

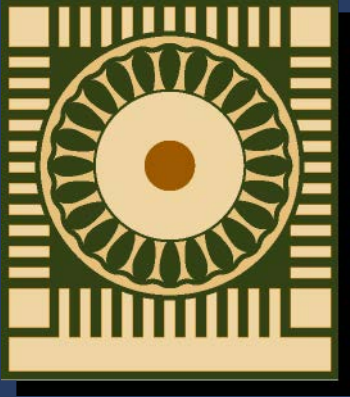
**PLANNING COMMISSION MEETING
THURSDAY, NOVEMBER 9, 2017**

PRESENTATIONS

STAFF PRESENTATION

**ITEM #1 PUBLIC HEARING
Ph#17-097**

29265 VAGABOND LANE



CITY OF
HAYWARD
HEART OF THE BAY

Planning Commission Meeting
Vesting Tentative Track Map 8280
29265 Vagabond Lane
November 9, 2017

Planning Division
Development Services Department

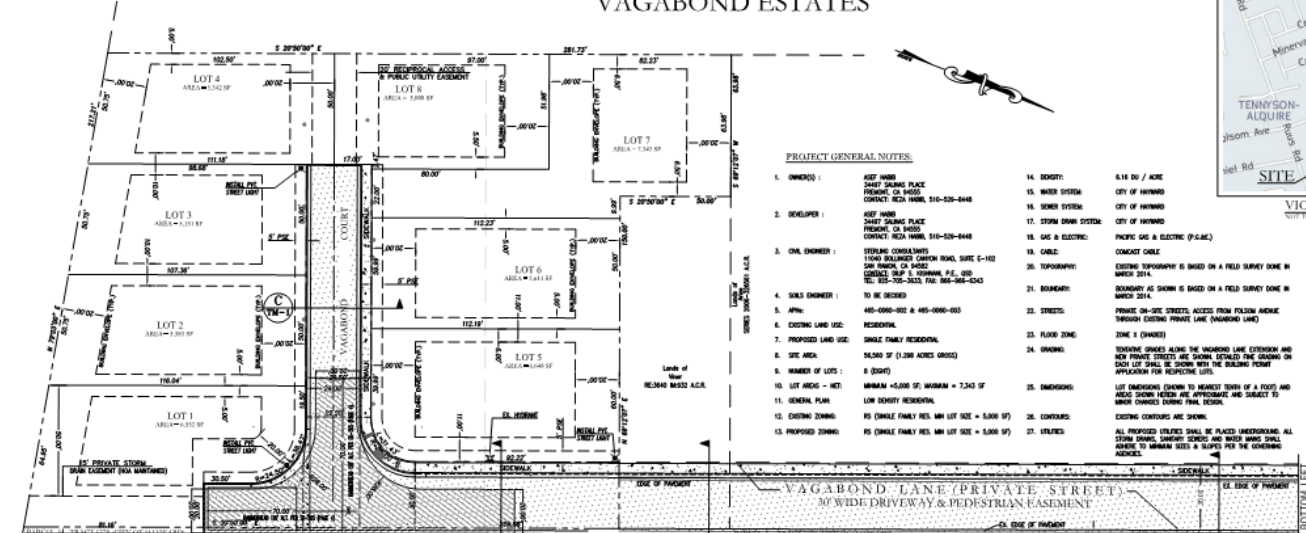
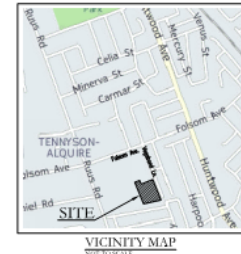


29265 Vagabond Lane – VTTM 8280

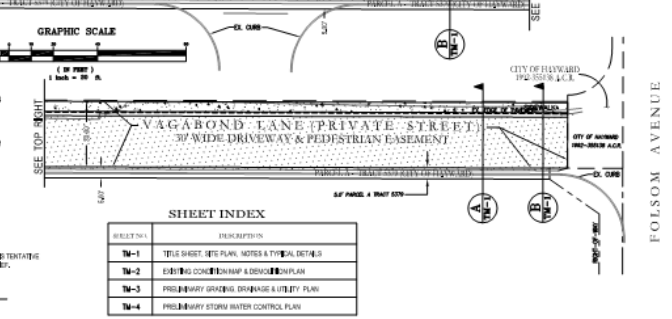
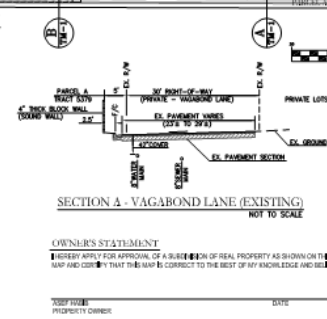
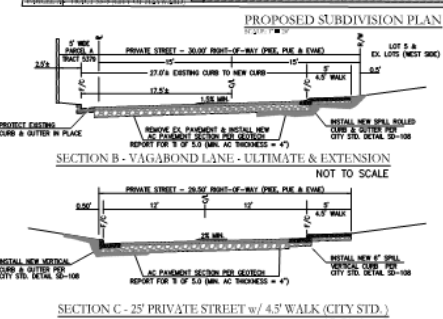


