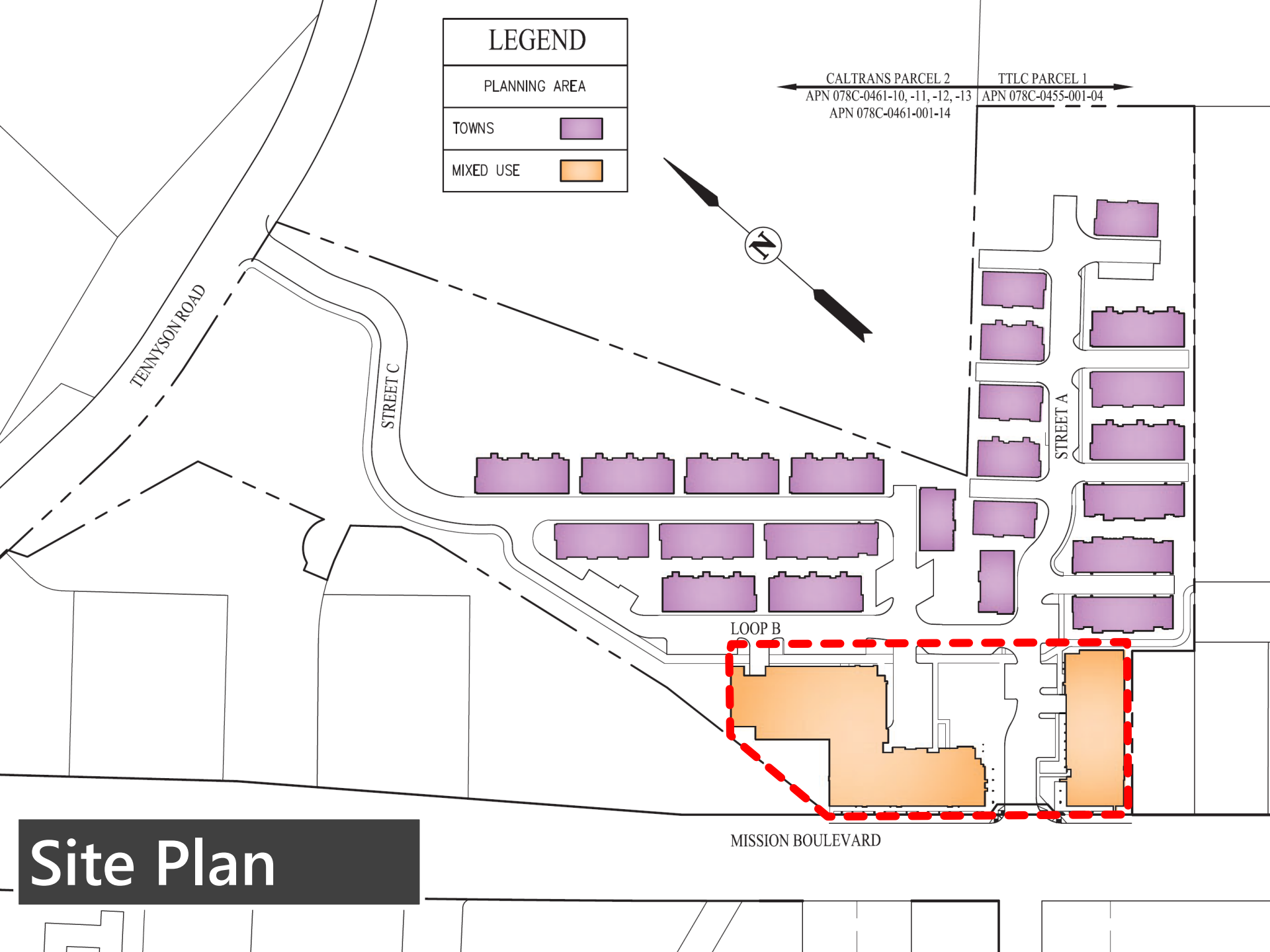
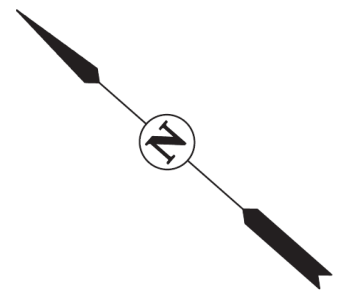
PLANNING AREA

TOWNS 

MIXED USE 

← CALTRANS PARCEL 2
APN 078C-0461-10, -11, -12, -13
APN 078C-0461-001-14

TTLIC PARCEL 1
APN 078C-0455-001-04 →



Site Plan

MISSION BOULEVARD

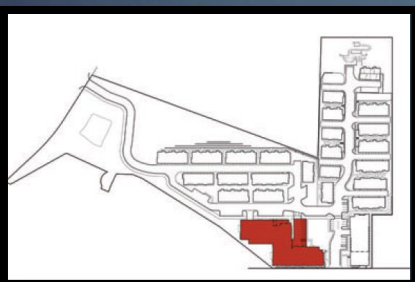




View from Mission Boulevard



View from Interior Driveway



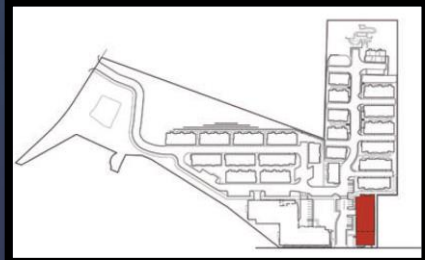
Mixed Use Building A





View from Interior Driveway



View from Mission Boulevard

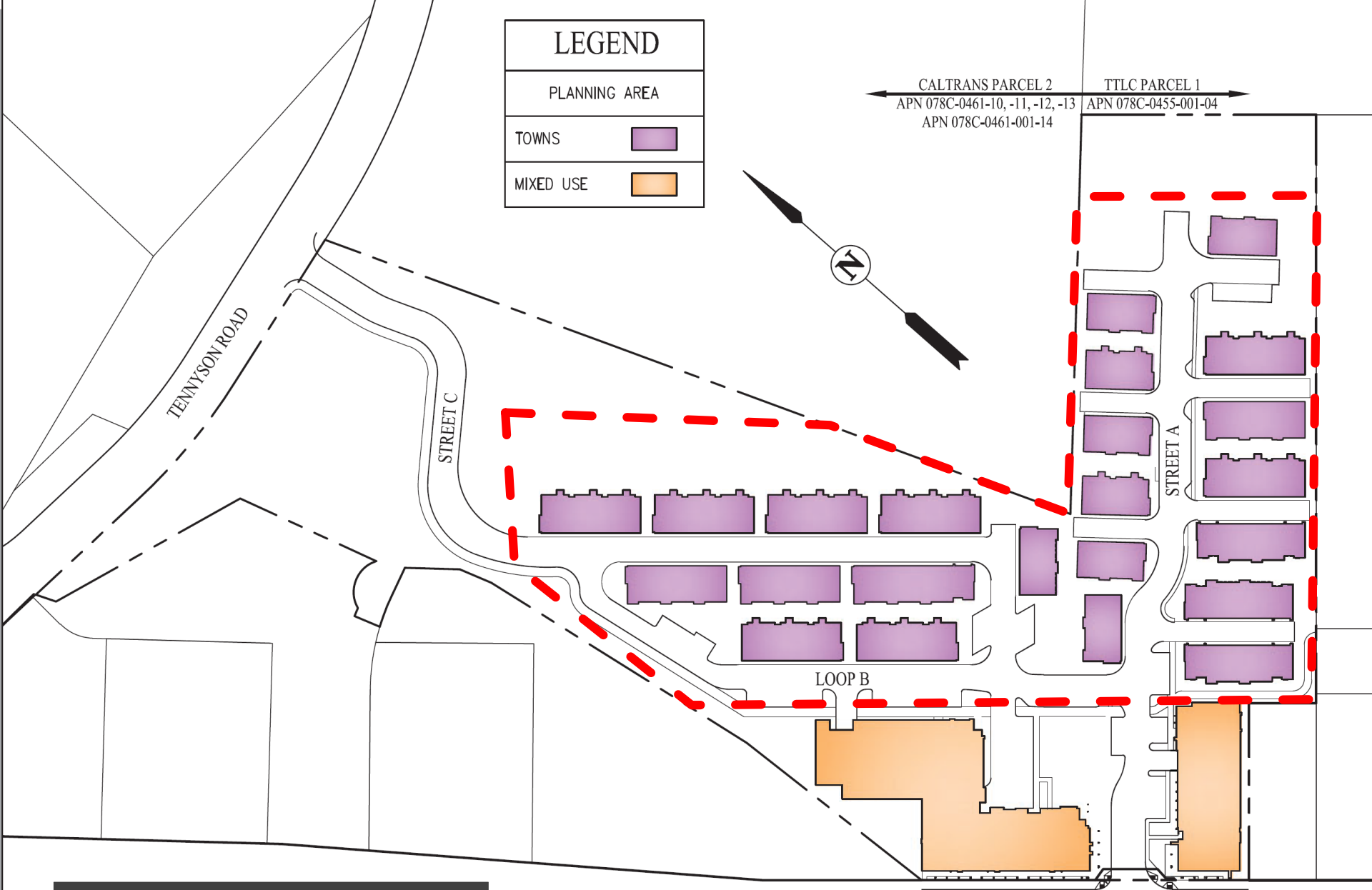
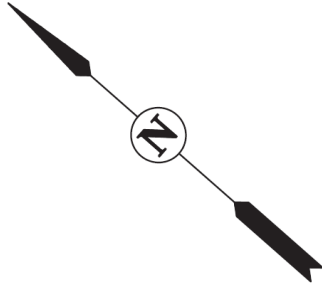


Mixed Use Building B

LEGEND	
PLANNING AREA	
TOWNS	
MIXED USE	

← CALTRANS PARCEL 2
 APN 078C-0461-10, -11, -12, -13
 APN 078C-0461-001-14

TTLIC PARCEL 1
 APN 078C-0455-001-04



Townhomes

MISSION BOULEVARD



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

Townhome Style A



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



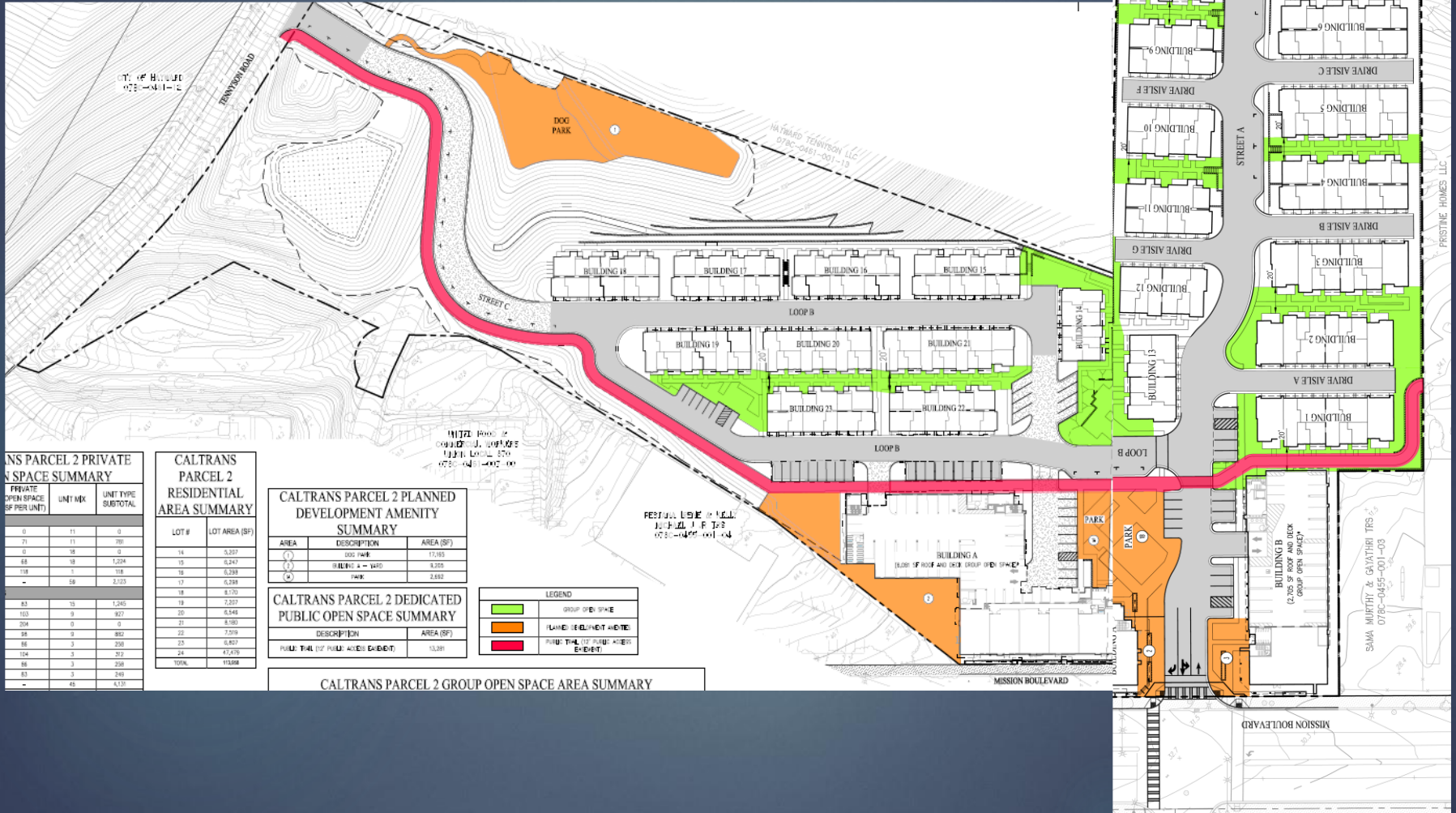
REAR ELEVATION

Townhome Style B

Illustrative Landscape Plan



Open Space Exhibit



CALTRANS PARCEL 2 PRIVATE OPEN SPACE SUMMARY

PRIVATE OPEN SPACE (SF PER UNIT)	UNIT MIX	UNIT TYPE SUBTOTAL
0	11	0
21	11	231
0	18	0
68	18	1,224
118	1	118
--	58	2,723
83	15	1,245
103	9	927
204	0	0
88	9	882
88	3	264
104	3	312
88	3	264
83	3	249
--	48	4,331

CALTRANS PARCEL 2 RESIDENTIAL AREA SUMMARY

LOT #	LOT AREA (SF)
14	5,207
15	6,247
16	5,283
17	6,298
18	8,370
19	7,207
20	6,546
21	8,580
22	7,508
23	6,807
24	47,476
100%	113,028

