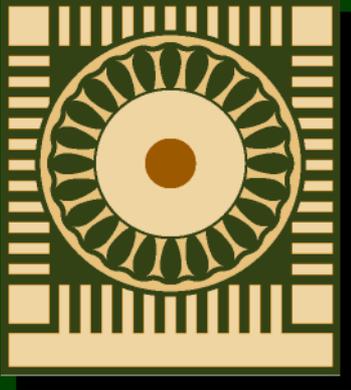


**CITY COUNCIL MEETING
TUESDAY, OCTOBER 27, 2015**

PRESENTATIONS



CITY OF
HAYWARD
HEART OF THE BAY

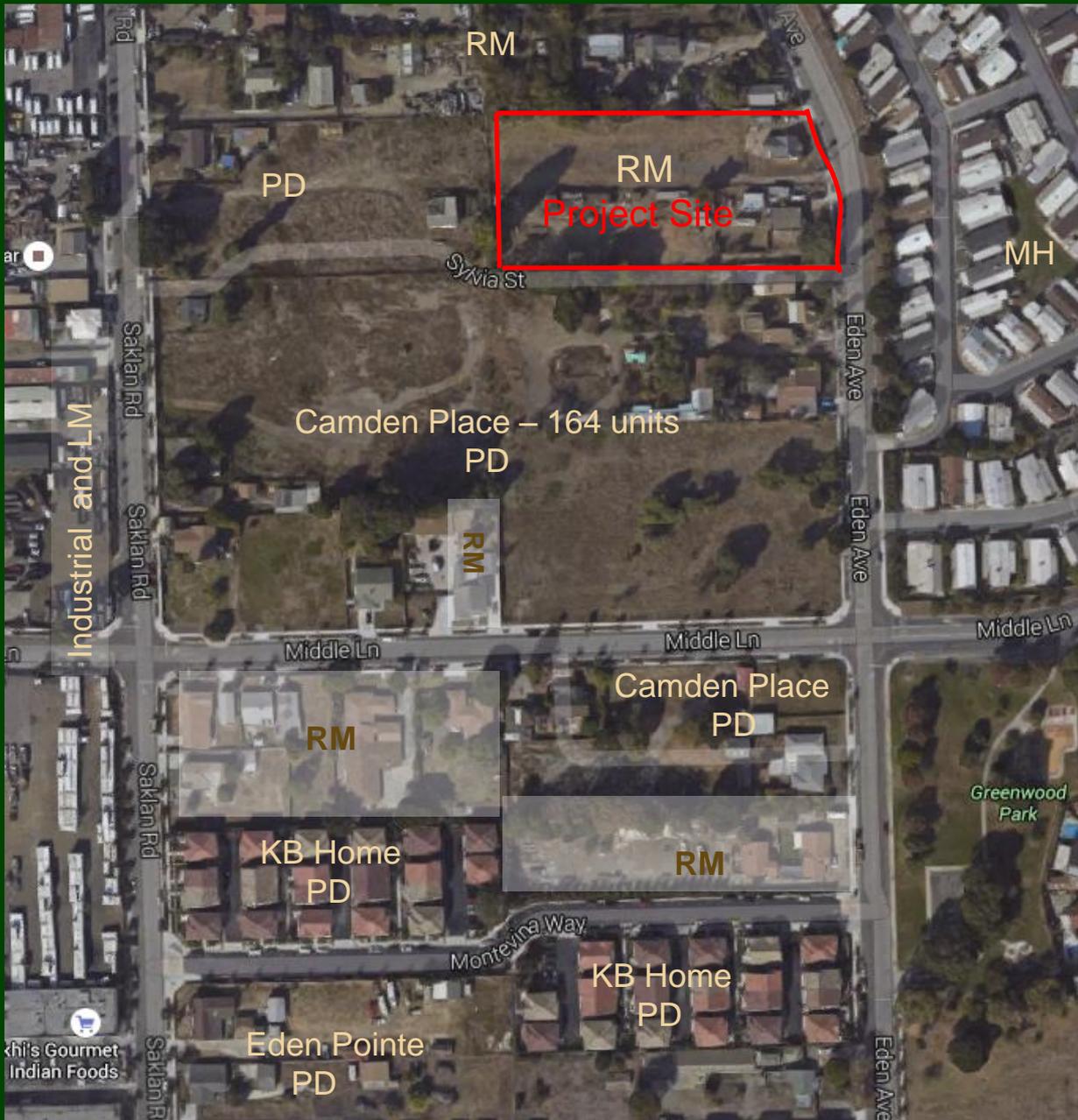
Eden 3
Dutra Enterprises
October 27, 2015
City Council Meeting

