



DATE: May 23, 2017

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT: Adoption of Three Resolutions to Approve Final Map 8356 (Stonebrae Village C), Amend the Stonebrae Design Guidelines, and Extend the Blue Rock Country Club Development Agreement for an Additional Five Years related to the Proposed Final Phase of the Stonebrae Development; and Introduction of an Ordinance to Amend the Project Development Agreement by Extending it an Additional Five Years. Stonebrae, L.P. (Applicant/Owner)

RECOMMENDATION

That the City Council:

- 1) Adopts the attached Resolution (Attachment II) to approve Final Map 8356 and find it in substantial conformance with the approved Vesting Tentative Tract Map 5354 and the Conditions of Approval thereof, and to authorize the City Manager to take related actions to effectuate the required improvements for the development;
- 2) Adopts the attached Resolution (Attachment III) to approve amendments to the Stonebrae Design Guidelines revising Lot Type 1 development standards; and
- 3) Adopts the attached Resolution (Attachment IV) and introduces the attached Ordinance (Attachment V) extending the project Development Agreement for another five years to allow completion of the last phase of the project.

BACKGROUND

Village C Final Map & Improvements Plans - Per State law, Tentative Tract Maps (including Vesting Maps) and Final Maps are required for all subdivisions creating five or more parcels. A Tentative Tract Map is required to ensure that any proposed development complies with the Subdivision Map Act, the California Environmental Quality Act, Planned Development guidelines, the City Subdivision Ordinance, Zoning Ordinance, Building Regulations, the Hayward General Plan and Specific/Neighborhood Plans, and the site-specific requirements of the Planning, Public Works, Fire, and Police Departments.

After Vesting Tentative Map approval, the developer submits the Final Subdivision Map and Improvement Plans for review and approval by the City Engineer (and subsequent recordation of the Final Map after Council review and approval) before proceeding with obtaining grading and building permits for the construction of improvements. In the case of the Stonebrae project, Final Subdivision Map and Improvement Plans have been submitted for each phase, or Village, of the project. Village C is the last phase of the Stonebrae development.

Revision to Stonebrae Design Guidelines – The Stonebrae Design Guidelines were put together with the following design objectives in mind:

- Reinforce community identity by creating gathering spaces throughout the development to encourage social interaction between residents.
- Encourage pedestrian, bicycle and golf cart or NEV (Neighborhood Electric Vehicle) transportation modes. Establish opportunities for daily activities to occur within walking distance of home. Plan garage and street designs to encourage use of golf carts.
- Establish multi-purpose trails that maximize public and residents' exposure to surrounding scenic parklands while protecting privacy and wildlife habitat.
- Create community and landscape design that responds to the local hill top climate and topography.
- Celebrate the history of Hayward through landscape and architectural design.
- Create a unique open space and golf-oriented community with character sufficient to become a celebrated destination.

To accommodate a more compact development near the clubhouse that has always been anticipated within the Stonebrae community, revisions to the adopted development standards in the Stonebrae Guidelines document for 44 of the 96 lots proposed in Village C are necessary. The proposed smaller 33 feet wide by 90 feet long lots will provide for the "Clubhouse Lifestyle View Villas" housing product that many of Stonebrae's existing builders have constructed in other projects throughout California. These homes will all be single-family detached product.

Development Agreement Extension – Approving a five-year extension to 2023 to the project Development Agreement will allow for completion of the Stonebrae development. The Stonebrae proponent and City staff anticipates project completion within the next 36 months.

Planning Commission Recommendation – The Planning Commission discussed the proposed Development Agreement amendment at a public hearing on May 11, 2017. The Commission found that the amendment would be consistent with the General Plan and recommended that Council approve it (see draft meeting minutes, Attachment VIII).

DISCUSSION

Village C Final Map & Improvements Plans – The City’s Public Works Director has determined that the proposed Final Map and Improvement Plans are consistent with the original Vesting Tentative Tract Map approved for the project. This Final Map will allow for 96 residential building lots and common open space parcels.

Pursuant to the original 2002 Vesting Tentative Map for the project, Village C was anticipated to have 71 single-family lots. As mentioned above, 96 single-family lots are now proposed for this final Village. It should be noted that the Stonebrae development was approved for 650 total units. A total of 538 lots have been previously created. With the addition of the 96 Village C lots and the existing 538 lots in the other Villages, the total number of lots will be 634, 16 less than what was approved with the 2002 Vesting Tentative Map. As stated previously, the City Engineer has determined that this final map is consistent with the Vesting Tentative Map.

Also, the approved Vesting Tentative Tract Map had many small cul-de-sacs throughout Village C. The Final Map eliminates the previously approved long dead-end street, resulting in improved vehicular circulation, emergency access and utilities layout and design.

