

**CITY COUNCIL MEETING TUESDAY,
OCTOBER 16, 2018**

PRESENTATIONS

ITEM 17 – PH 18-079

PROPOSAL TO SUBDIVIDE TWO EXISTING PARCELS TOTALING 17.23-ACRES INTO 74 PARCELS TO ALLOW THE CONSTRUCTION OF 59 TOWNHOME RESIDENCES WITH COMMON OPEN SPACE AREAS AND RELATED SITE IMPROVEMENTS ON A SITE SOUTH OF THE NEW TENNYSON ROAD EXTENSION BETWEEN MISSION BOULEVARD AND VISTA GRANDE DRIVE (APNS 078C-0461-001-13 & 078C-0461-001-14) BY CHRIS CONKLIN OF THE GRUPE COMPANY (APPLICANT) ON BEHALF OF HAYWARD TENNYSON, LLC (OWNER) REQUIRING INTRODUCTION OF AN ORDINANCE AND ADOPTION OF A RESOLUTION TO APPROVE A VESTING TENTATIVE TRACT MAP, PLANNED

**DEVELOPMENT (PD) REZONE, AND MITIGATED
NEGATIVE DECLARATION
WITH MITIGATION MONITORING AND
REPORTING PROGRAM (MMRP) APPLICATION
NO. 201705848**

Development Services Dept. Planning Division

Ersted PD Rezoning & Vesting Tentative Tract Map Request
Damon Golubics, Senior Planner



Ersted PD Rezone & Vesting Tentative Tract Map

Background:

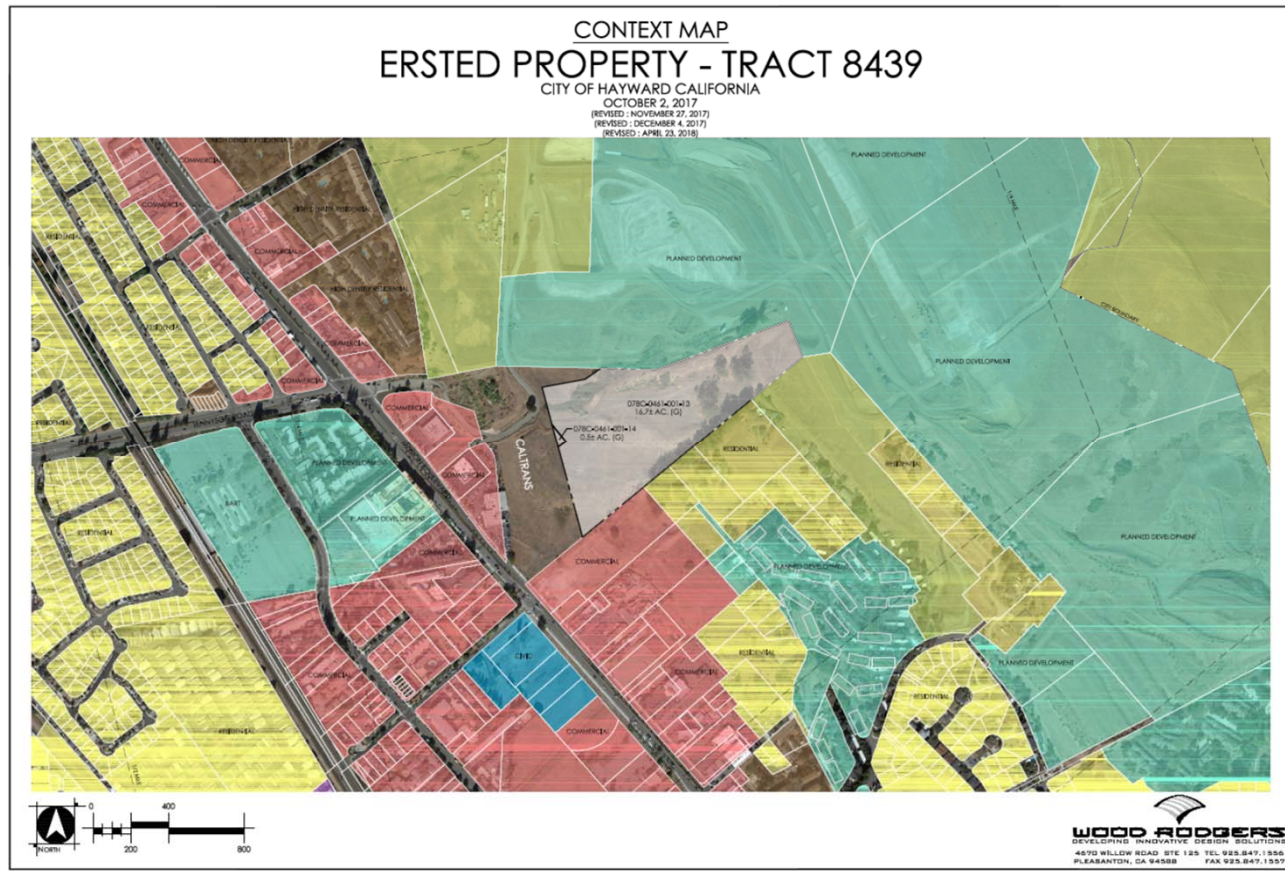
- 17.23 acres
- Two existing parcels
- General Plan: Medium Density Residential & Limited Open Space
- Zoning: Medium Density Residential & Agriculture
- Mission-Garin Area Neighborhood Plan
- Earthquake fault traces through the site