29265 Vagabond Lane – VTTM 8280

VESTING TENTATIVE TRACT 8280 VAGABOND ESTATES



- PROJECT GENERAL NOTES:**
- OWNER: KEET HOOD
SHEEP SPADING PLACE
FREMONT, CA 94505
CONTACT: KEA HAN, 510-535-8448
 - DEVELOPER: KEET HOOD
SHEEP SPADING PLACE
FREMONT, CA 94505
CONTACT: KEA HAN, 510-535-8448
 - CHL. ENGINEER: STERLING CONSULTANTS
17000 BALUNAS CANYON ROAD, SUITE C-102
DOW RANCH, CA 94588
CONTACT: SHIP S. SHAMAN, P.E., QES
CE: 45-75-26-003, PHS: 000-068-003
 - SOILS ENGINEER: TO BE DECIDED
 - APNs: 445-000-002 & 445-000-003
 - EXISTING LAND USE: RESIDENTIAL
 - PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
 - SITE AREA: 24,540 SF (1.208 ACRES GROSS)
 - NUMBER OF LOTS: 8 (5047)
 - LOT AREA - NET: MINIMUM = 4,000 SF, MAXIMUM = 7,243 SF
 - GENERAL PLAN: LOW DENSITY RESIDENTIAL
 - EXISTING ZONING: RS (SINGLE FAMILY RES. MIN. LOT SIZE = 5,000 SF)
 - PROPOSED ZONING: RS (SINGLE FAMILY RES. MIN. LOT SIZE = 5,000 SF)
 - DENSITY: 6.18 DU / ACRE
 - WATER SYSTEM: CITY OF HAYWARD
 - SEWER SYSTEM: CITY OF HAYWARD
 - STORM DRAIN SYSTEM: CITY OF HAYWARD
 - PAVING GAS & ELECTRIC (P.G&E): PAVING GAS & ELECTRIC (P.G&E)
 - GRADE: CONTACT OWNER
 - TOPOGRAPHY: EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY DONE IN MARCH 2014.
 - BOUNDARY: BOUNDARY AS SHOWN IS BASED ON A FIELD SURVEY DONE IN MARCH 2014.
 - STREETS: PRIVATE ON-SITE STREETS, ACCESS FROM FOLSOM AVENUE THROUGH EXISTING PRIVATE LANE (VAGABOND LANE)
 - FLOOD ZONE: ZONE 1 (SHADY)
 - DRAINAGE: TYPICAL GRADIENTS ALONG THE VAGABOND LANE, EXTENSION AND NEW PRIVATE STREETS ARE SHOWN. EXISTING THE GROUND ON EACH OF THESE IS SHOWN WITH THE BUILDING PERMIT APPLICATION FOR RESPECTIVE LOTS.
 - EMERGENCIES: LOT EMERGENCIES SHOWN TO NEAREST TOWER OF A FEET AND AREAS SHOWN HEREIN ARE APPROXIMATE AND SUBJECT TO MINOR CHANGES DURING FINAL DESIGN.
 - CONTIGUOUS: EXISTING CONTOURS ARE SHOWN.
 - UTILITIES: ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND. ALL EXISTING UTILITIES, CONDUIT, STAKES AND MARKERS SHALL ADHERE TO STANDARD SIZES & SPACES PER THE GOVERNING AGENCIES.



SHEET INDEX

SHEET NO.	DESCRIPTION
TM-1	TITLE SHEET, SITE PLAN, NOTES & TYPICAL DETAILS
TM-2	EXISTING CONDUIT MAP & DEVELOPMENT PLAN
TM-3	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
TM-4	PRELIMINARY STORM WATER CONTROL PLAN

OWNER'S STATEMENT
I HEREBY APPLY FOR APPROVAL OF A SUBJECT REAL PROPERTY AS SHOWN ON THIS TENTATIVE MAP AND CERTIFY THAT THE MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: _____
PROPERTY OWNER: _____

DATE: MAY 18, 2014
SCALE: AS NOTED

NO.	BY	DATE	REVISIONS	CITY APPR.



PREPARED BY:
STERLING CONSULTANTS
1000 REDWOOD DRIVE, SUITE 100
SAN ALBA, CA 94588
TEL: 925-765-7630
WWW.STERLINGCONSULTANTS.COM

PREPARED FOR:
ACET 1 HAYWARD
34407 SALINAS PLACE
FREMONT, CA 94555
(510) 386-0221

APNs: 445-000-002 & -003
29265 VAGABOND LANE
VESTING TENTATIVE TRACT MAP 8280
VAGABOND ESTATES
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

SHEET NO.
1 of 4 SHEETS
2013-121
DATE: MAY 18, 2014

PRELIMINARY • NOT FOR CONSTRUCTION



Findings

The proposal is not in conflict with the General Plan:

- H-3.1 Diversity of Housing Types
- H-3.4 Residential Uses Close to Services
- LU-1.3 Growth and Infill Development



Findings

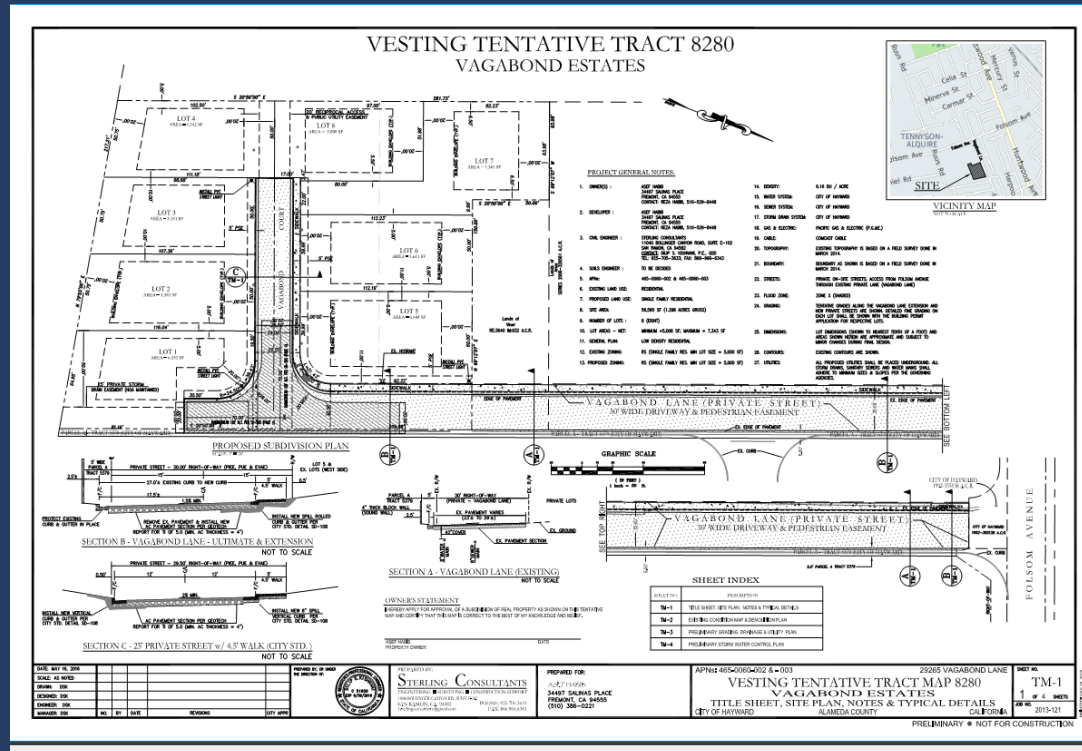
The proposal meets all requirements and development standards for the Zoning Ordinance