Revise Design Guidelines/Product Type 1 - Two lot types are proposed for Village C: Standard Product Type 2 that is allowed by the existing Guidelines (see Attachment VI, Summary Table), and the previously referenced Lifestyle Villa view lots that would be smaller, for which a new table is proposed in the Guidelines (see Attachment VII). Each product type would offer a unique range of three home sizes. There will be at least six different home options, each with two to three architectural styles, consistent with the Design Guidelines mandate of at least three floor plans per lot type:

Standard Large Home Lot: 4,800 SF Minimum; Average 5,750 SF

- 60’ wide x 80 – 85’ deep
- 2 story homes from 3,300 - 3,850 SF
- Projected average home size: 3,500 SF
- 52 homes located in the main area

Club Lifestyle View Lot (side entry/zero lot line “Club Lot”): 2,970 SF Minimum; Average 3,680 SF

- 33’ – 35’ wide x 90’ deep
- 2 story homes, from 2,300 - 3,000 SF (3rd story option on up to 50% (22 homes)
- Projected average home size: 2,300 SF
- 44 homes: 31 in south end of the main village (nearest Clubhouse) and 13 directly across from the Clubhouse

Attachment VI shows the Summary Table in the Design Guidelines Section 3.3, reflecting the elimination of standards shown for the Product Type 1 lots, which will be replaced with the standards shown in Attachment VII associated with the Lifestyle Villa view lots. The proposed revised development standards for Type 1 lots will have smaller homes and less yard space, to

create a more diverse housing mix. It is staff's understanding that many homebuyers today want less yard space to maintain given more time that is devoted to work and activities that take place away from the home. Staff supports the proposed revision to the Product Type 1 lot standards since less land will be used for each lot, the side entry design is different from other Stonebrae home designs, most lots will have spectacular views, and proposed floor plans will be designed to create an active space oriented to the rear yard area/dramatic view component of each lot. The limited grading required to achieve the new lot configurations is contained within the previously defined project development envelope. Cut and fill will be balanced on site.

Development Agreement Extension – The Amendment would extend the term of the Development Agreement an additional five years from the date it otherwise would expire, or until February 23, 2023. The developer is in compliance with the Development Agreement and extension of the term will facilitate completion of the project. The extension of the project Development Agreement term is consistent with the City of Hayward General Plan.

To approve the Development Agreement extension, the City Council must make a finding that the provisions of the agreement are consistent with the City of Hayward General Plan and any applicable specific plan. The amendment to the Development Agreement to extend its term is authorized under the agreement with the mutual consent of the parties. The Amendment does not propose new or amended provisions that would modify the development authorized under the agreement and other City approvals.

Environmental Review - The City certified the Final Supplemental Environmental Impact Report (FSEIR) for the Project in 1998, and thereafter adopted an Addendum to the FSEIR when it approved the Precise Development Plan and Vesting Tentative Map in 2002. There is no substantial change proposed in the Project or in the circumstances under which the Project is being undertaken, nor is there any new information, which would require additional environmental review.

ECONOMIC AND FISCAL IMPACTS

The Final Map approval is consistent with the approved project and the Final Map, by itself, will not have a fiscal or economic impact. The amendment to the Design Guidelines and extension of the term of the Development Agreement will have negligible economic and fiscal impacts that were not generated by the previous project entitlements.

SUSTAINABILITY FEATURES

On December 16, 2016, the Hayward City Council adopted the California Code of Regulations (Building Code, Fire Code, etc.) 2016 edition of Title 24. The Energy Code applies to new buildings, remodels, repairs and additions to existing buildings. This code update included additional green building and energy efficiency standards. The new codes represent a significant leap forward to reach California's target of zero net energy (ZNE) for all new residential buildings in 2020. This code cycle is the final update to the Energy Code before all

new homes in California must be ZNE, or produce all of the energy they consume on site. The next building code update is approximately three years away.

The final phase of the Stonebrae development, which involves Village C, would be subject to the newly adopted building code standards, ensuring a much higher “green” standard than originally required for other project phases.

Homes have four focal points for conservation in the current Energy Code:

- Insulation (this includes walls, roofs, floors, attics and windows)
- Water Heating
- Heating and Cooling Systems (Furnaces and air conditioners)
- Lighting

The major efficiency increases relate to wall insulation, lighting and water heating. Most homes built starting in 2017 will utilize on-demand or “tankless” water heaters, which are approximately 30% more efficient than conventional storage tank water heaters. New homes will also include thicker walls with both internal and external insulation. Finally, new homes will not be allowed to use any incandescent lighting as part of this new code cycle. All installed fixtures will be either compact fluorescent or LED.

Ensuring that this final phase of the Stonebrae development is greener than previous project phases is in keeping with Council’s priorities (Safe, Clean & Green, or sustainable) and code requirements.

PUBLIC CONTACT

On May 12, 2017, a notice of public hearing was published in *The Daily Review* newspaper and mailed to property owners owning property within 300 feet of the Stonebrae Country Club development, consistent with City noticing requirements. Normally, a public hearing is not needed for filing of a Final Map; however, since extending the Development Agreement requires a public hearing, all requests, including amending the project Design Guidelines, were bundled together for Council review and consideration. No responses to the notices were received when this staff report was completed, and any responses received prior to the hearing will be forwarded to the Council.

NEXT STEPS

If the City Council approves the Final Map, the applicant will have the Final Map recorded, obtain construction permits and commence the construction of improvements shown on the Improvement Plans. Should Council approve the amendment to the Design Guidelines allowing for smaller homes and lots in a portion of Village C, development will proceed accordingly. If Council approves a five-year Development Agreement extension, the new Agreement with a modified term will be recorded and the remaining project improvements will be constructed in accordance with the modified Development Agreement.

Prepared by: Damon Golubics, Senior Planner

Recommended by: David Rizk, AICP, Development Services Director

Approved by:

A handwritten signature in black ink, appearing to read 'K. McAdoo', written in a cursive style.

Kelly McAdoo, City Manager