Ersted PD Rezone & Vesting Tentative Tract Map

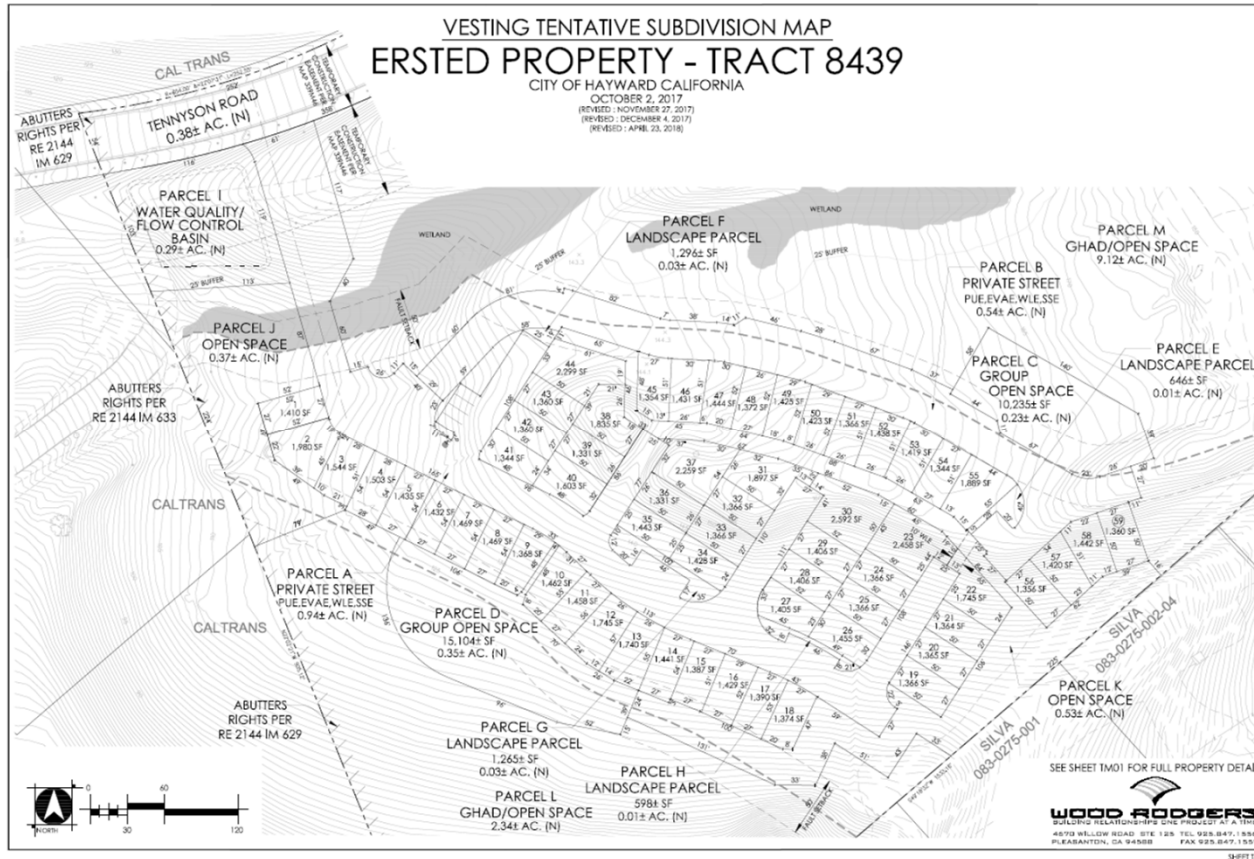
Proposal:

- Subdivide site into 74 parcels
- Construct 59 Townhomes
- Tree removal
- Access bridge
- Utilities
- Private street system
- PD amenities

Ersted PD Rezone & Vesting Tentative Tract Map



Ersted PD Rezone & Vesting Tentative Tract Map



Ersted PD Rezone & Vesting Tentative Tract Map



FRONT



RIGHT

Ersted PD Rezone & Vesting Tentative Tract Map



Ersted PD Rezone & Vesting Tentative Tract Map

Amenities:

- Open space
- Art
- Entry feature
- Solar
- Trail system
- Fix It Bike station
- Two dog washing stations
- Bocce ball courts

Ersted PD Rezone & Vesting Tentative Tract Map

Affordable Housing:

- Last application under the old regulations
- Universal design
- ADU concept
- Townhomes
- Details worked out during the Precise Plan based on Planning Commission input

Ersted PD Rezone & Vesting Tentative Tract Map

Geologic Hazard Abatement District (GHAD):

- Identified “geologic hazard”
- Focus on prevention
- Alternative to costly and time-consuming litigation
- Covers absence of insurance coverage for earth movement
- Broader range of available remedial measure
- Locally autonomous agency
- Increases public safety

Ersted PD Rezone & Vesting Tentative Tract Map

CEQA:

- Initial Study
- Mitigated Negative Declaration
- Mitigation Monitoring & Reporting Program
- Notice of Intent
- Public Comment Period
- Other public outreach

Ersted PD Rezone & Vesting Tentative Tract Map

Mission-Garin Neighborhood Plan (1987):

- Sought to double the amount of existing development
- Seek clustering of development which maintains continuity of open space
- Require hill development to respect natural contours and to blend with natural vegetation
- Original Zoning: High Density Residential
- Current Zoning: Medium Density Residential
- Develop on slopes under 25%
- Preserve tree clusters and natural creeks

Ersted PD Rezone & Vesting Tentative Tract Map

Findings:

- PD Rezone - Six (6) findings (Section 10-1.2535)
- Tentative Map – Subdivision Map Act (Section 66473.5)

Ersted PD Rezone & Vesting Tentative Tract Map

Other:

- Strategic Initiatives
- Near transit
- Provides a different type of housing
- As designed, low impact to the existing neighborhoods
- More sustainable & less environmental impact

Ersted PD Rezone & Vesting Tentative Tract Map

Planning Commission Review:

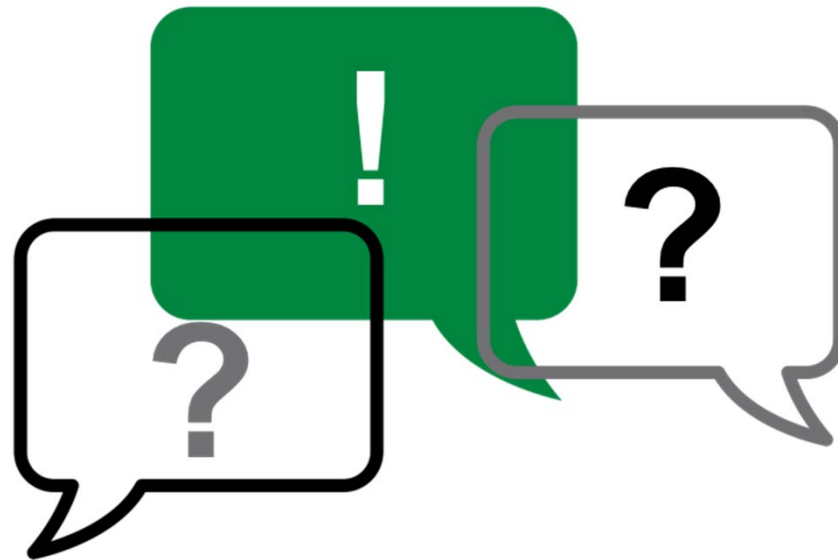
- September 27, 2018
- Project attributes & ways to make the project better
- Parking, artwork, architecture, hillside projects
- Play area, affordable housing, lockout units
- Recommended Council approve the project
- 7-0 vote

Ersted PD Rezone & Vesting Tentative Tract Map

Recommendation:

- That the City Council approve Vesting Tentative Tract Map No. 8439, PD Rezone Application No. 201705848 and adopt the Mitigated Negative Declaration (MND) with a Mitigation Monitoring and Reporting Program (MMRP) based on the analysis set forth in the staff report and the suggested findings and conditions of approval also contained in the staff report.

Questions



Ersted PD Rezone & Vesting Tentative Tract Map

Additional Conditions?

- The applicant shall work with City staff to located additional guest parking on the development site during the Precise Plan phase of the project.
- The applicant shall explore the use of tankless water heaters in some of the 59 townhome units. The applicant shall explore this opportunity during the Precise Plan phase of the project and prior to any building permit issued for the project.



City of Hayward Planning Commission
September 27, 2018





LEGEND

- | | | | |
|---|--------------------|---|----------------------------|
|  | FAULT LINES |  | DEVELOPABLE AREA (5.77 AC) |
|  | TREE CANOPIES |  | WETLAND |
|  | 25' WETLAND BUFFER |  | HAYWARD FAULT |