Linda Ajello, AICP, Senior Planner
Planning Division
Development Services Department



Eden 3

Location





Eden 3

Proposed Elevations



ELEVATION '2B'



ELEVATION '2A'



Neighboring Development

Camden Place



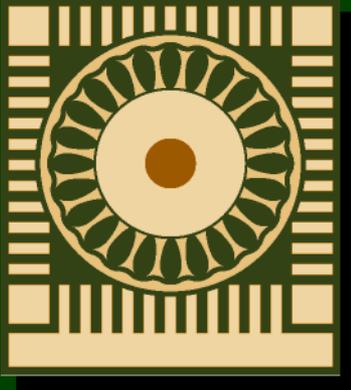
HAYWARD



1. Adopt a Resolution adopting the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program and approving the Vesting Tentative Tract Map; and
2. Introduce an Ordinance approving the Zone Change from Medium Density Residential to Planned Development.

Questions?





CITY OF
HAYWARD
HEART OF THE BAY

Eden 3
Dutra Enterprises
October 27, 2015
City Council Meeting

Linda Ajello, AICP, Senior Planner
Planning Division
Development Services Department



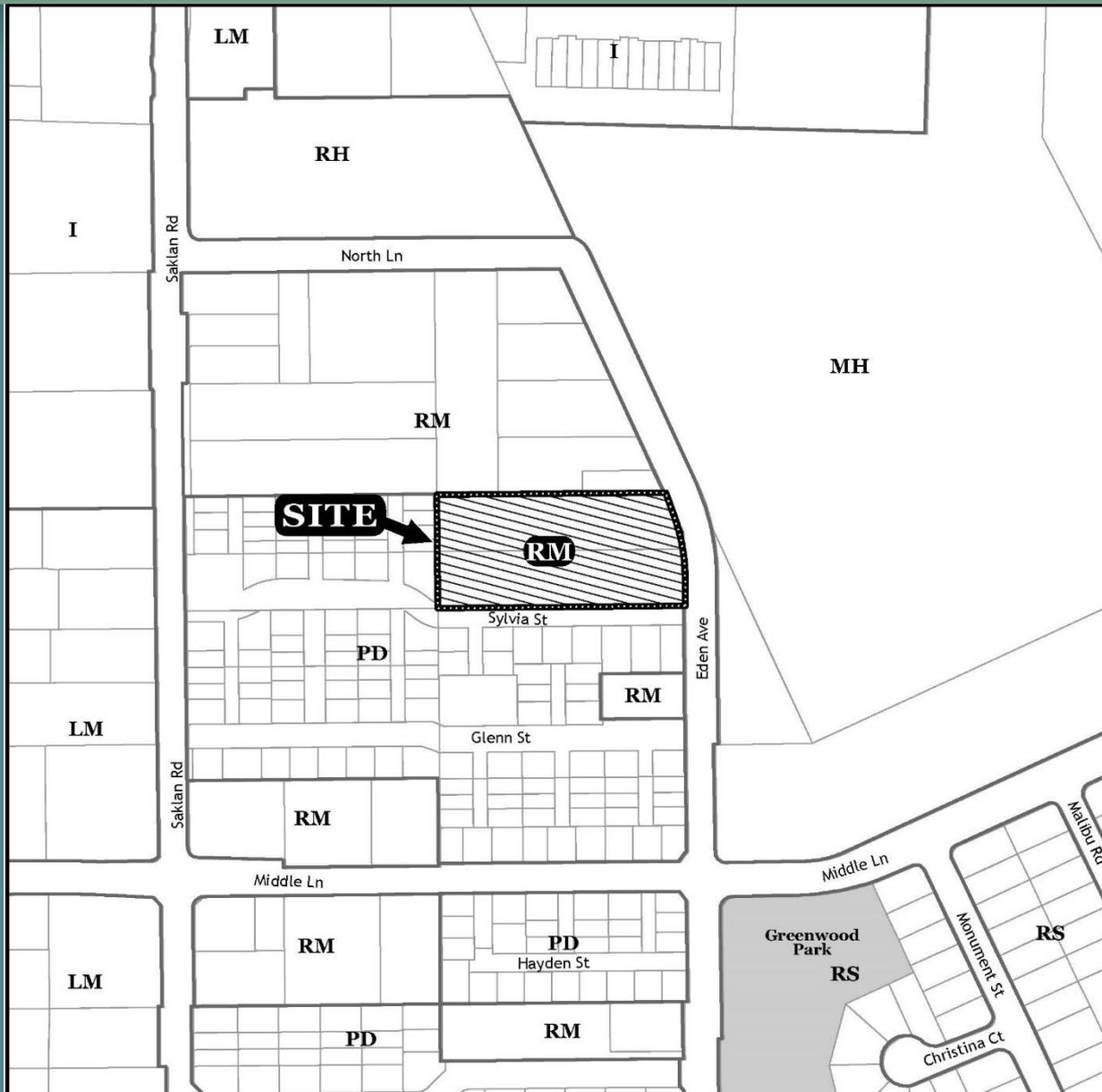
Eden III

Dutra Enterprises, Inc.

Dutra Land & Consulting Services, Inc.

Presented by: Tony Dutra

Area & Zoning Map



Proposed Site Plan

UNIT SUMMARY:

UNIT 1	(5) 1,444 S.F.	= 7,220 S.F.
UNIT 2	(10) 1,603 S.F.	= 16,030 S.F.
UNIT 3	(9) 2,205 S.F.	= 19,845 S.F.
TOTAL		43,095 S.F.

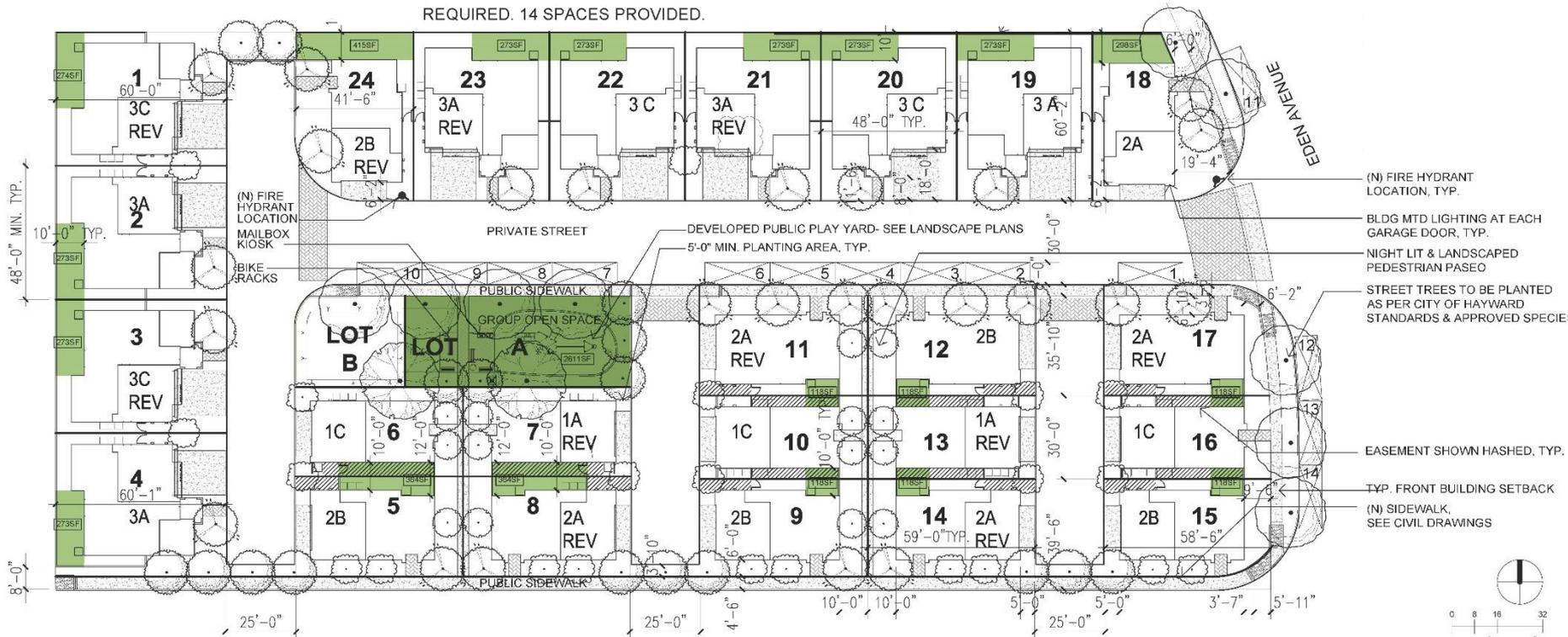
PARKING SUMMARY:

PRIVATE GARAGE SPACES	= 48
PRIVATE DRIVEWAY SPACES	= 18
VISITOR PARKING	= 10
STREET PARKING	= 4
TOTAL PARKING	80
REQUIRED PARKING	= 68

LOTS 1-5, 8-10, 13-14 (10 LOTS) DO NOT FACE A STREET WITH PARKING, THEREFORE 20 SPACES REQUIRED. 14 SPACES PROVIDED.

OPEN SPACE SUMMARY:

OPEN SPACE REQUIRED	24 UNITS X 350 S.F. PER UNIT = 8,400 S.F.
OPEN SPACE PROVIDED	8,400 S.F.
PRIVATE	4,795 S.F.
BALCONIES	900 S.F.
GROUP	2,611 S.F.
TOTAL	8,307 S.F. = 346 S.F. PER UNIT



EDEN 3

PROPOSED SITE PLAN

A0.10

Front Elevations – 1A & 1C

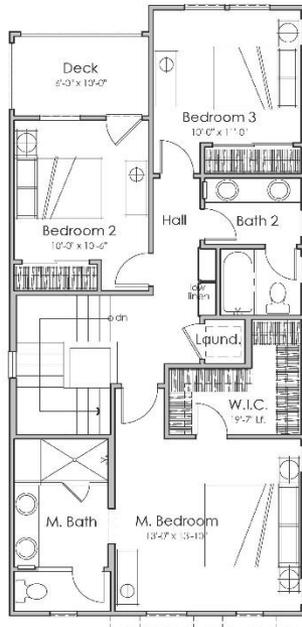


ELEVATION '1C'

