

**PLANNING COMMISSION MEETING  
THURSDAY, SEPTEMBER 28, 2023**

**PRESENTATIONS**

## **STAFF PRESENTATION**

### **ITEM #1 PH-23-036**

**Proposed Subdivision of 0.35-Acre Site into Eight Lots and the Development of Five Townhomes and Two Common Areas Located at 1434 Grove Way (APN: 415-0170-027-00) Requiring Approval of a Vesting Tentative Tract Map 8426 and Site Plan Review (Application No. 201902285) and a Class 32 Exemption. Applicant: Vrinder Makol, East Bay Developers; Owner: Vrinder Makol and Mohinder Dhillon**

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# 1434 Grove Way

## Proposed 5-Unit Townhome Development

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Planning Commission Hearing  
September 28, 2023  
Rozalynne Thompson, AICP, Senior Planner

## Entitlements Required:

1. **Site Plan Review** to construct two new townhouse buildings, one with three attached units and the other with two attached units, for a total of five units.
2. **Vesting Tentative Tract Map** to create Tract 8426



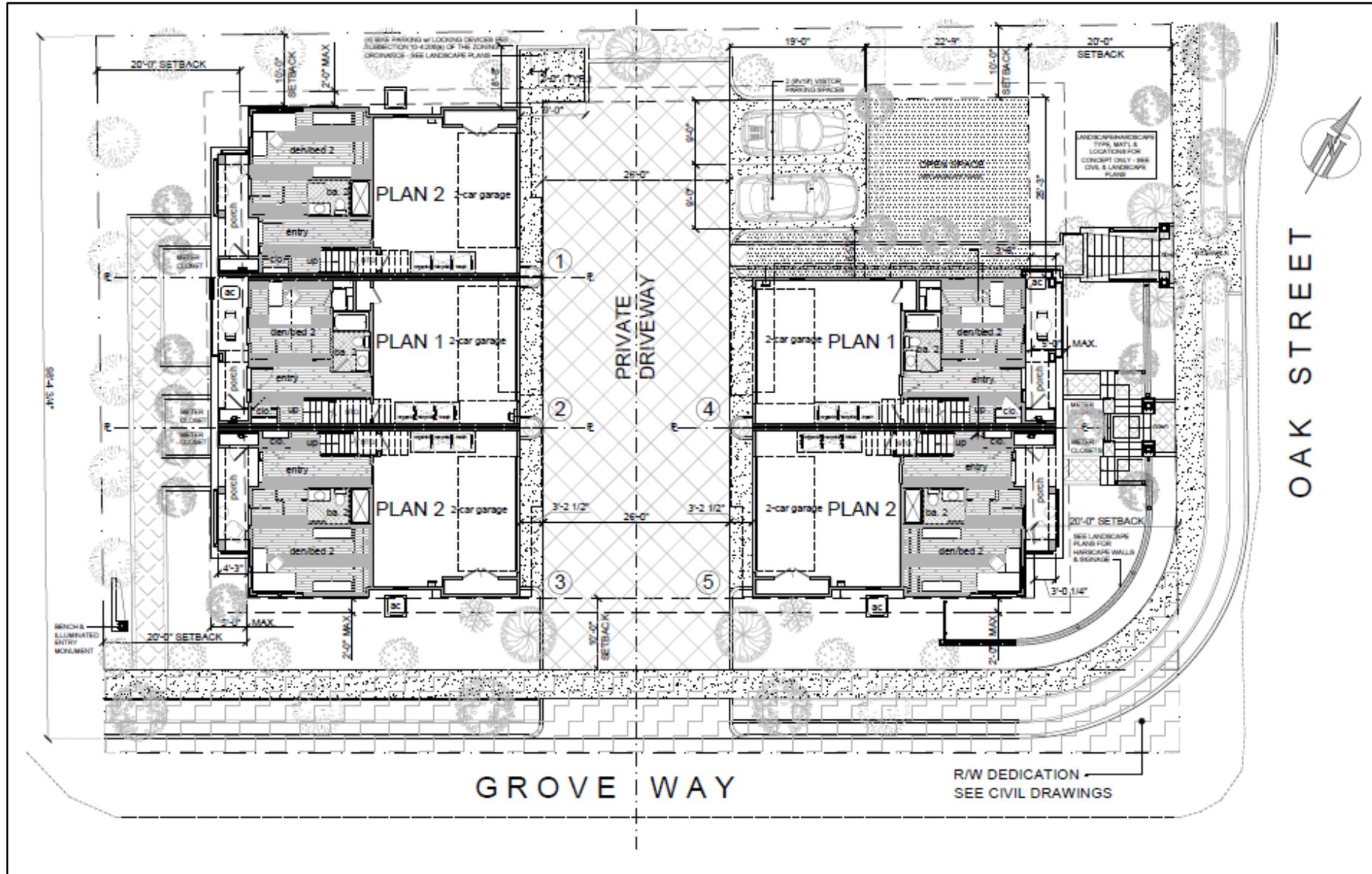
# Background/History

- **1900:** Single-family dwelling constructed
- **1950:** Detached garage constructed
- **February 18, 2019:** Applicant submits project to the Planning Division
- **August 31, 2022:** Applicant resubmits plans to address staff's comments on the February 18, 2019 submittal

# Project Details

- Existing single-family dwelling and detached garage to be demolished
- Existing will be subdivided into 8 lots
  - Lot sizes ranging from ±967-3,567 sq. ft.
  - Townhomes will be constructed on 5 of the 8 lots
  - 2 of the lots reserved for common area
  - 1 lot reserved for vehicular access
- Townhome sizes range from 1,745 to 2,019 sq. ft.
  - 4 bedrooms, 3.5 bathrooms, and two-car garages
- All 5 units are market rate; in-lieu fees to be paid for remaining 0.5 fractional unit
- All 5 townhomes accessed by new private cul-de-sac connecting to Grove Way
- 4,744 sq. ft. of landscaping and open space areas, with 10 trees installed to replace 10 removed trees