Development Standards	Code Requirement	Proposed Project
Minimum Lot Size (interior lot)	5,000 sq. ft.	≥ 5,008 sq. ft. (lots 2, 3, 4, 6, 7 & 8)
Minimum Lot Size (corner lot)	5,914 sq. ft.	≥ 6,648 sq. ft. (lots 1 and 5)
Minimum Lot Frontage	35 ft.	≥ 50 ft.
Minimum Flag Lot Frontage	22 ft.	22 ft.
Minimum Average Lot Width (interior lot)	50 ft.	≥ 50 ft.
Minimum Average Lot Width (cover lot)	60 ft.	≥ 60 ft.
Minimum Average Lot Depth	80 ft.	≥ 98.68 ft.



Findings

No approval of variances or other exceptions are required for the approval of the subdivision



Conditions of Approval

- The creation of a new HOA
- Maintain the common parcel stormwater treatment and the proposed street extension
- Requiring 75 % of the units to be owner occupied
- Reconstruction and repair of the existing road and sidewalks to meet current roadway standards



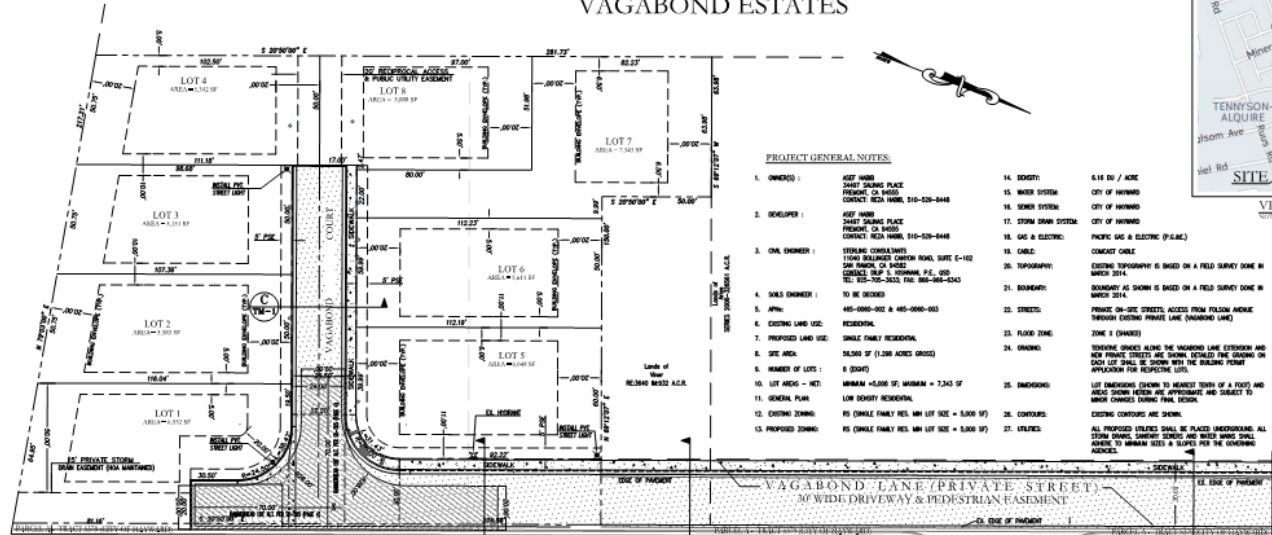
Recommendation

- All three Vesting Tentative Map findings can be made
- Recommends approval of the Vesting Tentative Map