CALTRANS PARCEL 2 PLANNED DEVELOPMENT AMENITY SUMMARY

AREA	DESCRIPTION	AREA (SF)
(1)	DOG PARK	17,983
(2)	BUILDING A - YARD	3,205
(3)	PARK	2,882
PUBLIC TOTAL (1% PUBLIC AMENITY EXEMPT)		13,981

CALTRANS PARCEL 2 DEDICATED PUBLIC OPEN SPACE SUMMARY

DESCRIPTION	AREA (SF)	
PUBLIC TOTAL (1% PUBLIC AMENITY EXEMPT)		13,981

LEGEND	
	GROUP OPEN SPACE
	PLANNED DEVELOPMENT AMENITY
	PUBLIC TOTAL (1% PUBLIC AMENITY EXEMPT)

CALTRANS PARCEL 2 GROUP OPEN SPACE AREA SUMMARY

SAMA MURPHY & GAVATHI TGS
078C-0455-001-03

DECK OVER BACKLASH AREA
PRISTINE HOMES LLC

HAIRBARD TENNIS LLC
078C-0461-001-13

FESTIVAL LEASE # 1111
111111111111111111
078C-0455-001-04

UNIT 1000
CONTRACT # 078C-0455-001-00

UNIT 1000
CONTRACT # 078C-0455-001-00

UNIT 1000
CONTRACT # 078C-0455-001-00

BUILDING 18
BUILDING 17
BUILDING 16
BUILDING 15

BUILDING 19
BUILDING 20
BUILDING 21

BUILDING 22
BUILDING 23

BUILDING 7

BUILDING 8

BUILDING 9

BUILDING 10

BUILDING 11

BUILDING 12

BUILDING 13

BUILDING 3

BUILDING 2

BUILDING 1

BUILDING A
(2,205 SF ROOF AND DECK GROUP OPEN SPACE)

BUILDING B

BUILDING C

BUILDING D

BUILDING E

BUILDING F

BUILDING G

BUILDING H

BUILDING I

BUILDING J

BUILDING K

BUILDING L

BUILDING M

BUILDING N

BUILDING O

BUILDING P

BUILDING Q

BUILDING R

BUILDING S

BUILDING T

BUILDING U

BUILDING V

BUILDING W

BUILDING X

BUILDING Y

BUILDING Z

BUILDING AA

BUILDING AB

BUILDING AC

BUILDING AD

BUILDING AE

BUILDING AF

BUILDING AG

BUILDING AH

BUILDING AI

BUILDING AJ

BUILDING AK

BUILDING AL

BUILDING AM

BUILDING AN

BUILDING AO

BUILDING AP

BUILDING AQ

BUILDING AR

BUILDING AS

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BUILDING AV

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BUILDING AZ

BUILDING BA

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BUILDING BI

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BUILDING BK

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BUILDING CA

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BUILDING CG

BUILDING CH

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BUILDING CJ

BUILDING CK

BUILDING CL

BUILDING CM

BUILDING CN

BUILDING CO

BUILDING CP

BUILDING CQ

BUILDING CR

BUILDING CS

BUILDING CT

BUILDING CU

BUILDING CV

BUILDING CW

BUILDING CX

BUILDING CY

BUILDING CZ

BUILDING DA

BUILDING DB

BUILDING DC

BUILDING DD

BUILDING DE

BUILDING DF

BUILDING DG

BUILDING DH

BUILDING DI

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BUILDING DL

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BUILDING DS

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BUILDING FA

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BUILDING HW

BUILDING HX

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BUILDING HZ

BUILDING IA

Affordable Housing Plan



Required

- ▶ 19 For Sale Units (10%) – Moderate Income
- ▶ Moderate Income Households (HH) earn 80% to 120% Area Median Income.
- ▶ In 2019, AMI for Moderate Income HH of four is \$111,700/year and goes up to \$134,050/year.
- ▶ Units shall be dispersed throughout development & equal in size to market rate units.

Affordable Housing Plan



Proposed

- ▶ 20 For Sale Units (10.5%) – Moderate Income
- ▶ All deed restricted units would be two- & three-bedroom condominiums located within Mixed Use Buildings A & B.
- ▶ Deviation from Ordinance requirements justified because project was expanded to include Parcel 2 which increased density of project, overall.

Zone Change



- ▶ Consistent with numerous **General Plan Goals and Policies** related to Land Use; Mobility; Housing and Health & Quality of Life.
- ▶ Fulfills purpose and intent of **Planned Development District** to provide a coherent site plan that clusters high intensity development on the flattest part of the site closest to transit and lowers the intensity in the sloped areas.
- ▶ Includes **amenities** such as solar panels & network of open spaces connected by a continuous multi-use trail.

Conditions of Approval



- ▶ Transportation Demand Management (TDM) Coordinator and policies.
- ▶ Construction and release of market rate units tied to development and release of affordable units.
- ▶ Open spaces & trail shall be publicly accessible and maintained by HOA.
- ▶ Include public art where feasible and ensure that retaining walls are treated to complement the architecture and landscaping.

CEQA



Infill Checklist

- ▶ Intended to streamline environmental review for eligible infill projects.
- ▶ Analysis included in Infill Checklist found that all potential impacts were already analyzed and disclosed in **General Plan EIR** and **South Hayward BART/Mission Boulevard Supplemental EIR**; and that all project specific impacts could be substantially mitigated by uniformly applicable development policies.
- ▶ Included as **Standard Conditions of Approval**.

Staff Recommendation



That the City Council

- ▶ **Introduces the Ordinance** approving the Zone Change to Planned Development District;
- ▶ **Adopts the Resolution** approving the Vesting Tentative Map and Infill Checklist subject to findings and conditions of approval; and
- ▶ **Adopts the Resolution** approving the PSA Summary Report and authorizing the City Manager to negotiate and execute the PSA with TTLC Management Inc. subject to findings.

Questions & Discussion



ITEM 10 – PH 19-085

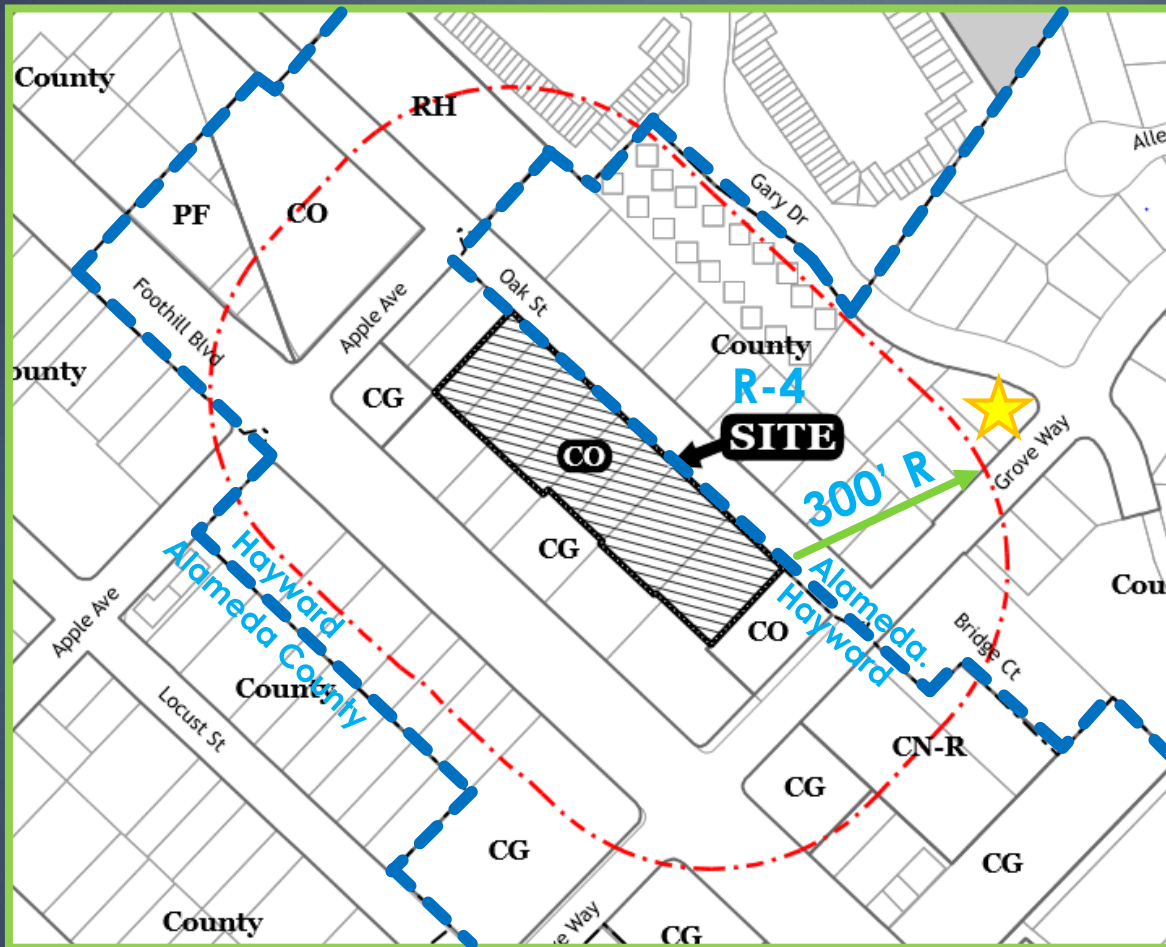
**APPEAL OF PLANNING COMMISSION
APPROVAL OF A THREE STORY, 40-UNIT
TOWNHOUSE STYLE DEVELOPMENT ON A
1.66-ACRE SITE LOCATED AT 21229 OAK
STREET (APN 415-0170-019-00, 415-0170-020-
00, 415-0170-021-00, 415-0170-022-00,
415-0170-023-00, 415-0170-024-00, 415-0170-
025-00, 415-0170-029-02) REQUIRING SITE
PLAN REVIEW APPLICATION NO. 201800932.
ANN E. MARIS PHD, ORGANIZER, GROVE WAY
NEIGHBORHOOD ASSOCIATION (APPELLANT);
STEVEN KODAMA, KODAMA DISENO
ARCHITECTS (APPLICANT)/ ROBERT CHEN
(OWNER)**



DEVELOPMENT SERVICES

Oak Street Townhouses

Project Site



Location:
21339 Oak Street

Zoning:
Commercial Office
(CO)

Land Use
Designation:
Commercial/High
Density Residential
(CHDR)
(Max. Density 34.8
units per net acre)

Appeal Summary



- ▶ **The appellant is requesting denial of Site Plan Review No. 201800932 based on the following:**
 - ❑ **that the neighborhood was not adequately included in the planning review process;**
 - ❑ **that the development should be considered in light of all other developments and not as an isolated building in an established functional neighborhood;**
 - ❑ **that the project should not be exempt from CEQA;**
 - ❑ **that the developer should provide additional public amenities; and**
 - ❑ **that the County and the Castro Valley Municipal Advisory Council should have been informed of this proposed development.**