- 2 guest parking spaces and 8 bicycle parking spaces are proposed

# Proposed Site Plan



# Compliance with Applicable High-Density Residential Standards

Lot Feature	High-Density Residential District Standard	Proposed	Complies?
<b>Minimum Lot Size</b>	Townhouse lots: Consistent with building footprint and printed project areas	Townhouse lots: Consistent with building footprint and printed project areas	All lots comply
<b>Min. Setbacks</b>			
• <b>Front</b>	20 feet	20 feet	All lots comply
• <b>Sides</b>	10 feet	10 feet	
• <b>Street Side</b>	10 feet	10 feet	
• <b>Rear</b>	20 feet	20 feet	
<b>Max. Height</b>	40 feet	40 feet	All lots comply
<b>Min. Parking</b>	Two garage spaces per unit	Two garage spaces per unit	All lots comply

# General Plan Conformance



- ✓ **Land Use Policy LU-1.4:** encourage property owners to revitalize or redevelop abandoned, obsolete, or underutilized properties to accommodate growth
- ✓ **Housing Policy H-3.1:** increases variety of housing types in neighborhood by featuring townhomes on smaller lots for homebuyers seeking more affordable ownership opportunities
- ✓ **Housing Policy H-3.4:** locates new housing opportunities close to shopping/services and major transportation corridors

# Environmental Review

## Class 32 (Infill Development)

Categorically exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines because the project

- ✓ Is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations
- ✓ Is located on a 0.35-acre site in an urbanized area within the City of Hayward
- ✓ Has no value, as habitat for endangered, rare or threatened species
- ✓ Would not result in any significant effects relating to traffic, noise, air quality, or water quality
- ✓ Can be adequately served by all required utilities and public services.

A nighttime photograph of a city and a bridge over water. The city lights are visible in the foreground and middle ground, with a large bridge spanning across the water in the background. The sky is dark blue, and the water reflects the city lights.