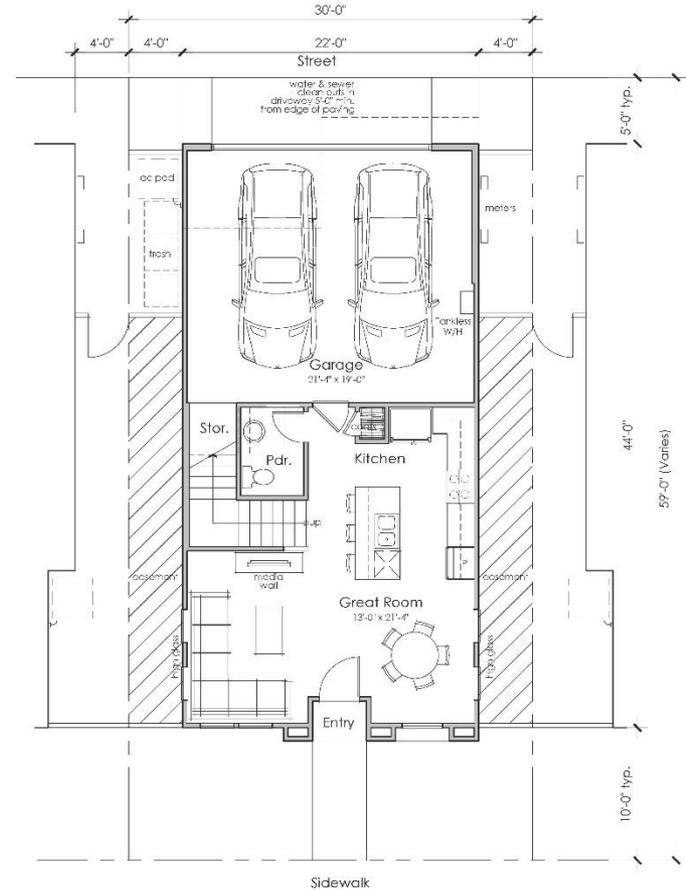


ELEVATION '1A'

Floor Plan – 1A



Second Floor



First Floor

Floor Plan
3 Bedrooms
2.5 Baths
△ 1444 s.f.



EDEN 3



PLAN 1A FLOOR PLAN

HAYWARD, CA
REV # 2014-0902

07/15/2015
05/27/2015 3rd SUBMITTAL
02/23/2015 1st SUBMITTAL
02/23/2015 1st SUBMITTAL

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



Front Elevations – 2A & 2B

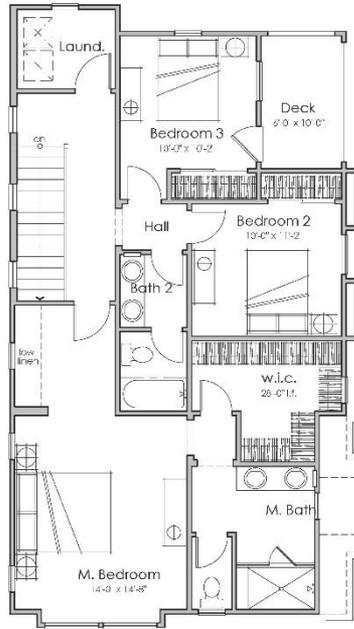


ELEVATION '2B'