Aerial View



Existing Site



Elevations

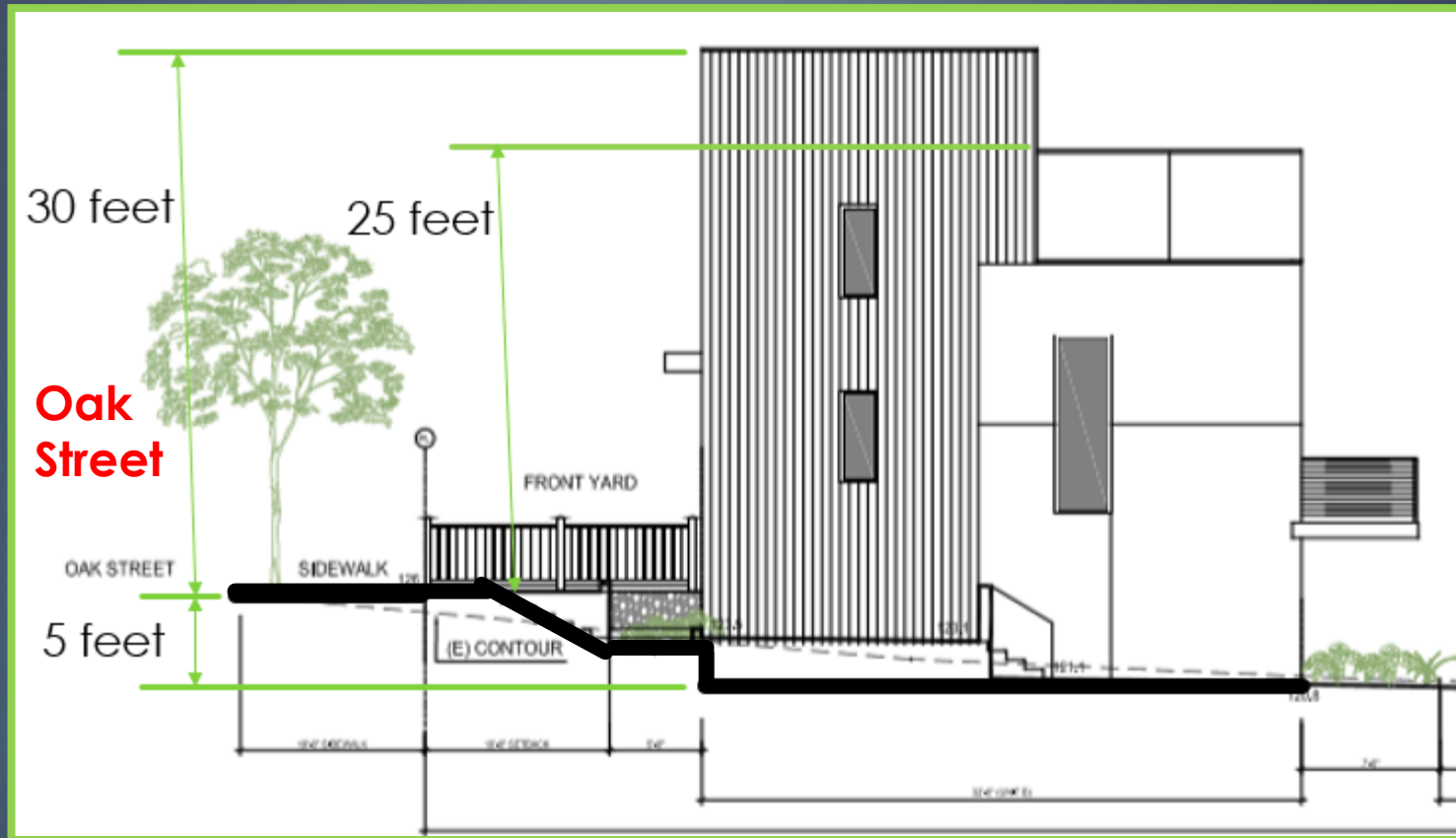


NORTH ELEVATION - OAK STREET VIEW

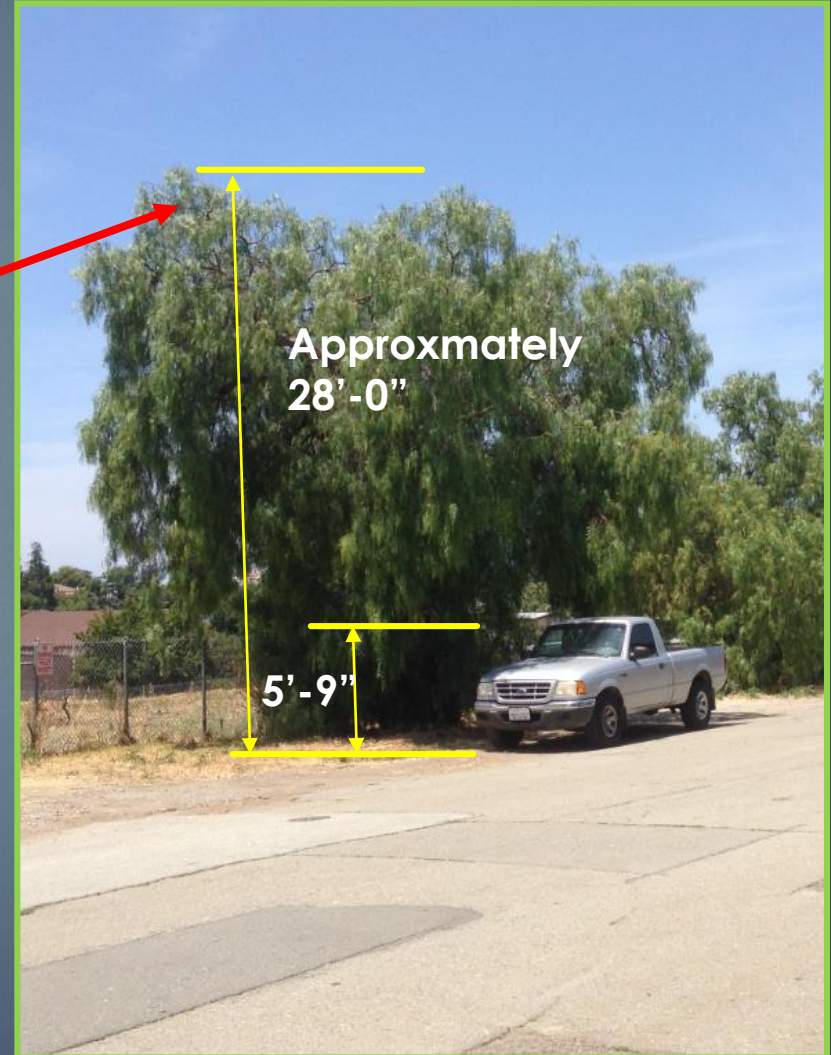


SOUTH ELEVATION

Views



Views

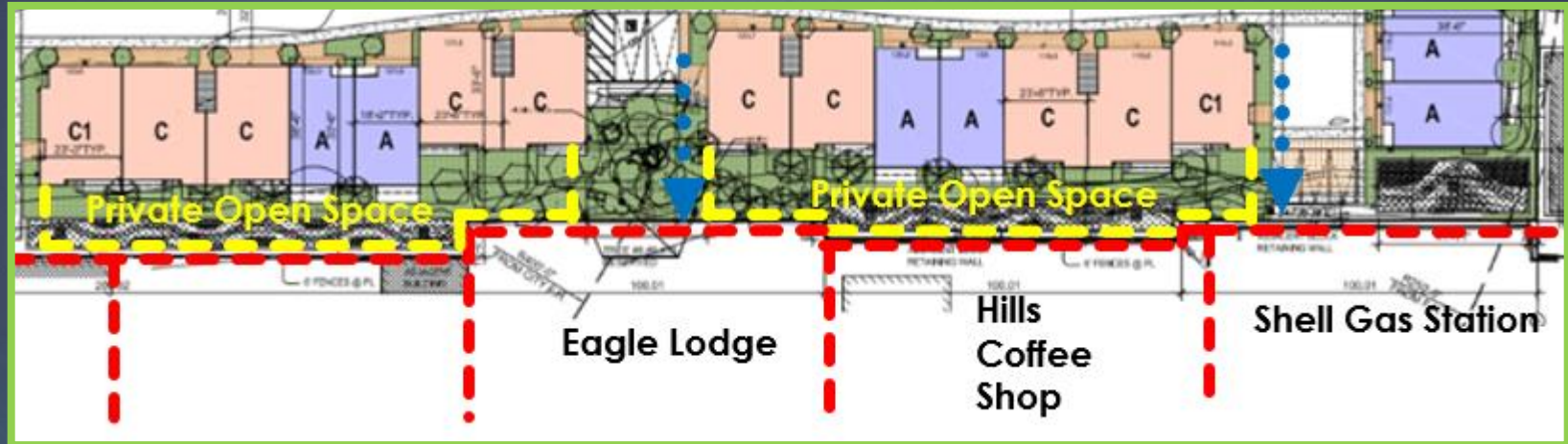


Community Benefit



- ❑ Providing a walkway through to Hill's Coffee Shop on Foothill Boulevard.
- ❑ View of development from Hill's Coffee Shop be greenery.
- ❑ Suggests 50% of the units be affordable owned units.
- ❑ Provide a stoplight at Apple and Foothill Boulevard intersection.
- ❑ That views of the Bay are not blocked from Gary Street homes.
- ❑ That the Park In-Lieu fees go toward preserving open space in other Grove Way Caltrans parcels, such as Ruby Meadow and Parcel 8, and or the Foothill Trail

Hill's Coffee Shop



Staff Recommendation



That the City Council

- ✓ ***Deny the Appeal*** and uphold the Planning Commission denial of appeal and approval of Site Plan Review Application 201800932 to allow the construction of 40-unit townhouse style development based on the analysis in the staff report and contained within the attached Resolution

Questions & Discussion



Grove Way and Foothill Blvd



Oak Street



Plant List



10 species of trees (129 trees), 12 species of shrubs, 8 species of groundcover and 11 species of grasses/bioretention plants

PLANT SCHEDULE

QUANTITY	TREES	BOTANICAL	COMMON	CONTAINER SIZE	WUCOLS	MATURE HEIGHT X SPREAD
8	AGO FLE	AGONIS FLEXUOSA	PEPPERMINT TREE	15 GAL	LOW	25' x 15'
13	AGO FLE	AGONIS FLEXUOSA	PEPPERMINT TREE	24" BOX	LOW	25' x 15'
12	CUP SEM	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	LOW	25' x 15'
24	LAG IND	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	LOW	30' x 15'
6	LAG IND	LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GAL	LOW	30' x 15'
28	GLE TRI	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	THORNLESS HONEYLOCUST	24" BOX	LOW	25' x 10'
23	LOP CON	LOPHOSTEMON CONFERTA	BRISBANE BOX	24" BOX	MODERATE	30' x 10'
4	MET EXC	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	15 GAL	LOW	25' x 14'
4	PIS CHI	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW	25' x 20'
7	PRU PIS	PRUNUS CERASIFERA 'PISSARDII'	PURPLE-LEAVED PLUM	15 GAL	MODERATE	25' x 20'
QUANTITY	SHRUBS	BOTANICAL	COMMON	CONTAINER SIZE	WUCOLS	
	AGA AFR	AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE, BLUE	5 GAL	MODERATE	
	CIS INC	CISTUS INCANUS SSP. CRETICUS	PINK ROCKROSE	5 GAL	LOW	2' x 2'
	ELA PUN	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	LOW	2' x 2'
	LAN CAM	LANTANA CAMARA	LANTANA	5 GAL	LOW	1' x 2'
	LAV DEN	LAVANDULA DENTATA	FRENCH LAVENDER	5 GAL	LOW	2' x 2'
	LIG OVA	LIGUSTRUM OVALIFOLIUM	CALIFORNIA PRIVET	5 GAL	LOW	8' x 2'
	NER OLE	NERIUM OLEANDER 'PETITE PINK'	PETITE PINK OLEANDER	5 GAL	LOW	2' x 3'
	PHO TEN	PHORMIUM TENAX 'TOM THUMB'	TOM THUMB NEW ZEALAND FLAX	5 GAL	LOW	2' x 2'
	PIT TOB	PITTOSPORUM TOBIIRA	JAPANESE MOCK ORANGE	5 GAL	LOW	3' x 2'
	RHA MAJ	RHAPHIOLEPIS 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY INDIAN HAWTHORN	5 GAL	LOW	3' x 3'
	ROS TUS	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	ROSEMARY	5 GAL	LOW	3' x 3'
	XYL CON	XYLOSMA CONGESTUM	SHINY XYLOSMA	5 GAL	LOW	2' x 4'
QUANTITY	GROUND COVERS	BOTANICAL	COMMON	CONTAINER SIZE	WUCOLS	SPACING
	ARC UVA	ARCTOSTAPHYLOS UVA-URSI 'POINT REYES'	POINT REYES' MANZANITA	1 GAL	LOW	
	BAC PIL	BACCHARIS PILULARIS CVS.	DWARF COYOTE BRUSH	1 GAL	LOW	
	CEA THY	CEANOOTHUS THYRSIFLORUS VAR. GRISEUS 'YANKEE POINT'	YANKEE POINT CEANOOTHUS	1 GAL	LOW	
	COP KIR	COPROSMA X KIRKII	CREeping COPROSMA	1 GAL	LOW	
	MYO PAR	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL	LOW	
	OST FRU	OSTEOSPERMUM FRUTICOSUM	TRAILING AFRICAN DAISY	1 GAL	LOW	
	ROS LOC	ROSMARINUS OFFICINALIS 'LOCKWOOD DE FOREST'	ROSEMARY	1 GAL	LOW	
	TRA JAS	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	MODERATE	3' O.C.
QUANTITY	BIORETENTION BASIN GRASSES	BOTANICAL	COMMON	CONTAINER SIZE	WUCOLS	SPACING
60	EQU HYE	EQUISETUM HYEMALE	HORSETAIL	5 GAL	HIGH	
196	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	LOW	1' O.C.
50	HAK AUR	HAKONECHLOA MACRA 'AUREOLA'	HAKONE GRASS	1 GAL	MODERATE	
40	IRI SET	IRIS SETOSA	WILD IRIS	1 GAL	LOW	
30	LAV ANG	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	5 GAL	LOW	
60	LAV DEN	LAVANDULA DENTATA	FRENCH LAVENDER	5 GAL	LOW	
100	MUH RIG	MUHLENBERGIA RIGENS	DEERGRASS	1 GAL	LOW	
18	PEN EAT	PENNISETUM 'EATON CANYON'	DWARF RED FOUNTAIN GRASS	5 GAL	LOW	
25	SES NIT	SESLERIA NITIDA	GRAY MOOR GRASS	5 GAL	MODERATE	
25	STI PUL	STIPA PULCHRA	PURPLE NEEDLEGRASS	5 GAL	VERY LOW	
50	WOO RAD	WOODWARDIA RADICANS	CHAIN FERN	5 GAL	HIGH	

Blocks



Grove Way



Regional Housing Needs Allocation



RHNA Goals and Estimates 2015-2023

Income	RHNA Unit Goal	Reported 2018 to Date in APR		Approved		Pending Approval		Estimated Deficiency	
		#	%	#	%	#	%	#	%
Very Low	851	40	5%	121	14%	129	15%	561	66%
Low	480	19	4%	96	20%	135	28%	230	48%
Moderate	608	0	0%	40	7%	21	3%	547	90%
Above Moderate	1,981	873	44%	2,617	132%	318	16%	Exceeds goal 192%	

Intersection of Apple Ave and Foothill Boulevard



ITEM 11 – PH 19-081

PROPOSAL TO SUBDIVIDE A 0.50-ACRE SITE INTO 7 PARCELS TO ALLOW THE CONSTRUCTION OF 5 SINGLE-FAMILY HOMES WITH COMMON OPEN SPACE AND RELATED SITE IMPROVEMENTS AT 24763 MOHR DRIVE (APN 441-0077-003-04) REQUIRING APPROVAL OF A TENTATIVE TRACT MAP, PLANNED DEVELOPMENT (PD) REZONE, AND ENVIRONMENTAL CONSISTENCY CHECKLIST. APPLICATION NO. 201806740. APPLICANT: JEFFREY LAWRENCE FOR NUVERA HOMES ON BEHALF OF OWNER: BEN HSIAO-PANG LIU

Tentative Tract Map, PD Rezoning, and CEQA Infill Checklist

Proposed 5-Unit Single Family Subdivision
"Eden Village II"

City Council Public Hearing
October 29, 2019
Elizabeth Blanton, AICP, Associate Planner





**Southland
Mall**

Clawiter Rd.

Hesperian Blvd.



**Project
Site**

**Chabot
College**

Project Site

Depot Rd.