# **STAFF RECOMMENDATION**

That the Planning Commission

Approve the Vesting Tentative Tract Map and Site Plan Review Application No. 201902285 and determine that the project is exempt from CEQA, pursuant to Class 32 In-Fill CEQA Exemption.

## **STAFF PRESENTATION**

### **ITEM #2 PH-23-037**

**Proposed Vesting Tentative Tract Map (Tract 8104) and Site Plan Review Application No. TM-23-0003 for a 12-Lot, 10-unit, 100 percent affordable Townhouse-Style Residential Subdivision on a Vacant 0.74-acre Site Located at 123 A Street. Applicant: Ben Grubb, Habitat for Humanity East Bay/Silicon Valley; Property Owner: City of Hayward**

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# Sequoia Grove by Habitat for Humanity Vesting Tentative Tract Map & Site Plan Review Application No. TM-23-0003

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Planning Commission Hearing  
September 28, 2023  
Steve Kowalski, Associate Planner



# Background

- **July 29, 2013:** Habitat submits original Zone Change & Vesting Tentative Tract Map (VTTM) applications for project
- **January 27, 2015:** City Council adopts Resolution No. 15-029 adopting a Mitigated Negative Declaration and approving VTTM and Zone Change w/ accompanying Preliminary Development Plan for the project
- **February 3, 2015:** Council adopts Ordinance No. 15-05 effectuating Zone Change
- **December 7, 2015:** Planning Director approves the Precise Development Plan for project
- **January 2023:** Approvals for VTTM and Preliminary & Precise Development Plans all expire (*Note: Zone Changes are legislative acts that do not expire*)
- **April 6, 2023:** Habitat submits new application for VTTM and Site Plan Review w/ plans nearly identical to those previously approved



## Project Site

## Site Details

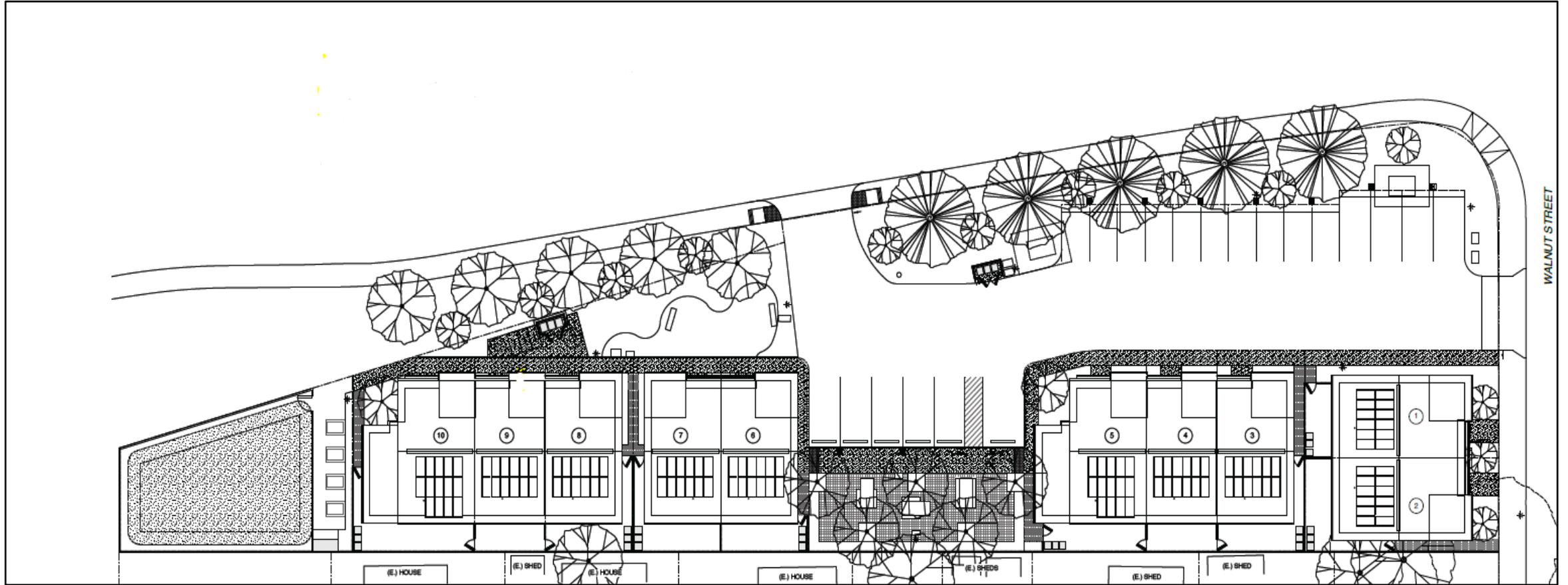
- 0.74-acre parcel at southeast corner of A St. & Walnut St.
- Vacant except for 14 existing trees (5 large redwoods along A Street will be preserved; all others to be removed)
- One existing driveway off Walnut Street
- Current Zoning: PD (approved by City Council in 2015)
- Current General Plan Land Use Designation: Medium Density Residential