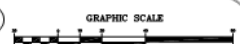


Proposed Site Plan

VESTING TENTATIVE TRACT 8280 VAGABOND ESTATES



- PROJECT GENERAL NOTES:**
- OWNER: JEST HOME, 3449 SALINAS PLACE, FREMONT, CA 94555, CONTACT: REA HARRIS, 510-520-6448
 - DEVELOPER: JEST HOME, 3449 SALINAS PLACE, FREMONT, CA 94555, CONTACT: REA HARRIS, 510-520-6448
 - CIVIL ENGINEER: STERLING CONSULTANTS, 13000 BALMAIN CANYON ROAD, SUITE C-102, SAN RAMON, CA 94583, CONTACT: P. P. & T. TOSCANI, P.E., GEO. TEL: 925-752-3522, FAX: 925-752-3543
 - SALES ENGINEER: TO BE DETERMINED
 - APPLICANT: 485-0980-002 & 485-0980-003
 - EXISTING LAND USE: RESIDENTIAL
 - PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
 - SIZE AREA: 54,580 SF (1.26 ACRES GROSS)
 - NUMBER OF LOTS: 8 (200%)
 - LOT AREA - NET: MINIMUM 4,500 SF; MAXIMUM = 7,343 SF
 - GENERAL PLAN: LOW DENSITY RESIDENTIAL
 - EXISTING ZONING: RS (SINGLE FAMILY RES. MIN LOT SIZE = 5,000 SF)
 - PROPOSED ZONING: RS (SINGLE FAMILY RES. MIN LOT SIZE = 5,000 SF)
 - SOUGHTY: 6.16 AC / ACRE
 - WATER SYSTEM: CITY OF HAYWARD
 - SEWER SYSTEM: CITY OF HAYWARD
 - STORM DRAIN SYSTEM: CITY OF HAYWARD
 - GAS & ELECTRIC: PACIFIC GAS & ELECTRIC (PG&E)
 - CABLE: COMCAST CABLE
 - TOPOGRAPHY: EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY DONE IN MARCH 2014.
 - BOUNDARY: BOUNDARY AS SHOWN IS BASED ON A FIELD SURVEY DONE IN MARCH 2014.
 - STREETS: PRIVATE ON-SITE STREETS ACCESS FROM FOLSOM AVENUE THROUGH EXISTING PRIVATE LANE (VAGABOND LANE)
 - FLOOD ZONE: ZONE X (SHADED)
 - GRADING: TYPICAL GRADING ALONG THE VAGABOND LANE EXTENSION AND NEW PRIVATE STREET, AND GRADING BEYOND THE GRADING ON EACH LOT SHALL BE SHOWN WITH THE DRAINING POINT APPLICATION FOR RESIDENTIAL LOTS.
 - EMBRONING: LOT DIMENSIONS SHOWN TO NEAREST TENTH OF A FOOT AND AREA SHALL BE GIVEN AND APPROXIMATE AND SUBJECT TO WHICH CHANGES DURING FINAL DESIGN. EXISTING CONTOURS ARE SHOWN.
 - UTILITIES: ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND. ALL STORM DRAIN, SEWER, GAS, AND WATER MAINS SHALL ADHERE TO MINIMUM SIZES & SLOPES PER THE GOVERNING AGENCIES.



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TM-4	PRELIMINARY STORM WATER CONTROL PLAN

OWNER'S STATEMENT
I HEREBY AFFIRM FOR APPROVAL OF A BUILDING PERMIT OF REAL PROPERTY AS SHOWN ON THIS TENTATIVE MAP AND CONSENT THAT THIS MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SUBJECT PROPERTY ADDRESS: _____ DATE: _____

DATE: MAY 18, 2016
SCALE: AS NOTED

DRAWN	DESIGNED	ENGINEER	MANAGER
DSK	DSK	DSK	DSK

NO. BY DATE REVISIONS CITY APPROVAL



PREPARED BY:
STERLING CONSULTANTS
ENGINEERING SURVEYING & CONSTRUCTION SERVICES
13000 BALMAIN CANYON ROAD, SUITE C-102
SAN RAMON, CA 94583 (925) 752-3522
1325 8th Street, Suite 200
Hayward, CA 94541 (510) 886-9638

PREPARED FOR:
JEST HOME
3449 SALINAS PLACE
FREMONT, CA 94555
(510) 386-0221

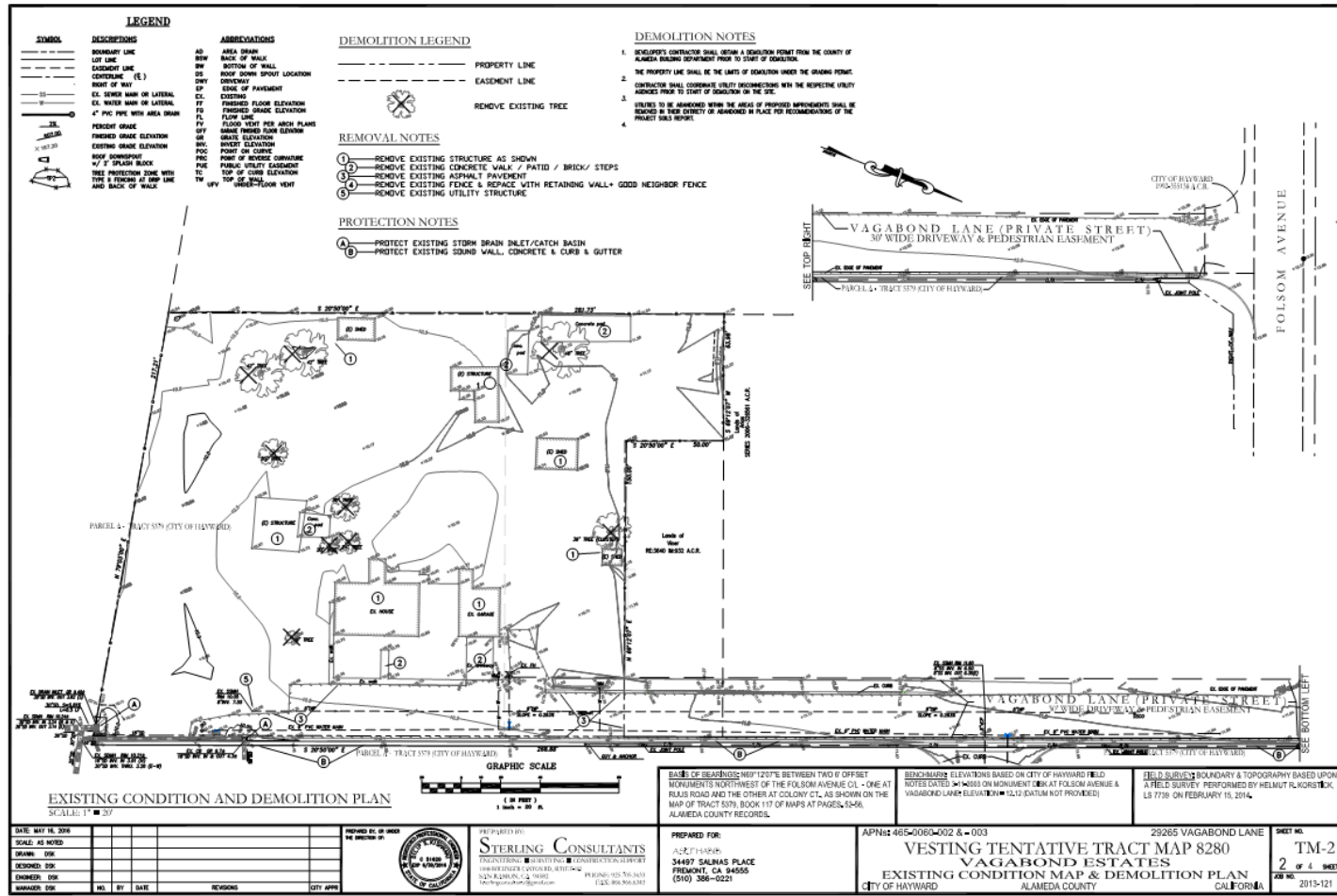
APN: 465-0060-002 & 003
25265 VAGABOND LANE
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VAGABOND ESTATES
TITLE SHEET, SITE PLAN, NOTES & TYPICAL DETAILS
CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