Project Site

Project Site

Project Location

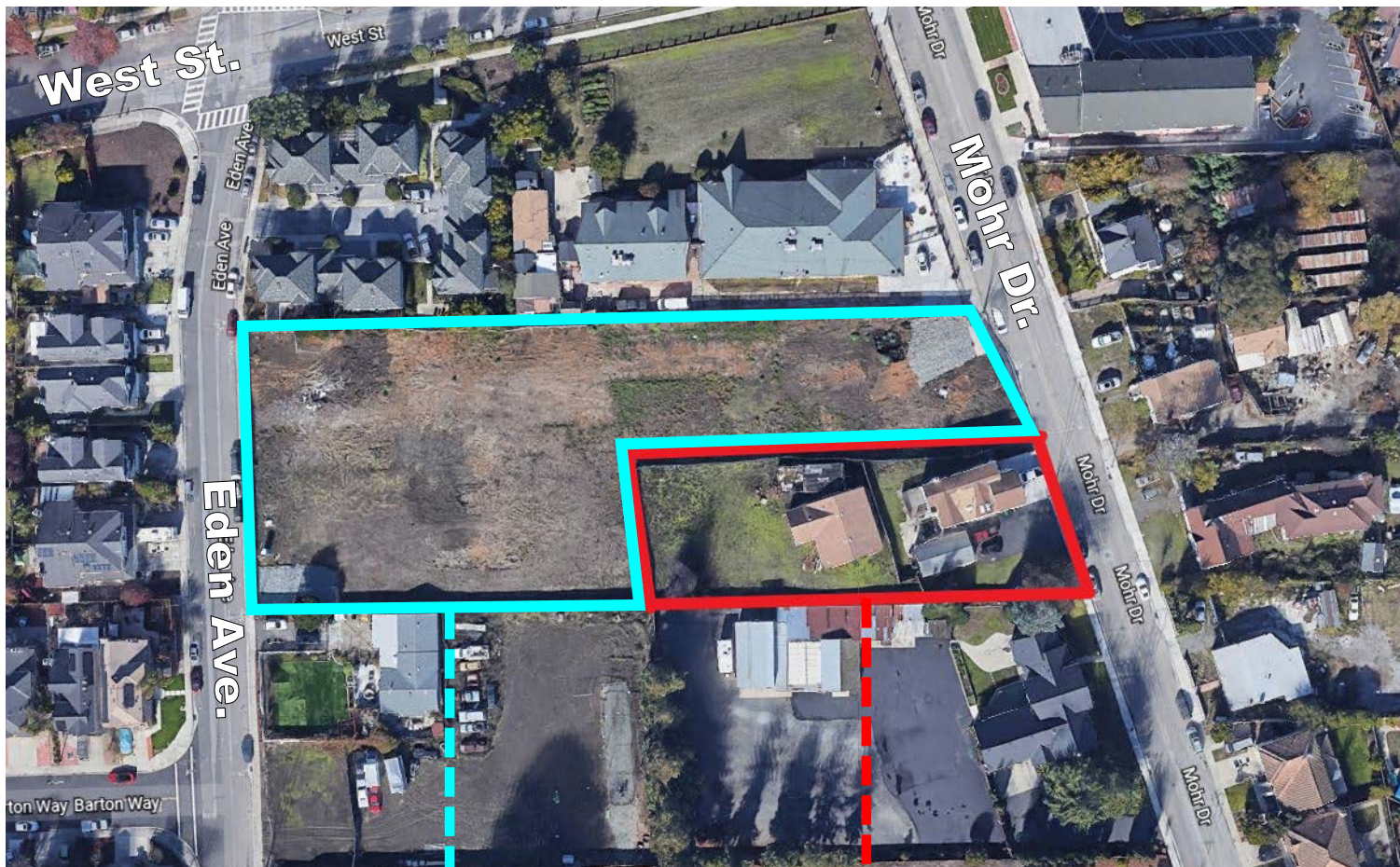
- ✓ 24763 Mohr Drive

Zoning District

- ✓ Single Family Residential (RS)
- ✓ B4 Combining District
 - 4,000 minimum lot size

General Plan Land Use Designation

- ✓ Limited Medium Density Residential (LMDR)



Eden Village I
Approved

Project Site

Related Development

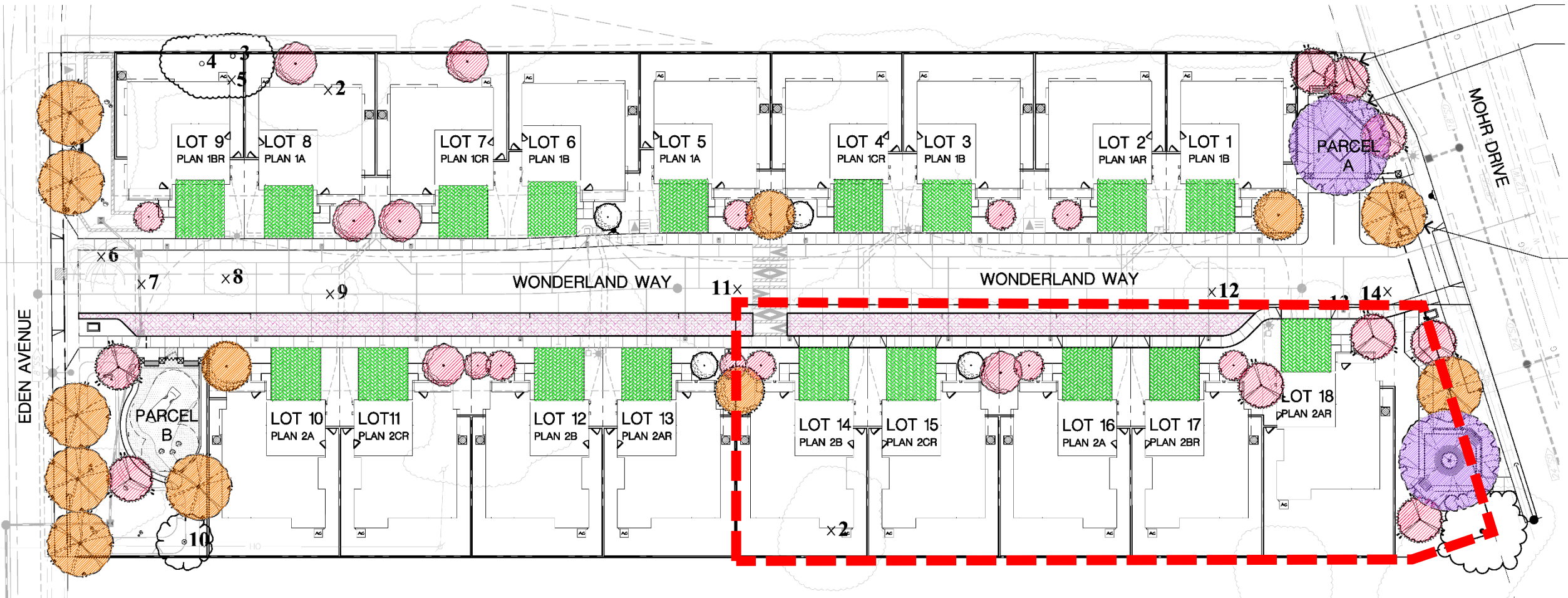
- ✓ Eden Village I
 - PD Rezone, TTM for 13-unit single-family subdivision approved in 2014
 - FM and Precise Plan approved in 2019
 - Eden Village II is intended to “complete” the Eden Village subdivision