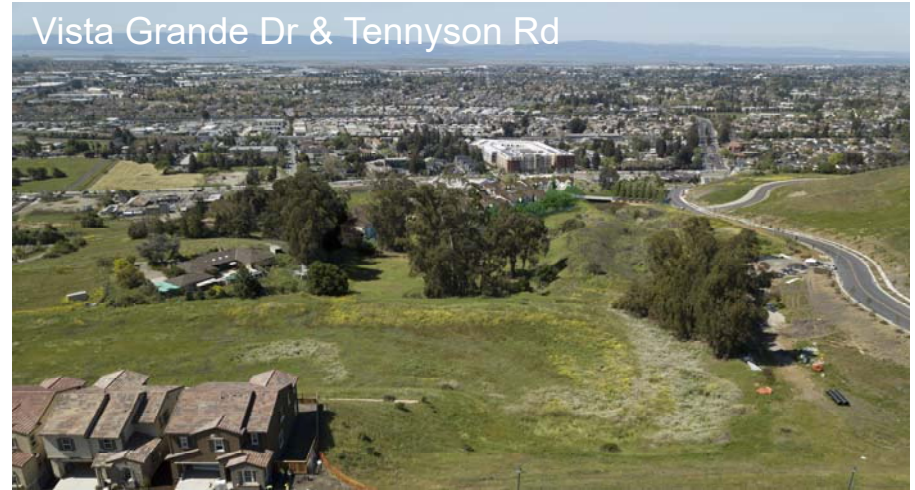
Net Developable Area



Mission Blvd & Valle Vista Ave



Vista Grande Dr & Tennyson Rd



Tennyson Rd & Mission Blvd





Illustrative Site Plan



Flying Pig Grooming

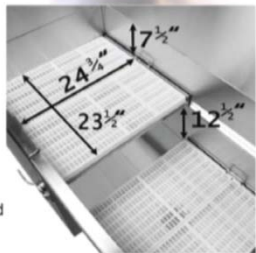
50" Stainless Steel Grooming Bath Tub

Item# FP701



Faucet Ports:
 Faucet port diameter: 1"
 to Floor: 44.25"
 from front of basin: 14"
 from back of basin: 6"
 Distance between the center faucet ports: 6"

Drainage Spec:
 The drain is slightly off centered from the front to back
 from the front of the tub to the center of the drain is 12.5"
 from the back of the tub to the center of the drain is 12.25"
 from the right side of the tub to the center of the drain is 14.25"
 from the left side of the tub to the center of the drain is 33.75"
 Note: For the Right Door / Left Drain, the measurement is reversed