SHEET NO. TM-1
1 OF 4 SHEETS
2015-121

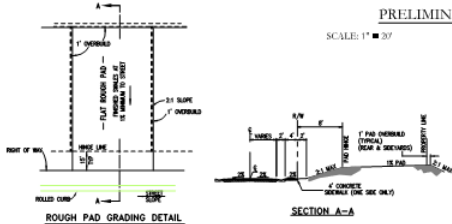
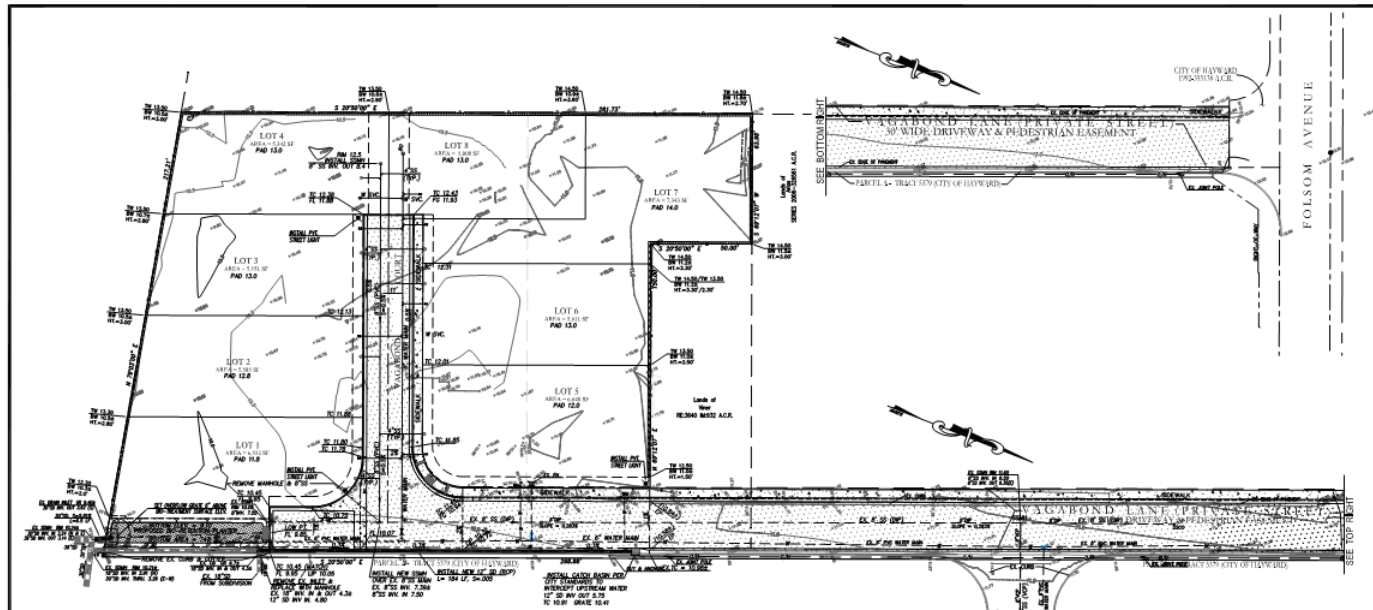
PRELIMINARY • NOT FOR CONSTRUCTION



Proposed Existing Condition and Demolition Plan



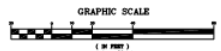
Preliminary Grading, Drainage & Utilities Plan



EARTHWORK SUMMARY

MEASURED RAW CUT: 300 CY
 STREET SURFACE AT 1" BELOW FINISHED (BASE, HOOK OF CURB TO BACK OF ROAD)
 MEASURED FILL (STREET-URD): 2,700 CY
 ESTIMATED NET IMPORT: 2,400 CY

NOTE: EARTHWORK QUANTITIES SHOWN HEREIN ARE APPROXIMATE ONLY FOR ESTIMATION OF TOTAL CONTRACTORS SHALL BASE ON AND IN CONTRACT AGREEMENT UPON THE CONTRACT DOCUMENTS FOR THE CONSTRUCTION OF THE WORK SHOWN HEREIN. NO ADJUSTMENTS HAVE BEEN APPLIED FOR DRINK OR SHELLE AND UTILITY SPILLS.