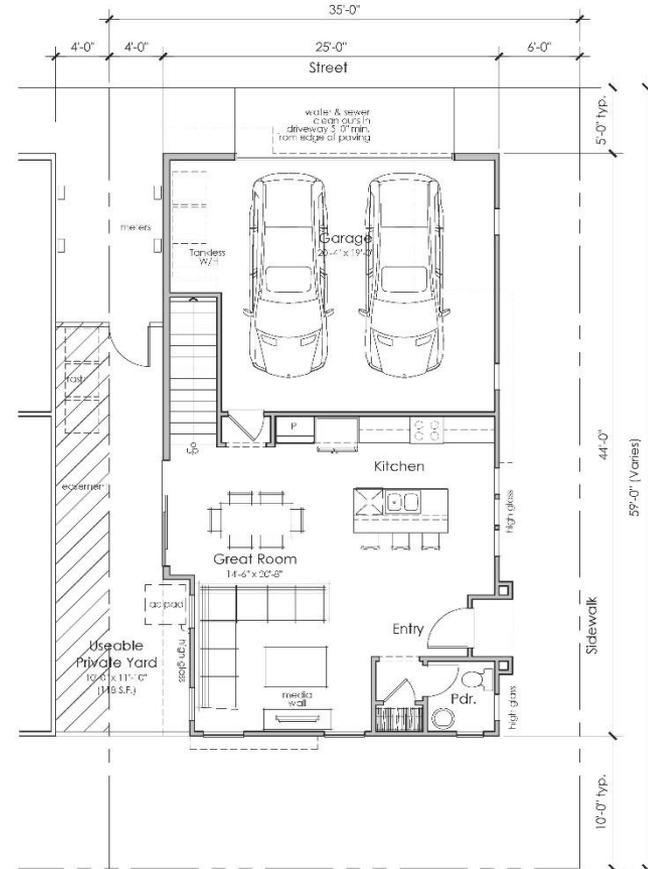


ELEVATION '2A'

Floor Plan – 2A



Second Floor



First Floor

Floor Plan
3 Bedrooms
2.5 Baths
1603 s.f.

PLAN 2A FLOOR PLAN

HAYWARD, CA
KTGY # 2014-0902

05/27/2015
04/27/2015 2nd SUBMITTAL
03/23/2015 1st SUBMITTAL

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

0 2 4 8
A2.1

EDEN 3



Front Elevations – 3A & 3C



ELEVATION '3C'



ELEVATION '3A'

EDEN 3



PLAN 3 - FRONT ELEVATIONS

Hayward, Ca.
KTGY # 2014-8902

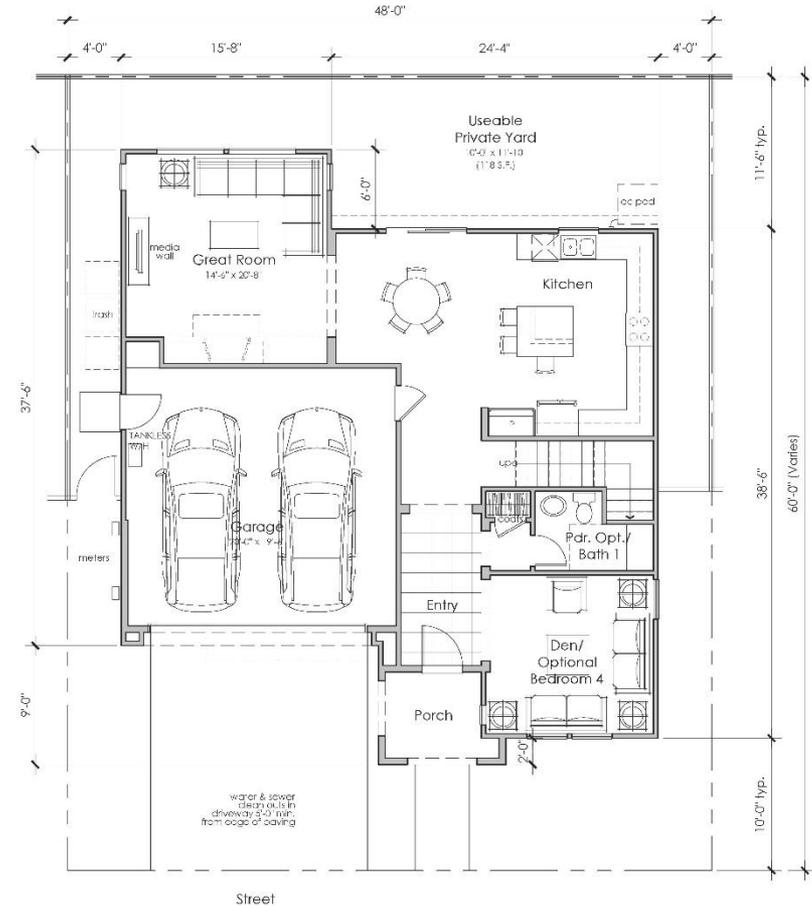
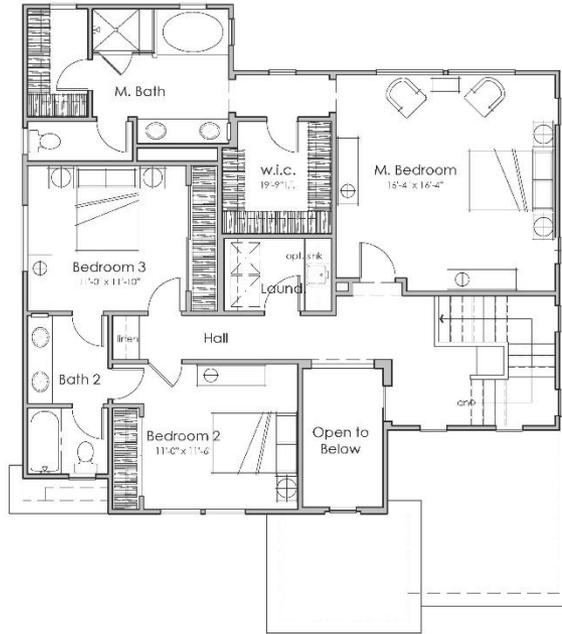
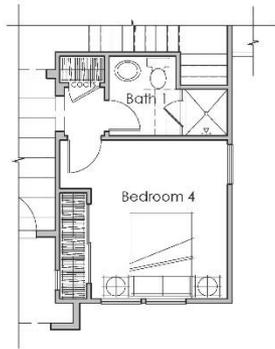
04.27.2015