# Project Details

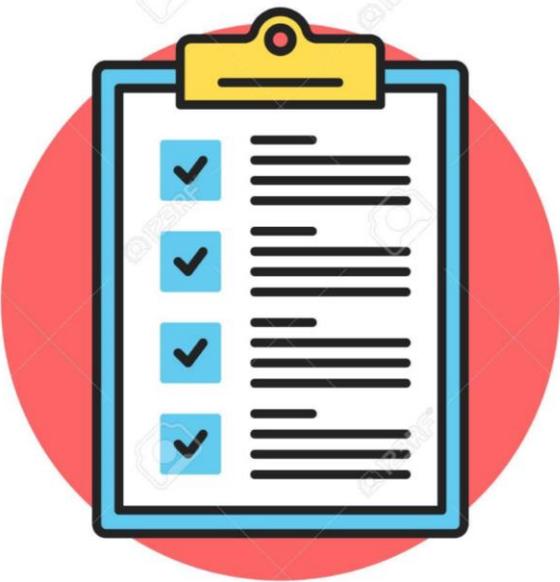
- 10 total three-story townhomes in two duplexes and two triplexes
- Two common parcels containing private driveway, common open spaces, stormwater treatment area, site landscaping, and trash storage areas
- Two-way driveway into and out of project from Walnut Street; A Street driveway to be restricted to right-turn-in, right-turn-out only
- Amenities for residents include centrally located common area with picnic tables and barbecue, community garden w/ raised planter boxes
- Stormwater runoff to be collected and treated in bioretention area at western end of development adjacent to A Street overpass embankment
- 5 existing redwood trees along A Street to be preserved



# Proposed Development Plan



# General Plan Conformance



- ✓ **Land Use Policy LU-1.4:** City shall encourage property owners to revitalize or redevelop abandoned, obsolete, or underutilized properties to accommodate growth.
- ✓ **Housing Goal H-2:** Assist in the provision of housing that meets needs of all socioeconomic segments of the community.
- ✓ **Housing Policy H-2.1:** City shall encourage development of ownership housing and assist tenants to become homeowners to reach 60% owner-occupancy rate, within state and federal housing law parameters.
- ✓ **Housing Policy H-3.1:** City shall implement land use policies that allow for range of residential densities and housing types, prices, ownership and size, including low-density single-family uses, moderate-density townhomes and higher-density apartments, condominiums.
- ✓ **Housing Policy H-3.4:** City shall encourage development of residential uses close to employment, recreational facilities, schools, neighborhood commercial areas and transportation routes.

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## **STAFF RECOMMENDATION:**

That the Planning Commission approve the proposed Vesting Tentative Tract Map & Site Plan Review Application as shown in Attachment I, based on the draft findings in Attachment II and subject to the recommended conditions of approval in Attachment III.