DATE: MAY 16, 2008	PREPARED BY: OR	REVISIONS	CITY APPROVED
SCALE: AS NOTED	BY: [Signature]		
DRAWN: [Signature]			
CHECKED: [Signature]			
ENGINEER: [Signature]			
MANAGER: [Signature]			



PREPARED BY:
STERLING CONSULTANTS
 INCORPORATED
 34407 SALINAS PLACE
 FREMONT, CA 94555
 (415) 306-0253

PREPARED FOR:
 A/E/C/H/S/B/R
 34407 SALINAS PLACE
 FREMONT, CA 94555
 (415) 306-0253

APN# 465-0060-002 & -003
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 CITY OF HAYWARD
 ALAMEDA COUNTY
 CALIFORNIA

SHEET NO.
TM-3
 3 of 4 SHEETS
 SHEET NO.
 2013-121

PRELIMINARY • NOT FOR CONSTRUCTION



STAFF

PRESENTATION

ITEM #2 PUBLIC HEARING

Ph#17-098

**MISSION SENIORS RESIDENTIAL
DEVELOPMENT**



MISSION SENIORS

PLANNING COMMISSION



- **CEDC Meeting** **December 2015**
 - Conceptual plan
- **CEDC Meeting** **December 2016**
 - Concern with project density, the amount of hillside grading, impacts to views corridors, and the lack of pedestrian connectivity
 - Some revisions addressed concerns of the CEDC
- **Application Submittal** **February 2017**
- **Planning Commission Work Session** **June 2017**

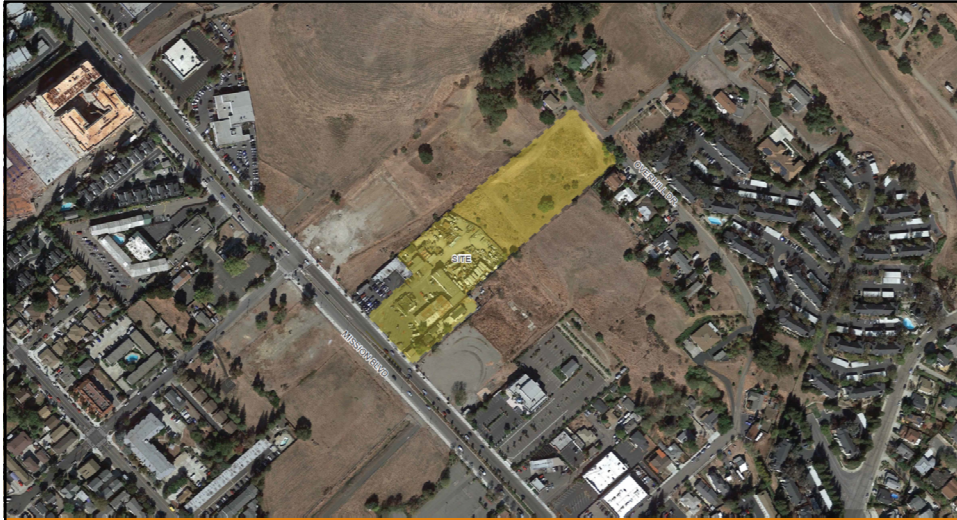
Background

- **Zoning Text Map Amendment – Thoroughfare Designation**
 - **Form Based Code Exception**
 - More than one principal building on a lot and allow the principal entrances for buildings along non-frontages;
 - **Form Based Code Warrants**
 - To allow a subdivision that contains more than one building per lot and to vary the required to lot width standards
 - **Vesting Tentative Map**
 - **Site Plan Review with Grading Permit**
 - **Density Bonus**
-

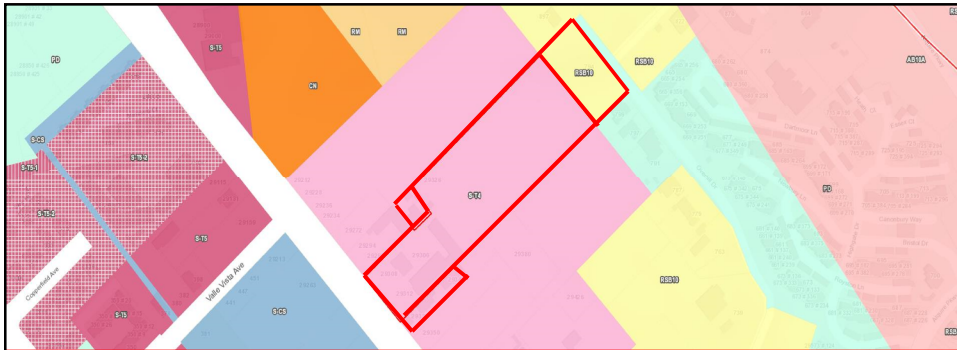
Planning Commission Recommendation

- **5.6-acre site**
 - **Three, four-story buildings with 200 market-rate senior condo units**
 - “Contemporary California Spanish” architecture (57 foot tall structures)
 - One, two and three bedroom floorplans
 - Each unit contains kitchen, laundry and private open space
 - Project amenities (pool, fitness center, meeting rooms, dining hall)
 - 259 parking spaces (28 visitor spaces and 72 bicycle spaces)
 - **Three new single-family homes with 4,000 square feet of living space**
 - **Site Improvements**
 - New N/S pedestrian pathway between Overhill Drive and Mission Blvd.
 - New E/W pedestrian pathway linking adjacent vacant parcels
 - Roadway dedication and frontage improvements on Overhill Drive
 - Tree Removals and Mitigation (new landscaping & bio-retention areas)
-