FIXIT



FINISH OPTIONS

Galvanized Stainless

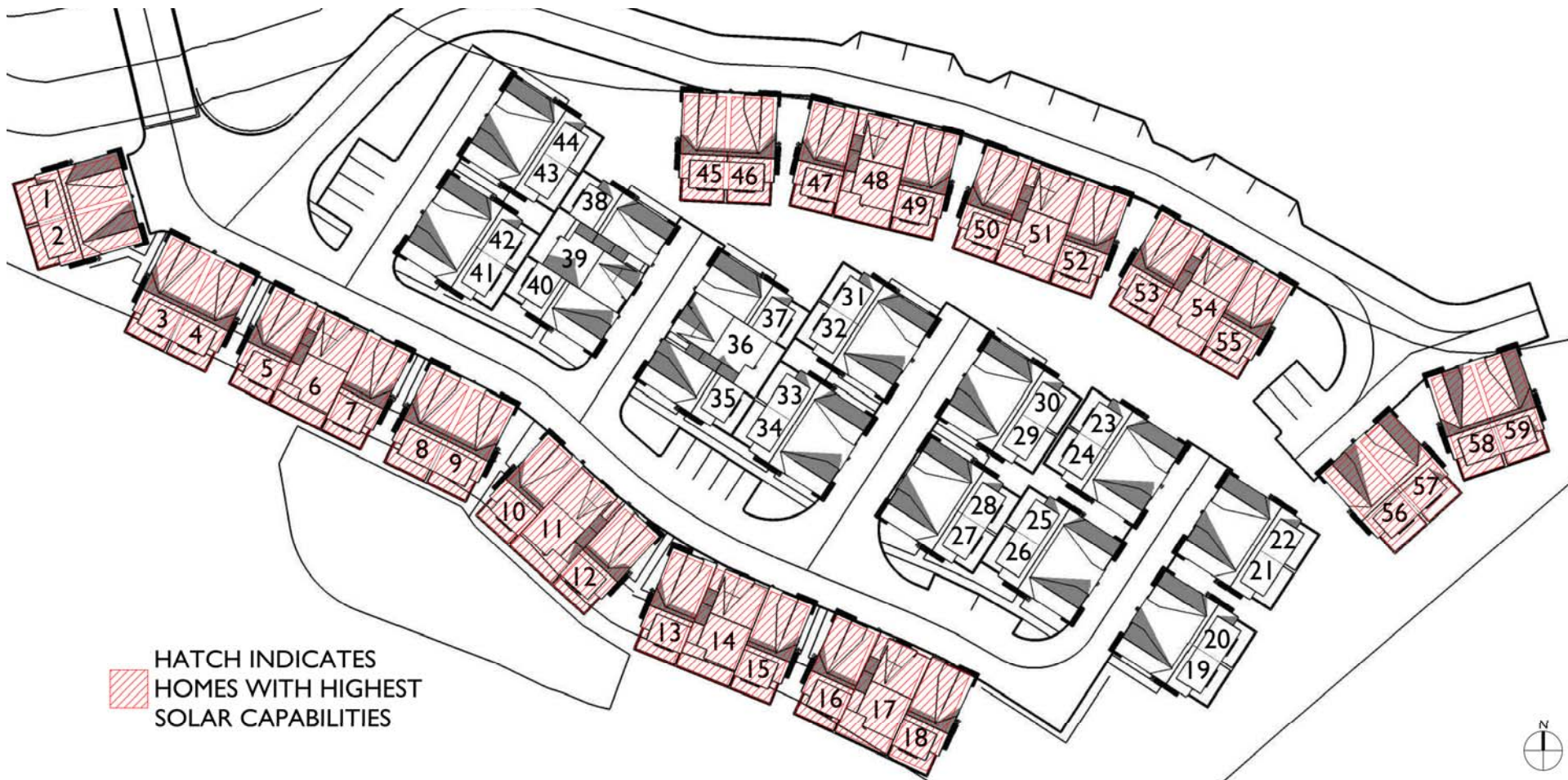


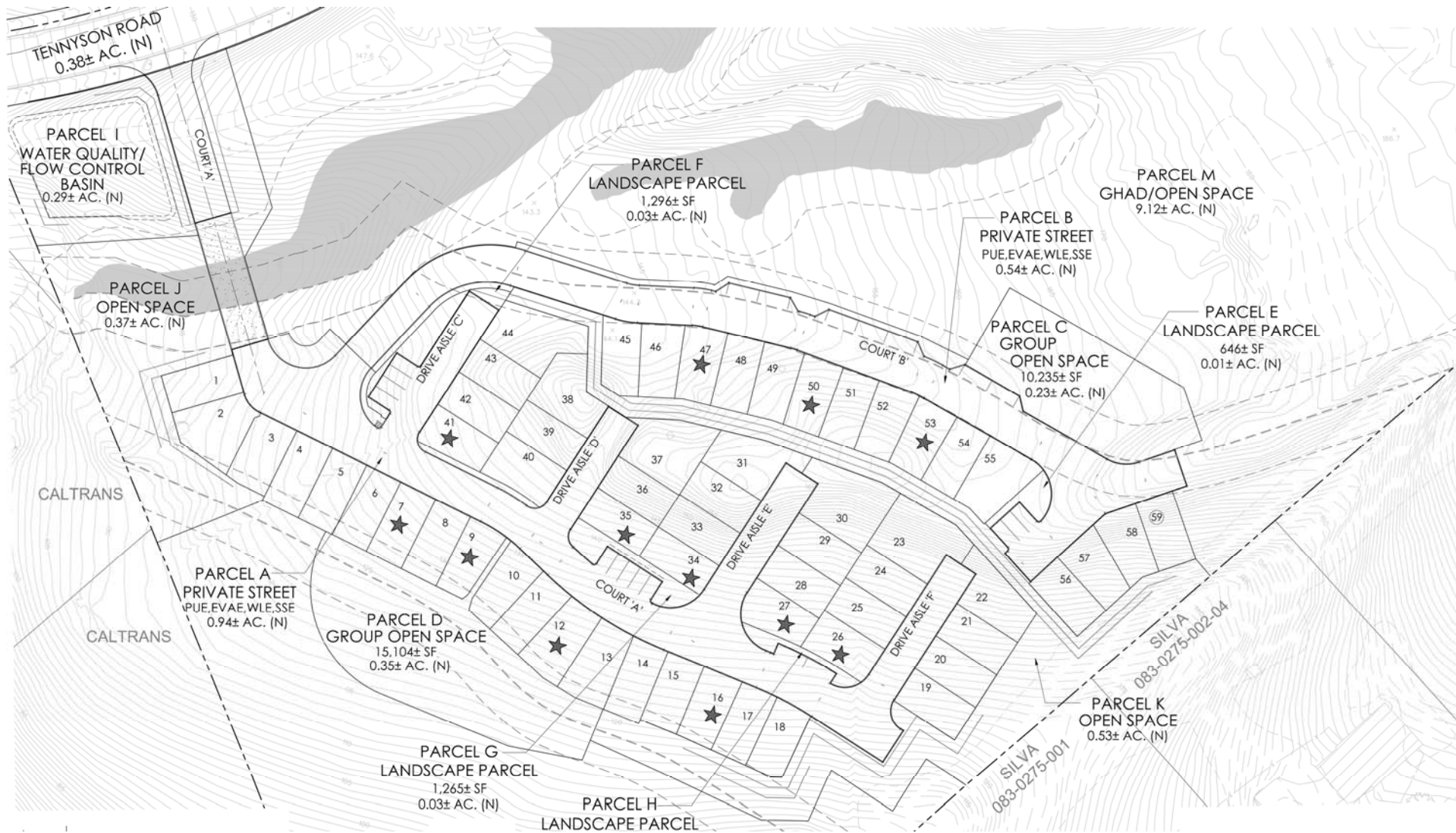
Powder Coat

White	Black	Light Gray RAL 7042	Deep Red RAL 3003	Yellow RAL 5015
Chalk Bright Yellow	Orange RAL 2004	Light Blue RAL 5018	Iron Gray RAL 7035	Hunter Green RAL 6005
Light Green RAL 6018	Green RAL 6006	Soapy Brown RAL 8014	Bronze	Silver 3007
Dark Purple	Flat Black	Wine Red RAL 3005		

Thermoplastic

Black	Green	Red	Gray	Brown
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Lock Out Units