Project Site

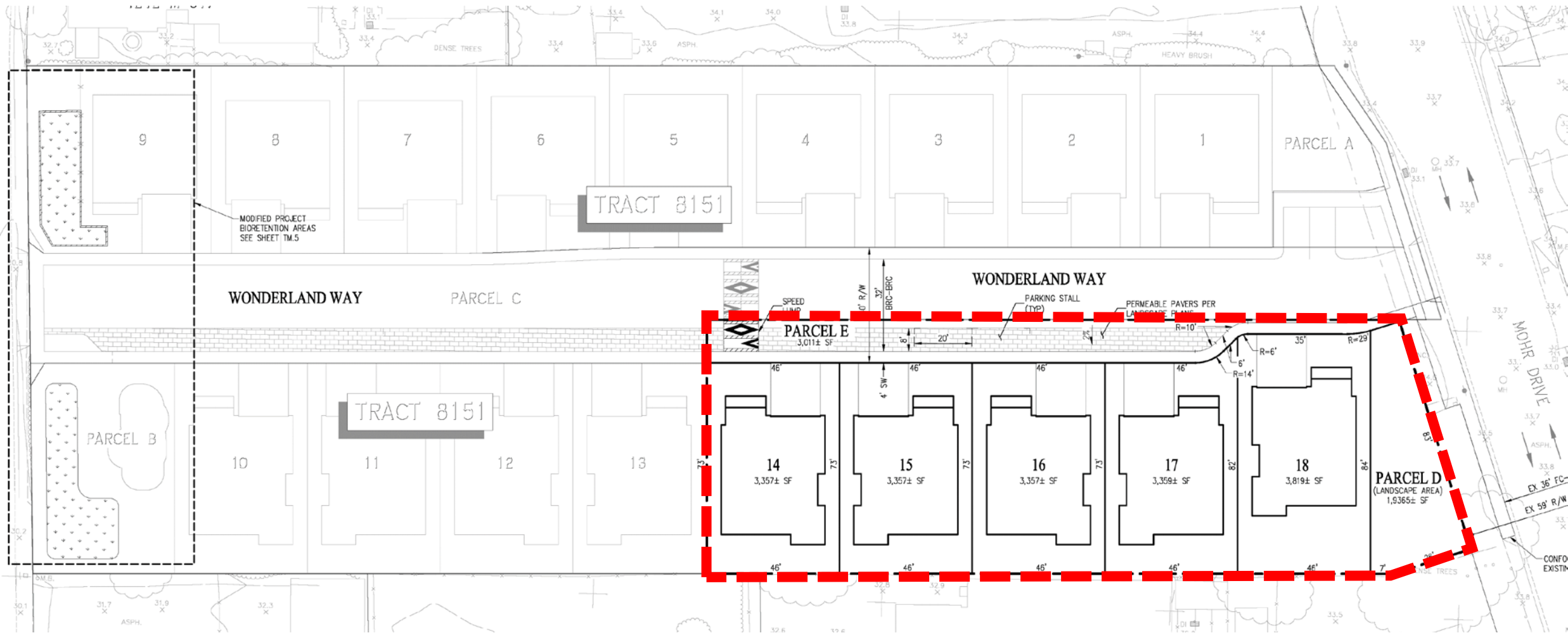


Existing Conditions

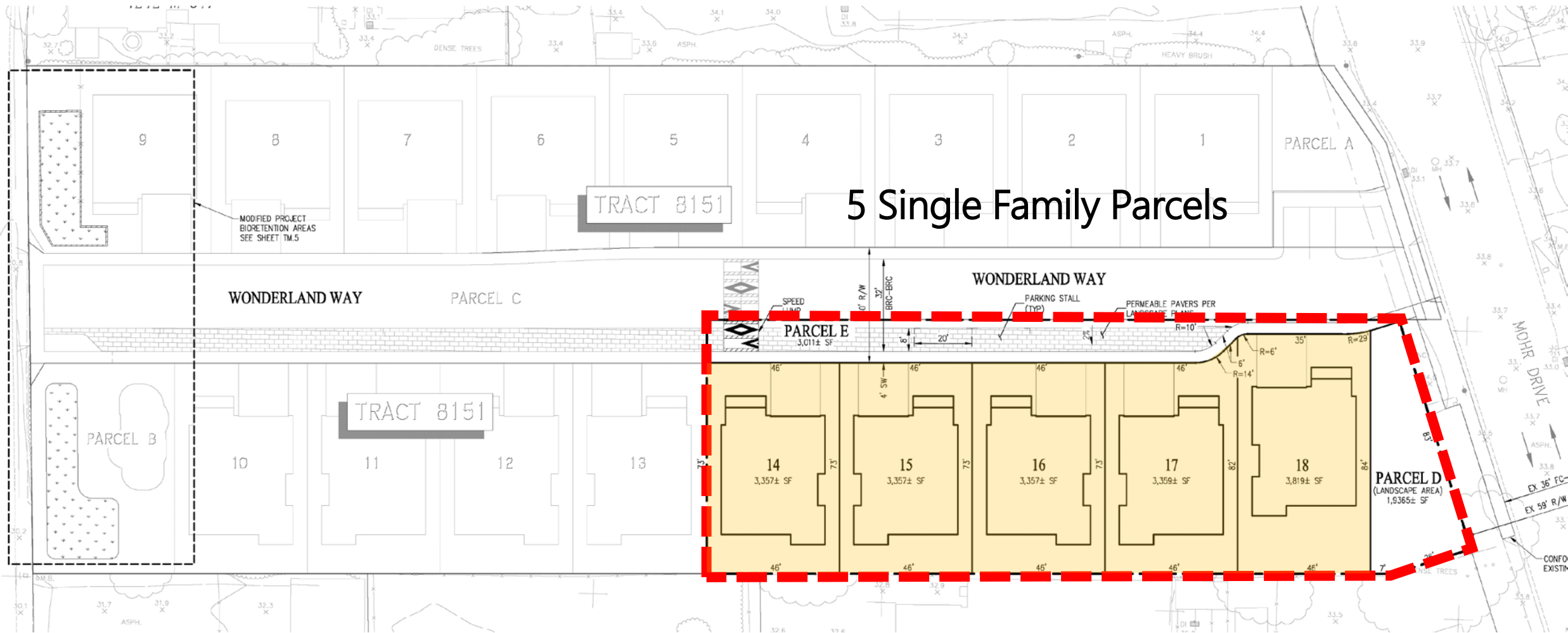




Proposed Site Plan



Vesting Tentative Map 8482



5 Single Family Parcels

Vesting Tentative Map 8482



ELEVATION '2A' - Farmhouse

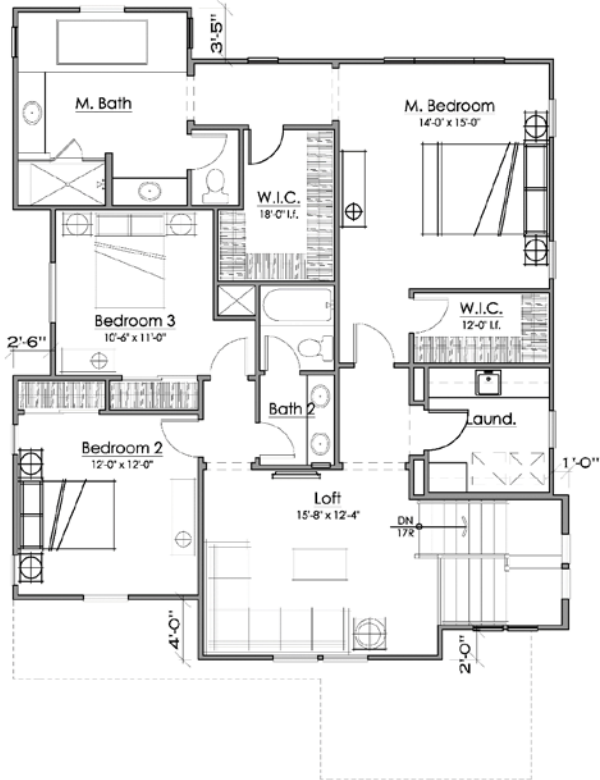


ELEVATION '2B' - Cottage

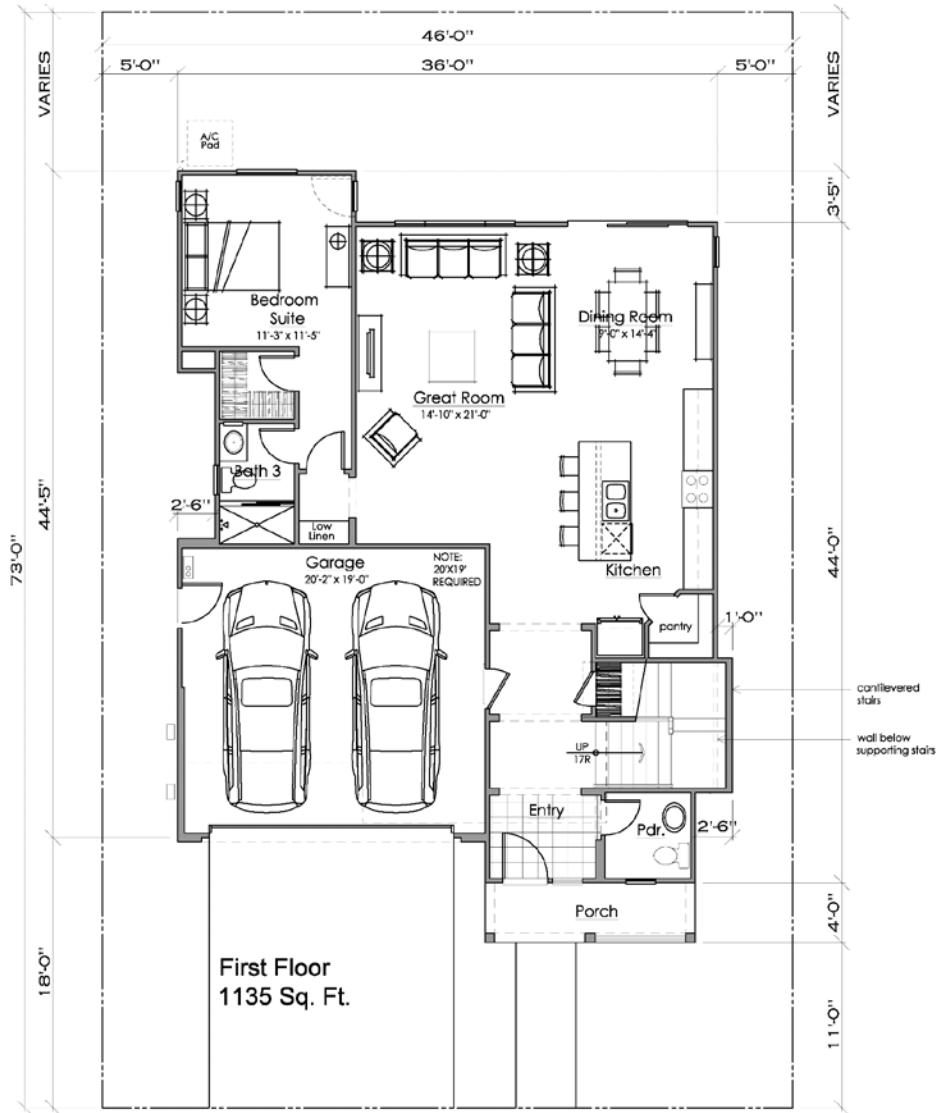


ELEVATION '2C' - Craftsman

Proposed Elevations



Second Floor
1338 Sq. Ft.

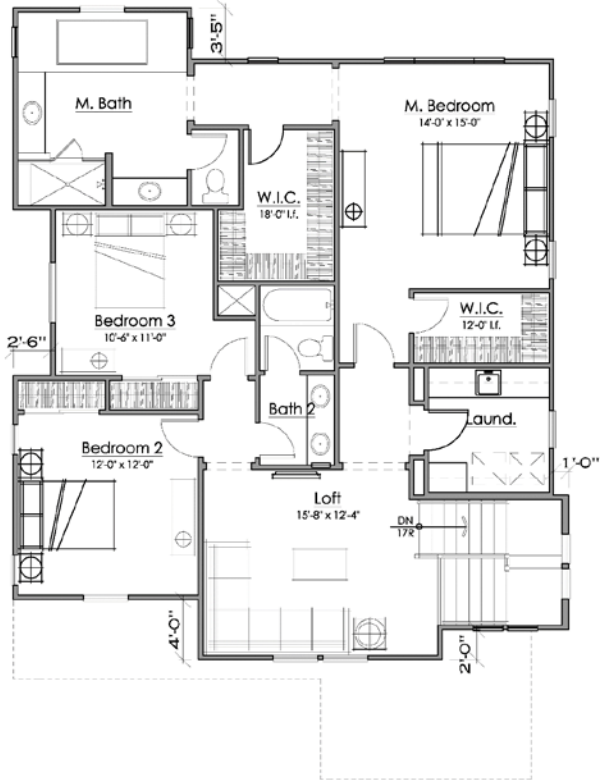


First Floor
1135 Sq. Ft.

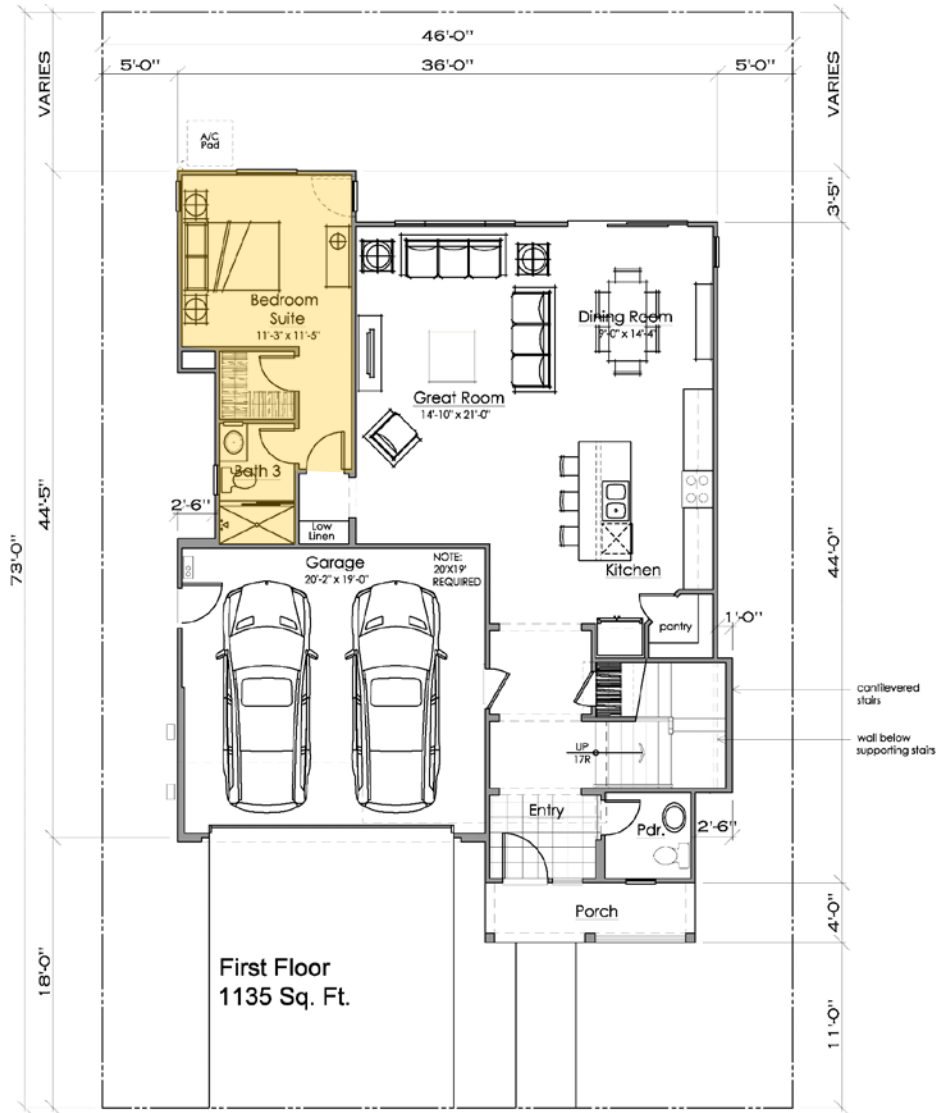
Unit Features

- ✓ 2,473 s.f.
- ✓ 4 bedrooms
- ✓ 3.5 bathrooms
- ✓ Loft bonus space
- ✓ 2 car garage
- ✓ Driveway for 2 cars

Proposed Site Plan and Floor Plan



Second Floor
1338 Sq. Ft.



First Floor
1135 Sq. Ft.

Unit Features

- ✓ 2,473 s.f.
- ✓ 4 bedrooms
- ✓ 3.5 bathrooms
- ✓ Loft bonus space
- ✓ 2 car garage
- ✓ Driveway for 2 cars

Proposed Site Plan and Floor Plan

Homeowners Association

- ✓ Eden Village II will be annexed into Eden Village I Development and HOA
- ✓ CC&Rs will treat all 18 lots as part of the same development
- ✓ HOA will maintain private street, pocket park, and front yard landscaping

Timing

- ✓ Eden Village I
 - PD Rezoning, TTM, FM, and Precise Plan approved
 - Building Permit applications submitted
- ✓ Eden Village II
 - City Council Hearing
 - Precise Plan, Final Map, and Improvement Plans must be approved before Building Permit applications may be submitted

Relationship between Eden Village I and II

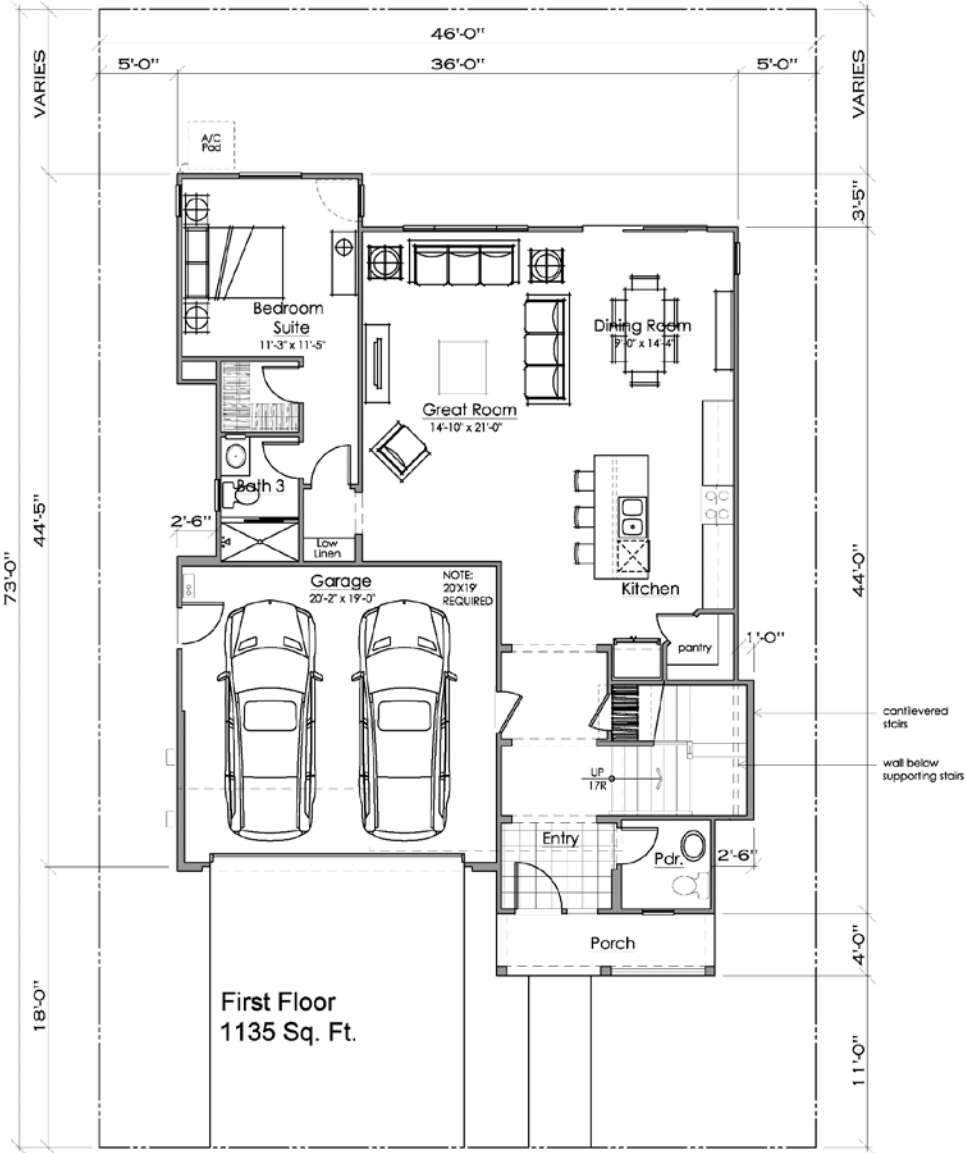


The application is consistent with:

- ✓ Requirements of the Limited Medium Density Residential (LMDR) Land Use Designation
 - Density
 - Allowable Density Range: 8.7- 12.0 dwelling units per net acre
 - Project Density: 11.4 dwelling units per net acre
- ✓ The following General Plan policies:
 - Housing Policy H-3.1 Diversity of Housing Types
 - Housing Policy H-3.4 Residential Uses Close to Services
 - Land Use Policy LU-1.3 Growth and Infill Development