Project Summary

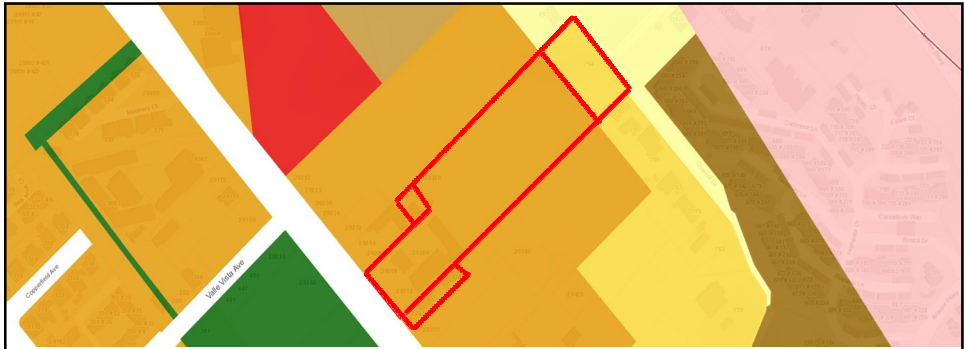


Existing Conditions



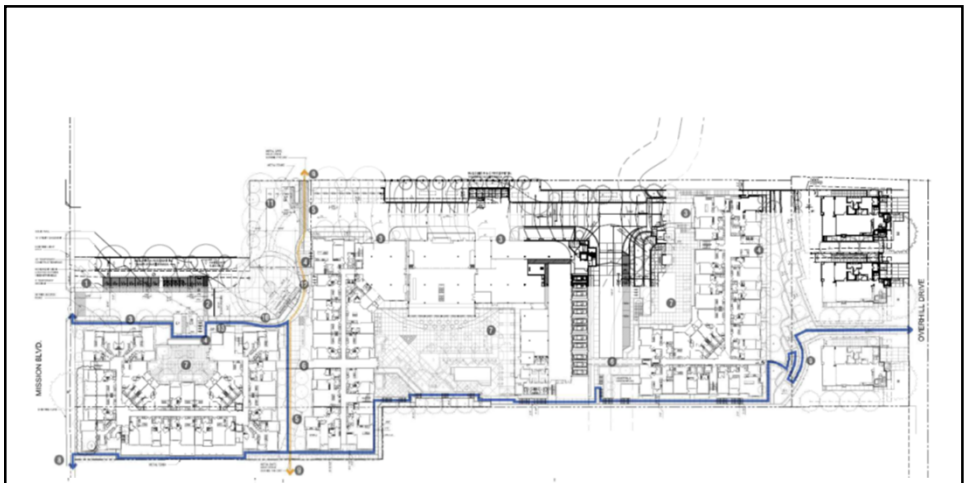
- The 4.8-acre site is zoned S-T4, Urban General Zone in S. Hayward BART FBC
- The .78-acre lot on Overhill Drive is zoned RSB10, Single-Family Residential District

Zoning



- The 4.8-acre site is designated as Sustainable Mixed Use
- The .78-acre site is designated LMDR, Limited Medium Density Residential