Bird's Eye Perspective From Entry Bridge





Bird's Eye Perspective Looking East





Perspective From Open Space to Court 'B' Homes





FRONT ELEVATION (GARAGE) OF DUPLEX
COLOR SCHEME A

SIDE ELEVATION (END UNIT)
COLOR SCHEME A

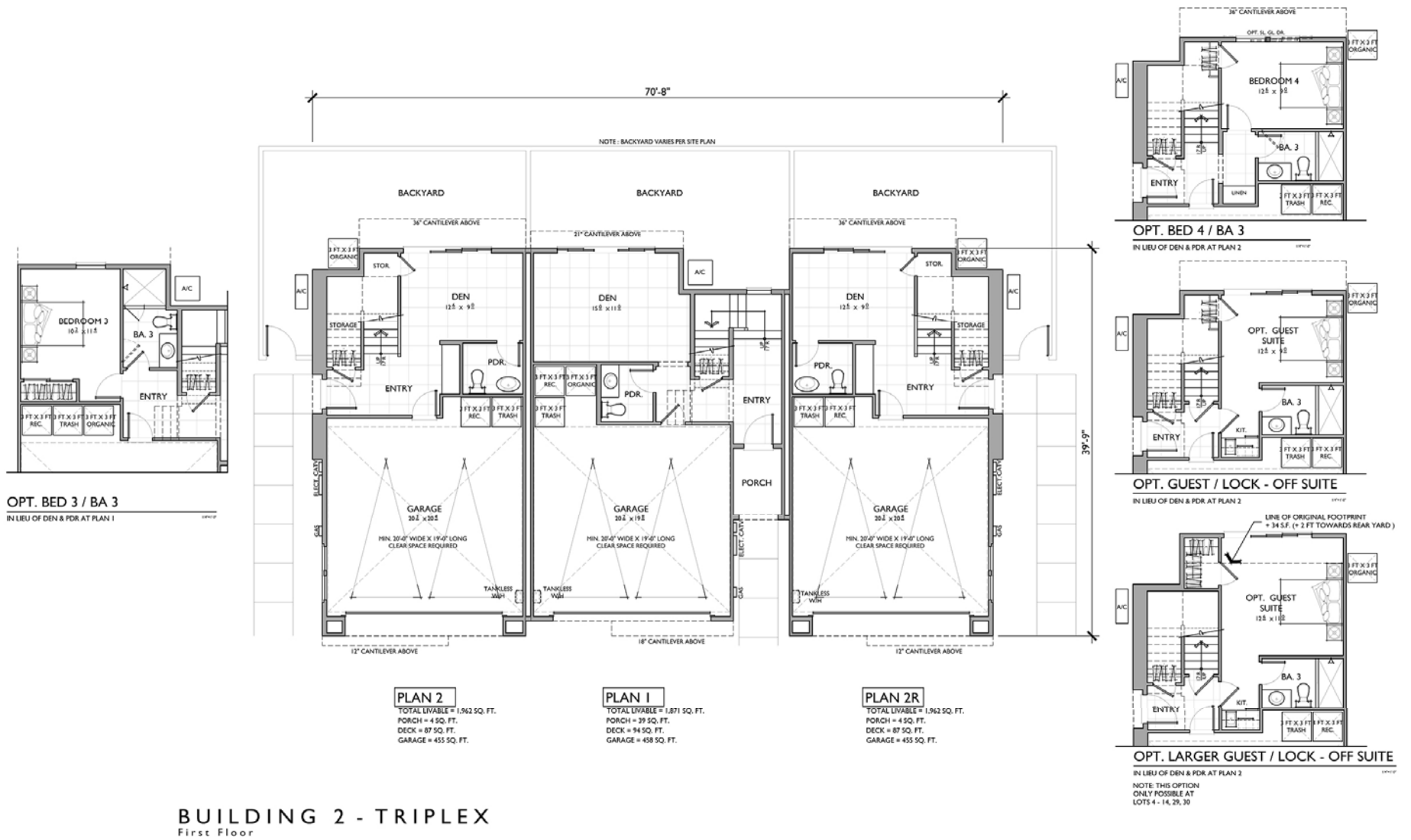


FRONT ELEVATION (GARAGE) OF TRIPLEX
COLOR SCHEME B



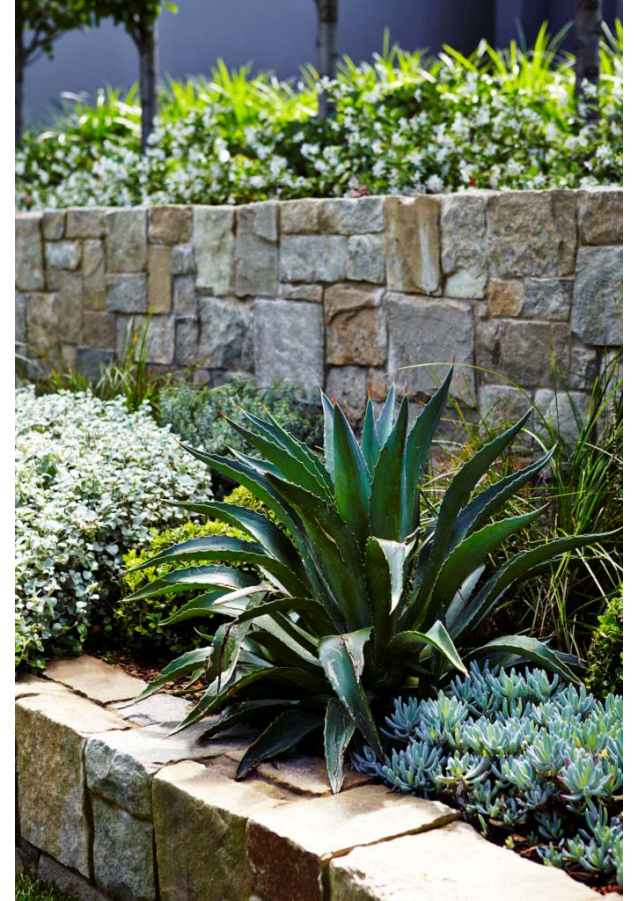
REAR ELEVATION OF DUPLEX
COLOR SCHEME A

REAR ELEVATION OF TRIPLEX
COLOR SCHEME B



Triplex Floor Plan





Retaining Wall Examples



Added Guest Parking

- To be presented at the hearing
- Details worked out during the Precise Plan