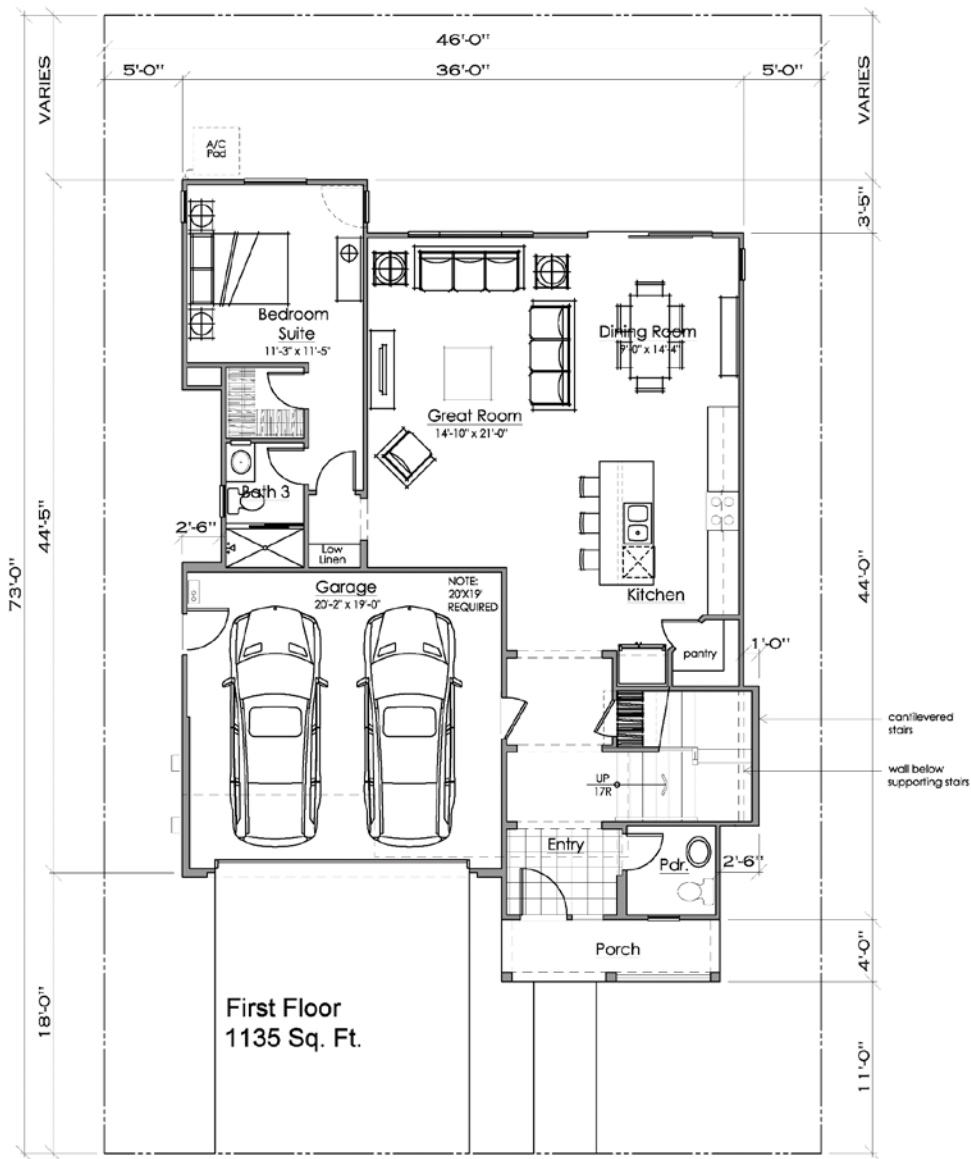
Consistency with General Plan

Development Standard Review



<i>Development Standard</i>	<i>HMC Requirement</i>	<i>Proposed Project</i>
Min. Lot Size	4,000 ft ²	3,357 - 3,819 ft ²
Min. Avg. Lot Width	50 ft.	46 ft.
Min. Avg. Lot Depth	80 ft.	73 - 83 ft.
Max. Lot Coverage	40%	46%
Min. Front Yard Setback	20 ft.	15 ft.
Min. Side Yard Setback	5 ft.	4 ft.
Min. Rear Yard Setback	20 ft.	10 - 20 ft.
Max. Building Height	30 ft.	27 - 30 ft.
Min. Driveway Length	20 ft.	18 - 20 ft.
Min. Off-Street Parking Req.	2 incl./unit	2 incl./unit

Consistency with Zoning



Development Standard Review

<i>Development Standard</i>	<i>HMC Requirement</i>	<i>Proposed Project</i>
Min. Lot Size	4,000 ft ²	3,357 - 3,819 ft ²
Min. Avg. Lot Width	50 ft.	46 ft.
Min. Avg. Lot Depth	80 ft.	73 - 83 ft.
Max. Lot Coverage	40%	46%
Min. Front Yard Setback	20 ft.	15 ft.
Min. Side Yard Setback	5 ft.	4 ft.
Min. Rear Yard Setback	20 ft.	10 - 20 ft.
Max. Building Height	30 ft.	27 - 30 ft.
Min. Driveway Length	20 ft.	18 - 20 ft.
Min. Off-Street Parking Req.	2 encl./unit	2 encl./unit

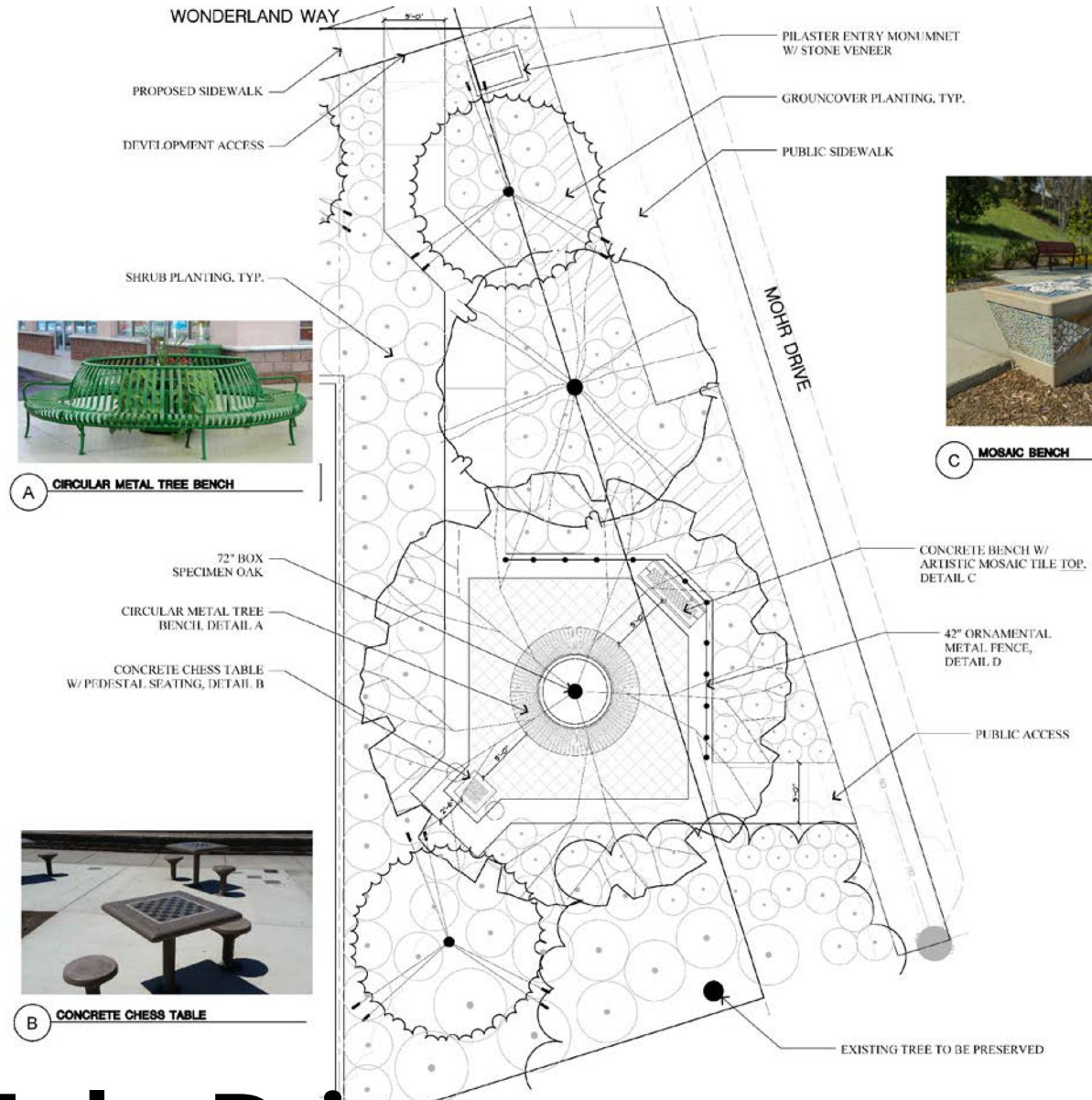
Requested Exceptions

- ✓ GreenPoint Rated certification
- ✓ Photovoltaic solar systems
- ✓ Entry pilaster along Mohr Drive
- ✓ Electric vehicle charging station in each home
- ✓ Permeable pavers on driveways and parking lane
- ✓ Decorative LED streetlights
- ✓ Front yard landscaping maintained by the HOA
- ✓ Ground floor bedroom suite in each home
- ✓ Common open space area featuring a game table, benches, and mosaic art

Proposed Amenities

Features

- ✓ Located along Mohr Drive
- ✓ 1,936 square feet
- ✓ Seating
 - Circular tree bench
 - Mosaic bench
- ✓ Concrete chess table
- ✓ Varied palette of trees and shrubs




Pocket Park along Mohr Drive

- ✓ Tiers off *Hayward 2040 General Plan* EIR
- ✓ Eden Village II project would not have any significant effects on the environment that:
 - Have not already been analyzed in a prior EIR;
 - Are more significant than previously analyzed; or
 - That uniformly applicable development policies would not substantially mitigate.

CEQA Infill Checklist

Attachment V



ELEVATION '2A' - Farmhouse

ELEVATION '2B' - Cottage

ELEVATION '2C' - Craftsman


Eden Village II Residential Project

Environmental Consistency Checklist Pursuant to
CEQA Guidelines Section 15183

prepared by
City of Hayward
Development Services Department, Planning Division
777 B Street
Hayward, California 94541
Contact: Elizabeth Blanton, AICP, Associate Planner

prepared with the assistance of
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, California 94612

September 2019



RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
rinconconsultants.com

PLANNING COMMISSION RECOMMENDATION

That the City Council approve the project with the following amendments to the Conditions of Approval:

- ✓ Include language in the CC&Rs that reflect the HOA's responsibility for ensuring that vehicles parked in driveways do not obstruct sidewalks
- ✓ Increase the driveway length for Lot 18 from 18 ft to 20 ft
- ✓ Include language that reflects the relationship and joint responsibility between Eden Village I and II

STAFF RECOMMENDATION

That the City Council:

- ✓ Approve the Planned Development (PD) Rezone and Vesting Tentative Tract Map 8482
- ✓ Adopt the Environmental Consistency Checklist



Questions?