Hayward 2040 General Plan



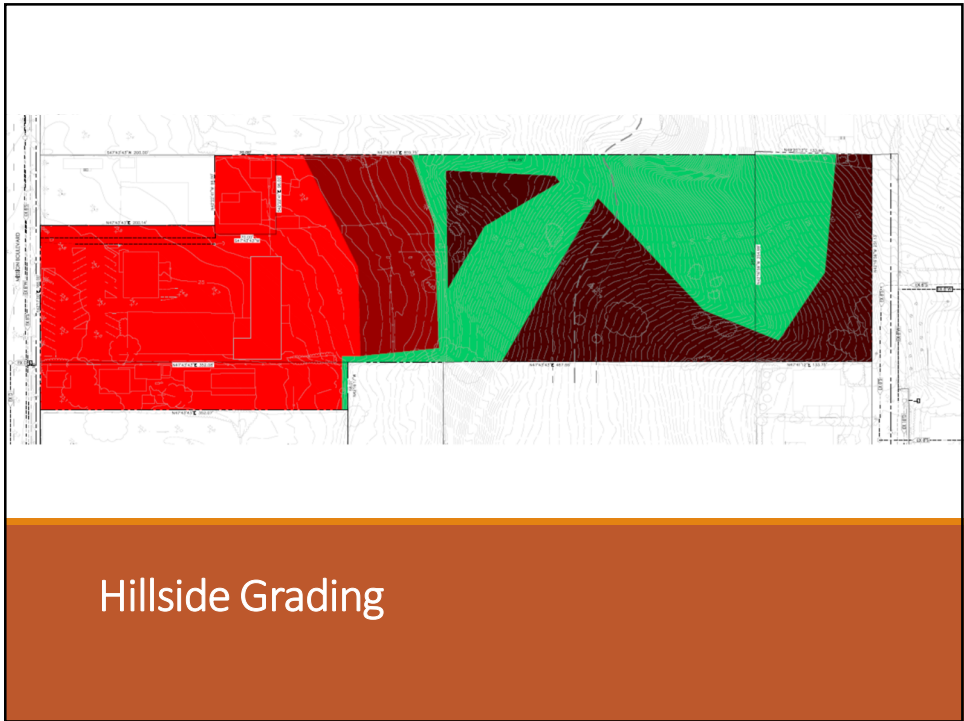
Site Plan & Open Space Overview

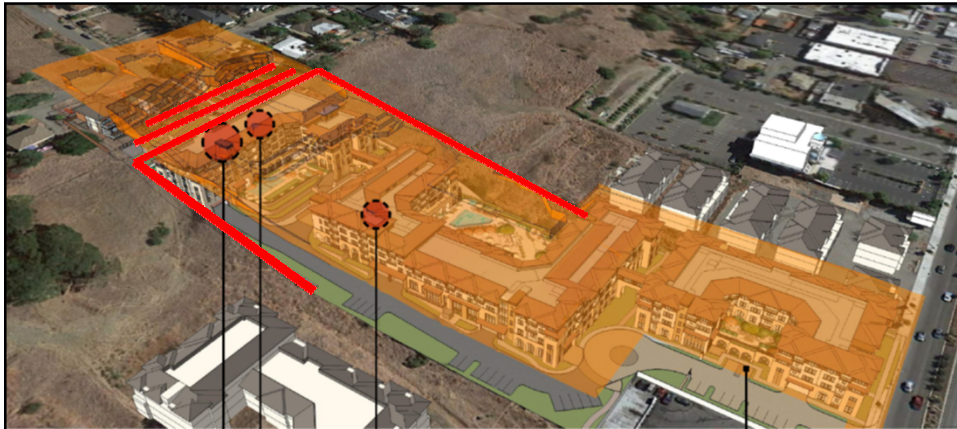


Project Elevations



Perspectives





Three small areas that exceed 57' height limit

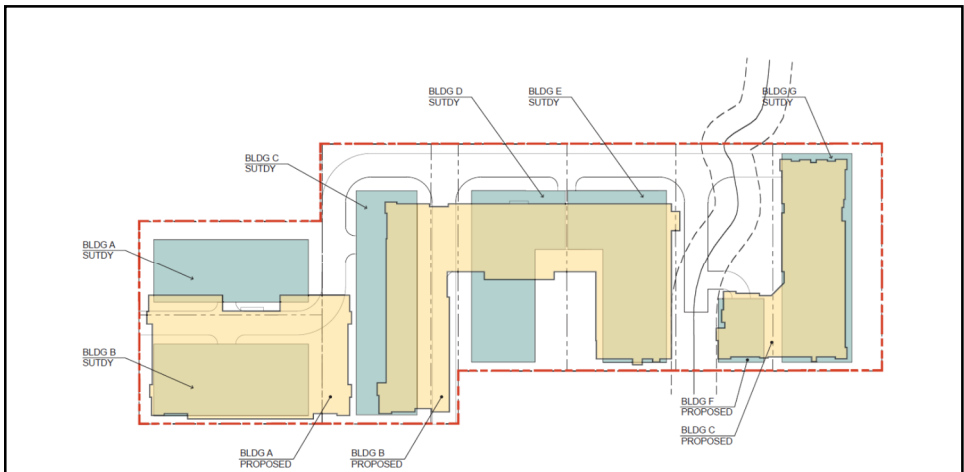
Building Height, Massing & Retaining Walls



Zoning Text Map Amendment



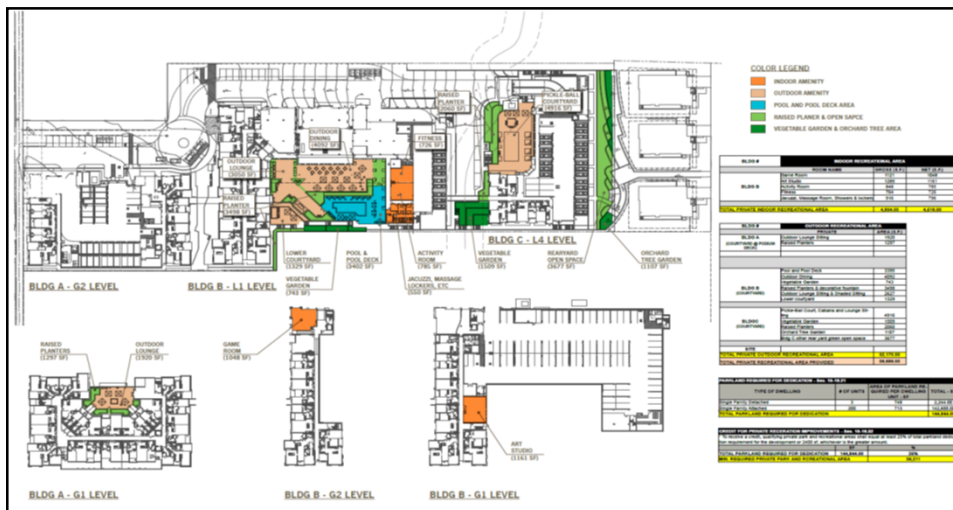
Form Based Code Compliant



Project vs. FBC Comparison

- **Tree Removals**
 - Several trees to be removed, landscaping replaced
- **Sustainability**
 - GreenPoint Rated
 - TDM (bicycle storage, bus stop & bike improvements)
 - Efficient appliances, recycled materials
 - Solar area provided; panels not included
 - Electric Charging Stations
- **Affordable Housing**
 - In-Lieu fee proposed

Other Project Components



Parkland In Lieu Credit

- In 2011, the City Council certified the South Hayward BART FBC SEIR.
 - This document tiered from the 2006 South Hayward BART/Mission Boulevard Concept Design Plan EIR and the 2009 Route 238 Bypass EIR.
 - Senate Bill (SB) 743, enacted in 2013, amended CEQA to provide that “aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment.”
-

CEQA Infill Checklist

- Project has to meet three criteria:
 1. The project is in a transit priority area; and
 2. The project is on an infill site; and
 3. The project is residential, mixed-use residential, or an employment center.
 - Based on staff analysis, the project meets Infill Checklist criteria
 - The checklist concludes that the Mission Seniors project would not have any significant effects on the environment that either have not already been analyzed in a prior EIR or that are more significant than previously analyzed, or that uniformly applicable development policies would not substantially mitigate.
-

CEQA Infill Checklist

- Staff requests the Planning Commission recommend approval of the project to the City Council on the:

Project Entitlements

- Zoning Text Map Amendment
 - Requested Form Based Code Exception
 - Requested Form Based Code Warrants
 - Vesting Tentative Map
 - Density Bonus to 42 dwellings/acre
 - Site Plan Review with Grading Permit
- **City Council review and consideration on December 12, 2017**
-

Recommendation