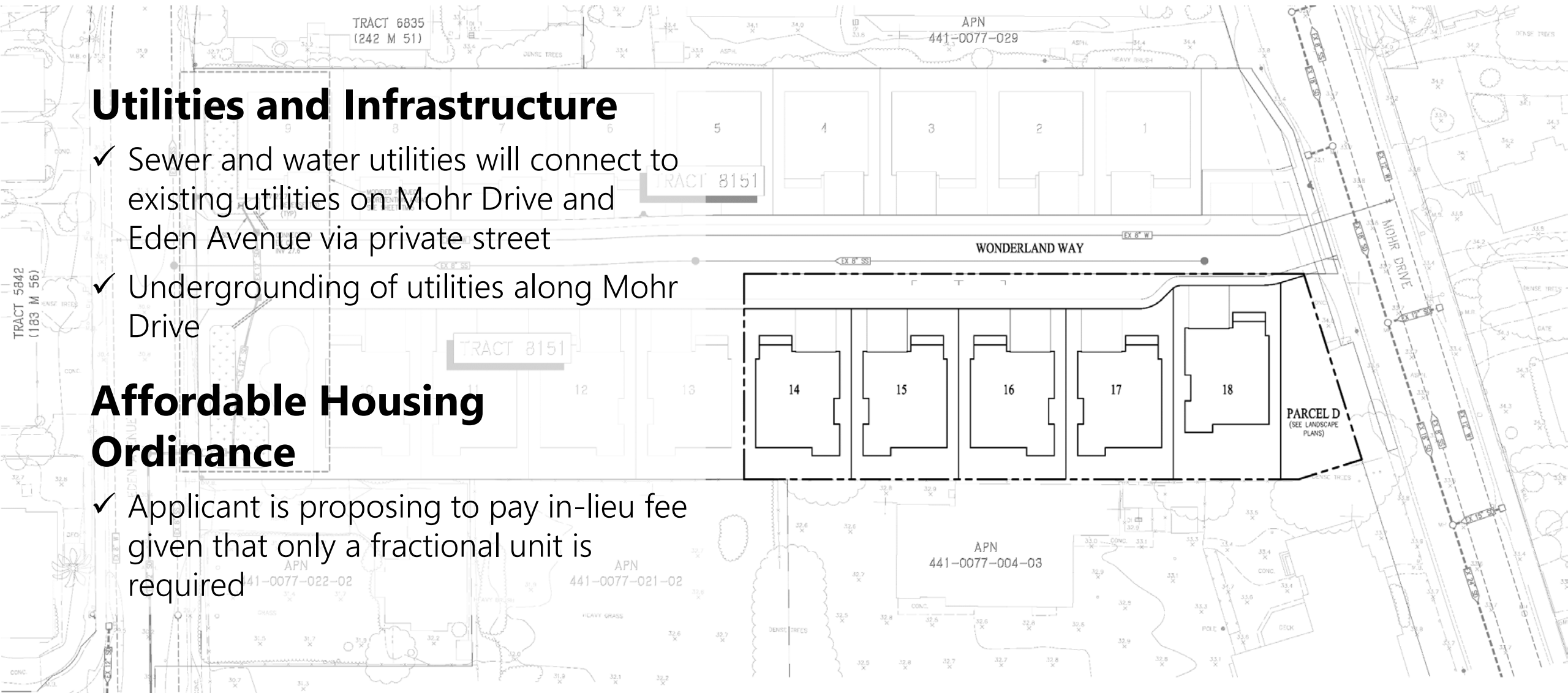
Utilities and Infrastructure

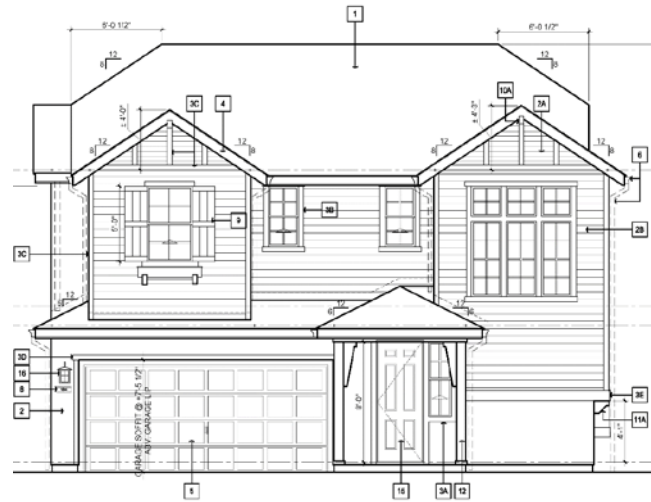
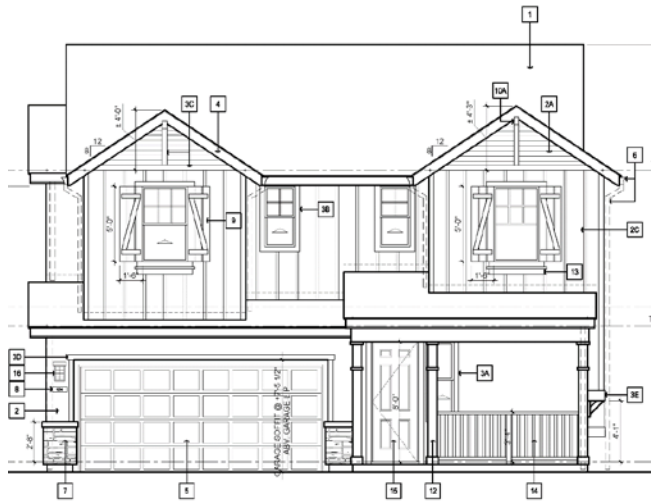
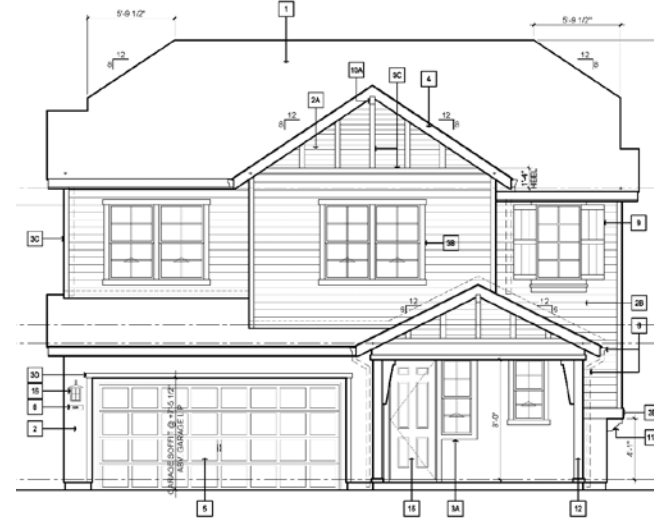
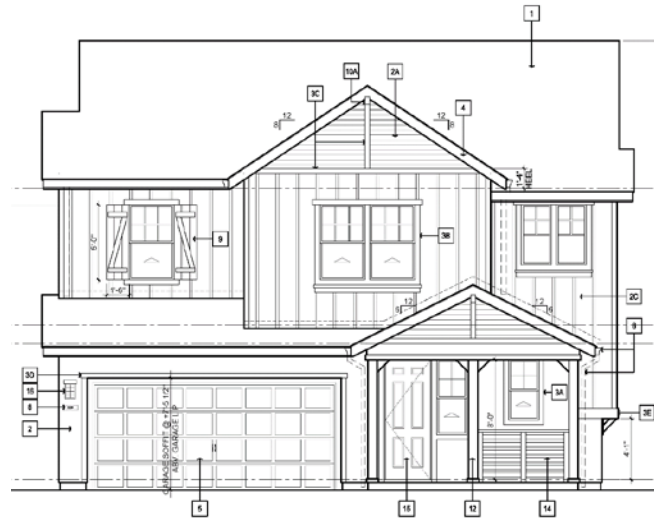
- ✓ Sewer and water utilities will connect to existing utilities on Mohr Drive and Eden Avenue via private street
- ✓ Undergrounding of utilities along Mohr Drive

Affordable Housing Ordinance

- ✓ Applicant is proposing to pay in-lieu fee given that only a fractional unit is required

Other Project Features





Eden Village I - Approved Elevations

ITEM 12 – PH 19-084

PROPOSAL TO SUBDIVIDE TWO EXISTING PARCELS INTO 17 PARCELS TO ALLOW THE CONSTRUCTION OF 12 DETACHED SINGLE-FAMILY RESIDENCES AND FIVE ACCESSORY DWELLING UNITS (ADU) WITH COMMON OPEN SPACE AREAS AND RELATED SITE IMPROVEMENTS AT 28571 & 29591 HARVEY AVENUE (APNS 464-0060-005-02 & 464-0060-006-00) REQUIRING A VESTING TENTATIVE TRACT MAP, PLANNED DEVELOPMENT (PD) REZONE, SITE PLAN REVIEW, AND MITIGATED NEGATIVE DECLARATION WITH MITIGATION MONITORING AND REPORTING PROGRAM (MMRP). APPLICATION NO. 201706649; NUVERA HOMES (APPLICANT), NGAI MING WANG (OWNER)

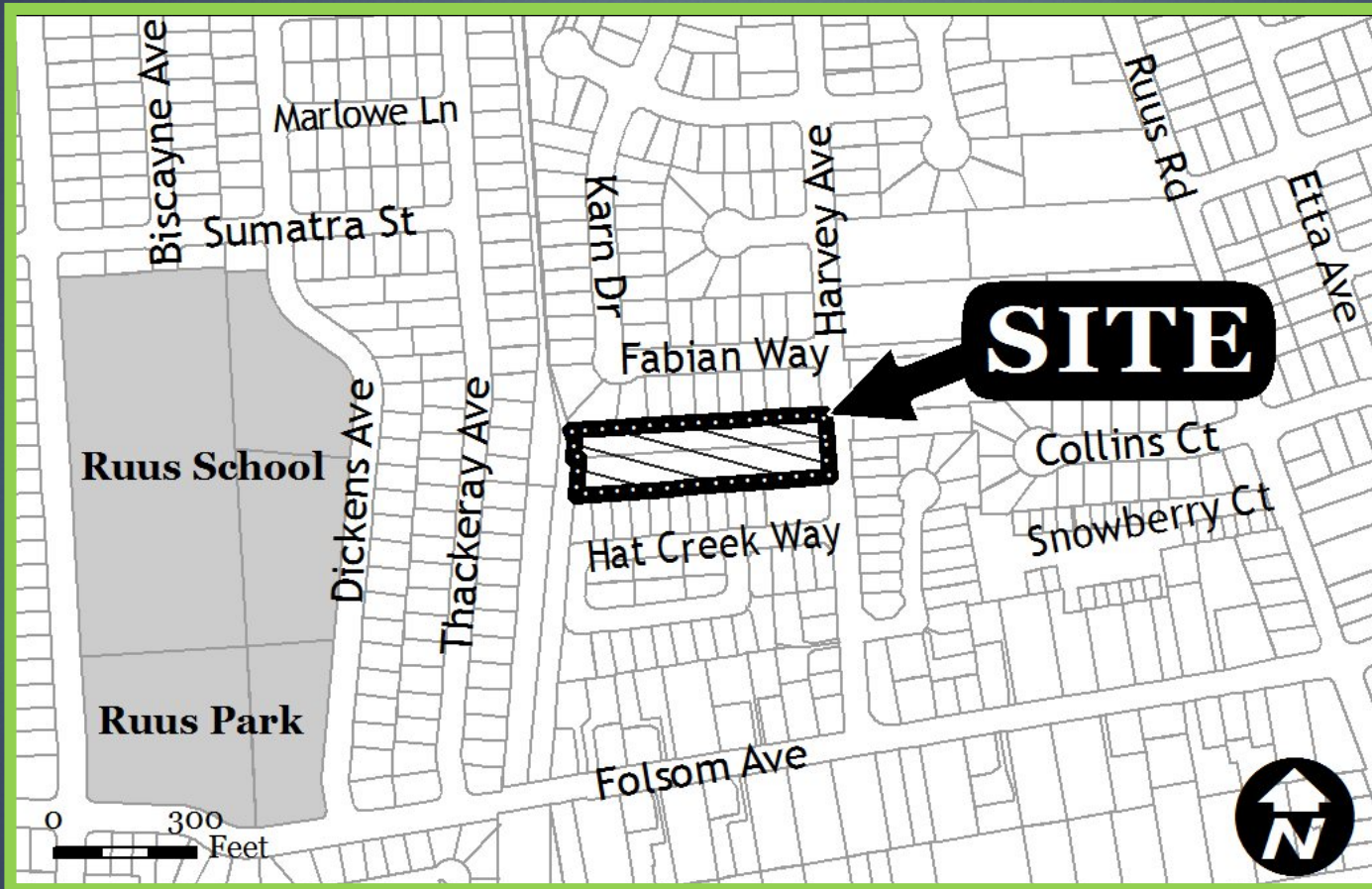


DEVELOPMENT SERVICES

Harvey Avenue

Nuvera Homes

Project Site



Location:
28571 & 28591
Harvey
Avenue

Zoning:
Single-Family
Residential

Land Use
Designation:
Low Density
Residential

Develop Acres
1.83 acres
(2 parcels)

Project Summary



- 12 homes, 5 with Accessory Dwelling Units
- 2 floor plans, 2 Architectural Styles, French and Cottage
- Units are all 4 bedroom with one bedroom on the ground level (age in place)
- Units range from 2,255 sf to 2,530 sf
- ADU's are 866 sf unit with one bedroom with the option to convert the loft in primary unit to a 2nd bedroom for the ADU
- Compensation for reduction in Development Standards include: ADU's, Accent Entry Paving, Solar Panels, 2790 sf of Common Open Space

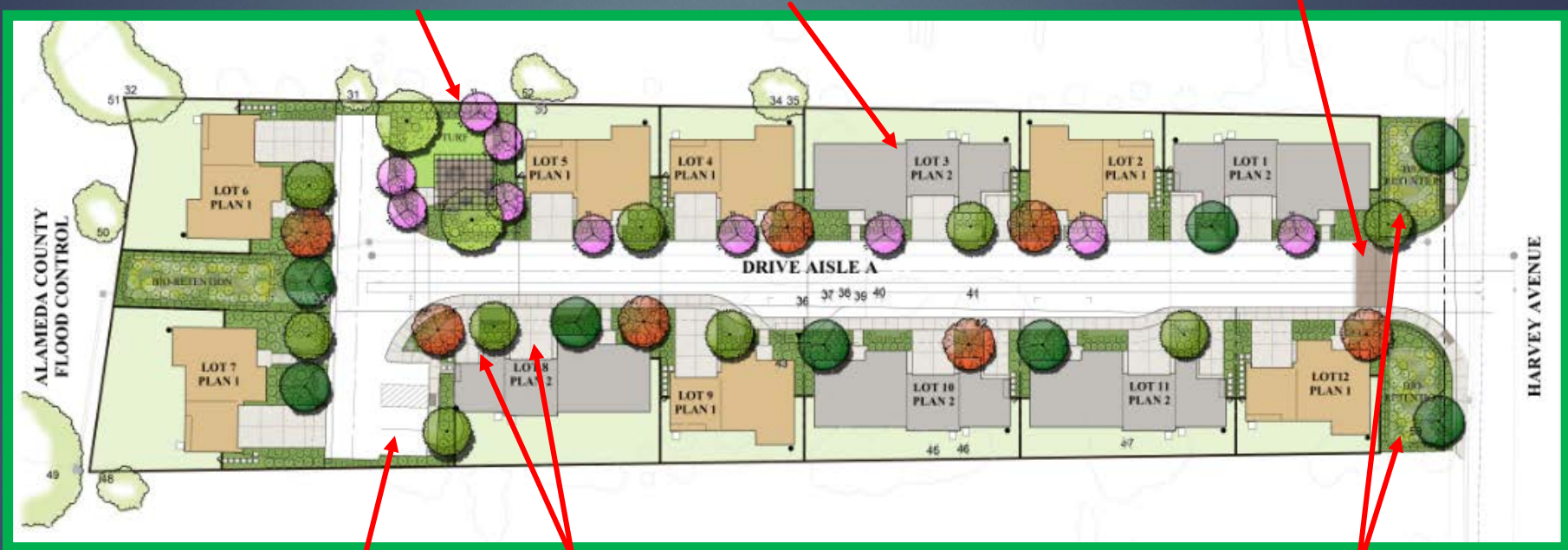
Site Plan



Common
Open Space

Units with
ADU's typ.

Accent
Paving



6 Additional
On-Street
Parking Spaces

Driveway for 2 cars
and 1 uncover
parking space for ADU

Bioretention
Basins, typ.

Elevations

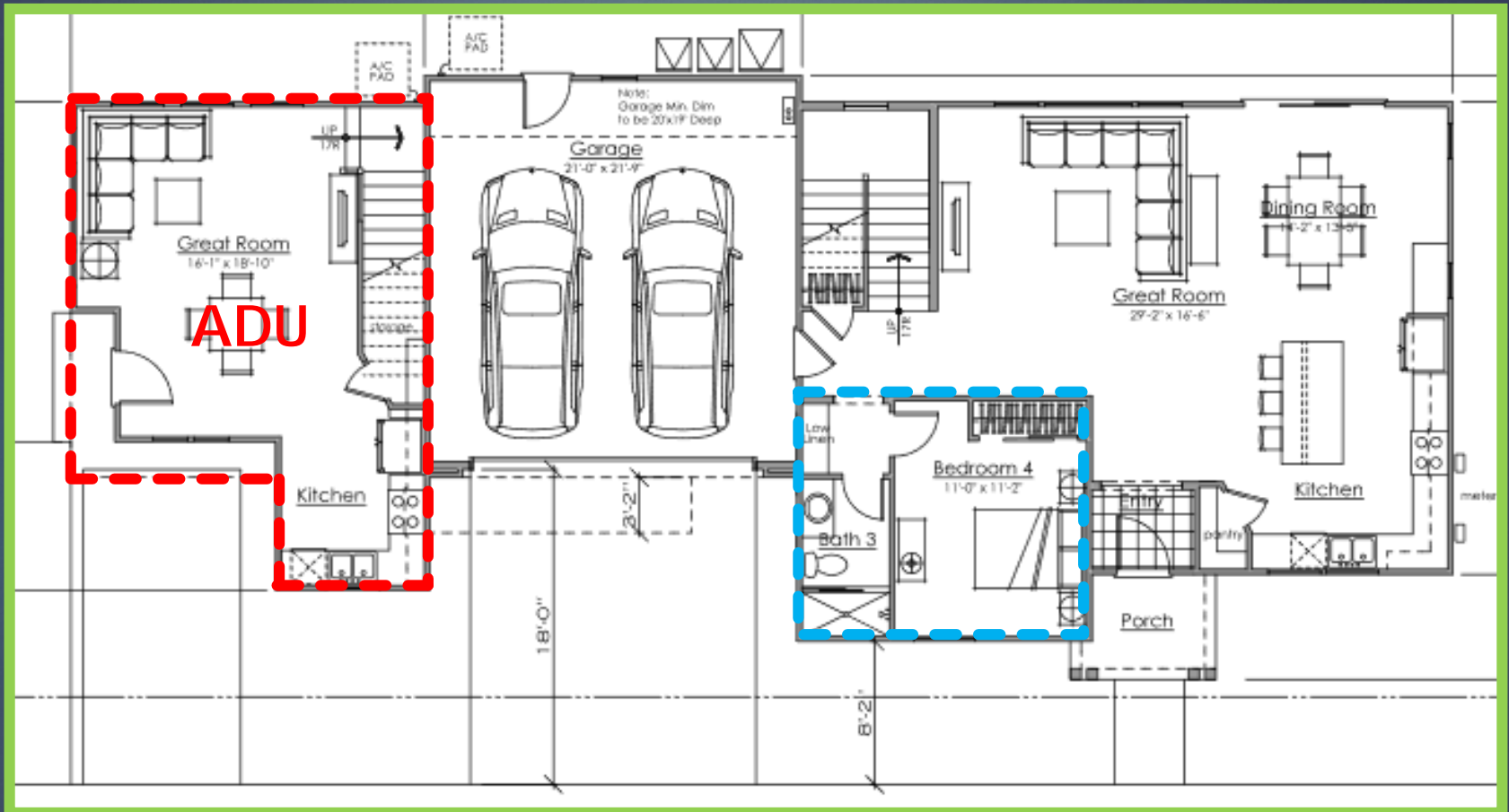


Scheme 2
Plan 2A-Cottage

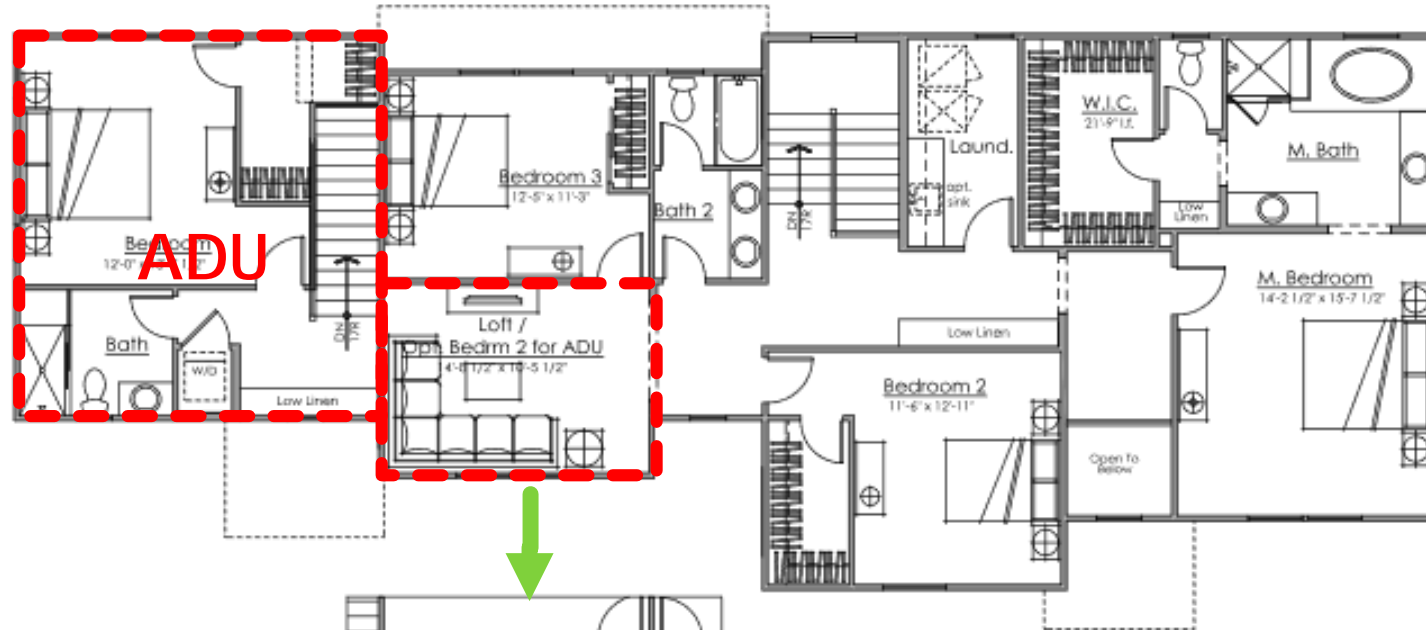


Scheme 5
Plan 2B-French

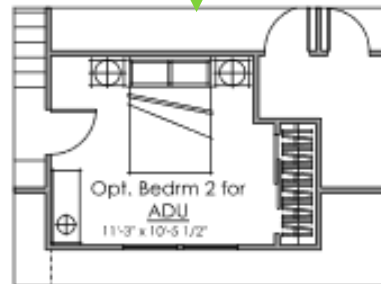
Floor Plan – Plan 2, 1st Floor



Floor Plan - Plan 2, 2nd Floor



Option - 2nd
Bedroom for
ADU



Optional Bedroom 2 at ADU

SQUARE FOOTAGE (IN SQUARE FEET)	PLAN 2	ADU	TOTAL
FIRST FLOOR	1077 SQ. FT.	455 SQ. FT.	1532 SQ. FT.
SECOND FLOOR	1458 SQ. FT.	411 SQ. FT.	1864 SQ. FT.
TOTAL LIVING	2530 SQ. FT.	866 SQ. FT.	3396 SQ. FT.

Modification of Condition



- ▶ **Current Condition 106 b**

The slope of sanitary sewer mains shall meet the standard minimum slope of .0050 ft /ft

- ▶ **Revised to read:**

The slope of sanitary sewer mains shall be approved by the Utilities Division.

Staff Recommendation



That the City Council

- ▶ Approve the Vesting Tentative Tract Map No. 8442, PD Rezone, Site Plan Review Application No. 201706649, and adoption of a Mitigated Negative Declaration (MND) with a Mitigation Monitoring and Reporting Program (MMRP), based on the analysis set forth in this report and the attached Resolution, and Modification of Condition 106 b.

Questions & Discussion



Regional Housing Needs Allocation



RHNA Goals and Estimates 2015-2023

Income	RHNA Unit Goal	Reported 2018 to Date in APR		Approved		Pending Approval		Estimated Deficiency	
		#	%	#	%	#	%	#	%
Very Low	851	40	5%	121	14%	129	15%	561	66%
Low	480	19	4%	96	20%	135	28%	230	48%
Moderate	608	0	0%	40	7%	21	3%	547	90%
Above Moderate	1,981	873	44%	2,617	132%	318	16%	Exceeds goal 192%	

Surrounding Development

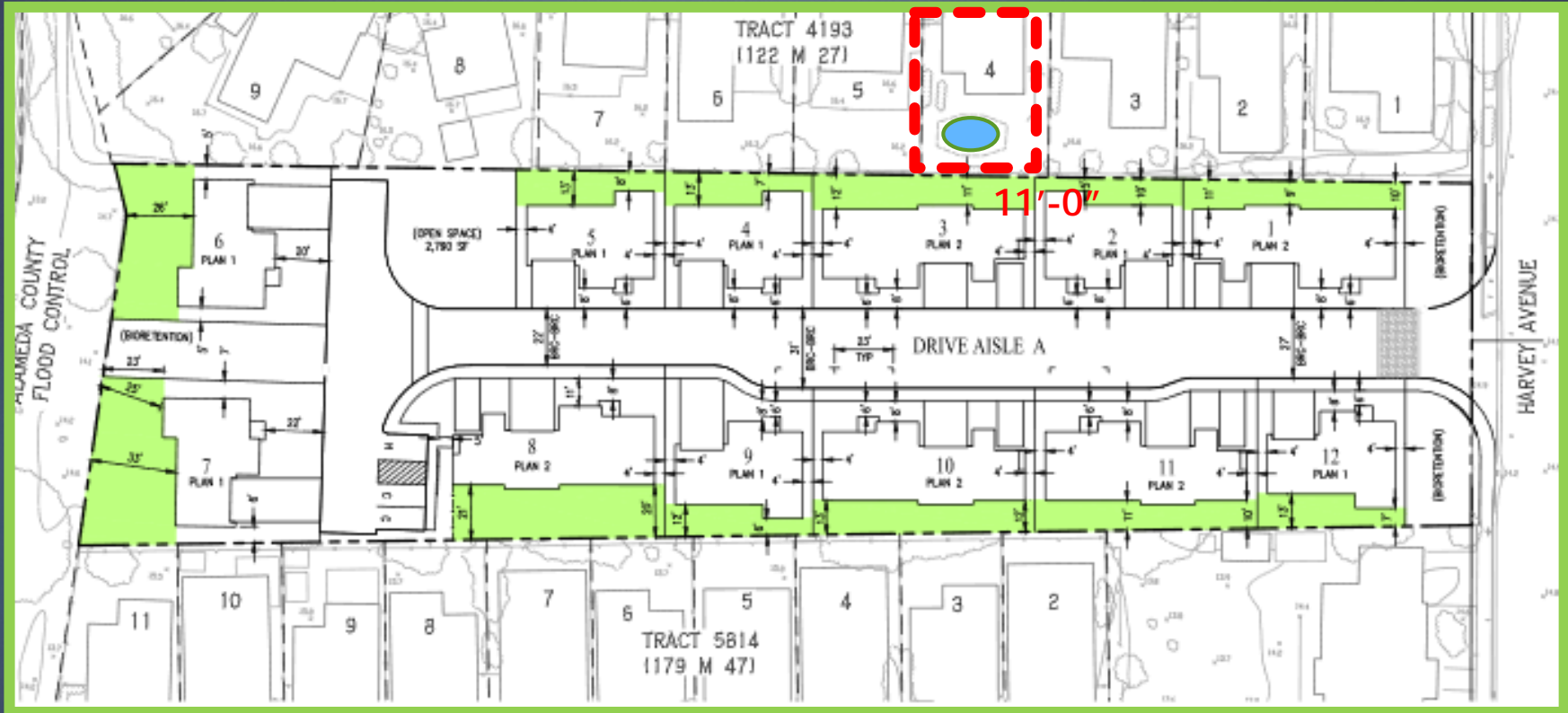


North - Fabian Way



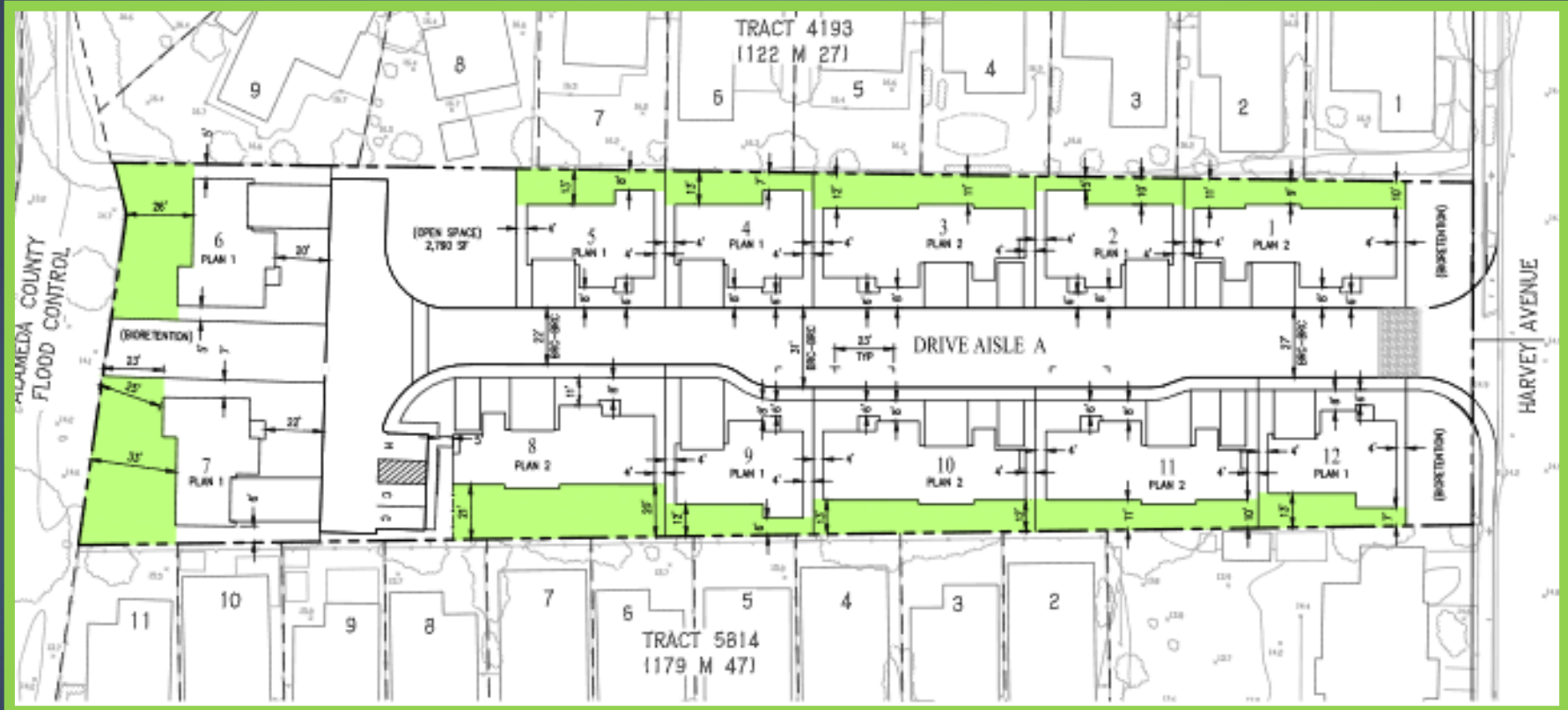
South - Hat Creek Way

Public Comment



- Project reduced from 16 units to 12
- Unit is setback 11'-0" where 20'-0" is required for a rear yard setback. If the property remained undeveloped, a second detached single-family dwelling could be built as close as 7 feet from the property line as this would be a side property line.

Private Open Space



- Private Open Space ranged from 515 sf to 2,063 sf
- 7 of the Unit would have Private Open Spaces that are equivalent or greater than a typical detached Single-Family Dwelling