A3.0

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Architecture+Planning
580 Second Street, Suite 200
Oakland, California 94607
ktgy.com
510 272 2910



Floor Plan – 3A



Opt. Bedroom 4/
Bath 1

Second Floor

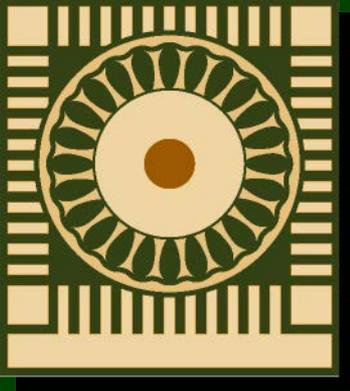
First Floor

Floor Plan
3 Bedrooms (opt. 4)
2.5 Baths
2205 s.f.

EDEN 3

PLAN 3A FLOOR PLAN

0 2 4 8
A3.1



CITY OF
HAYWARD
HEART OF THE BAY

Brookwood
Lenox Homes, LLC
October 27, 2015
City Council Meeting

Carl Emura, ASLA, Associate Planner
Planning Division
Development Services Department



Brookwood



North



South



Brookwood

Plan 1 - Front Elevations



4 Bedrooms
2.5 Bathrooms
2 car garage
162 square foot front porch
554.5 square foot min. backyard
2,087 square feet home

Elevation A
Cottage



Elevation C
Spanish



Elevation B
Traditional

Plan 1 Front Elevations

Brookwood
Hayward, CA
Focus Realty



WILLIAM HEZMALCHALCH
ARCHITECTS - INC.
150 EXECUTIVE PARKWAY, SUITE 201, SAN PABLO, CA 94603-4110
949 450 1111 fax 949 251 1529
200 REDWOOD AVENUE, SUITE 200, SAN FRANCISCO, CA 94111-4042
949 251 0077 www.whearchitects.com fax 949 251 1529

March 2, 2015
1.3
2014281

2014281 - Brookwood - Hayward, CA



Brookwood

Plan 2 - Front Elevations



4 Bedrooms
3 Bathrooms
2 car garage
815 square foot min. backyard
2,369 square foot home



Elevation C
Spanish

Elevation A
Cottage



Elevation B
Traditional

Plan 2
Front Elevations
Brookwood
Hayward, CA
Focus Realty



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WILLIAM HEZMALHALCH
ARCHITECTS INC.
500 BLOSSOM PARKWAY SUITE 015 SAN FRANCISCO CA 94116
415 463 1100 fax 415 255 1100
200 REDWOOD AVENUE SUITE 200 SAN JOSE CA 95128
408 251 8877 www.whezharchitects.com fax 408 255 1100

March 2, 2015

2.3

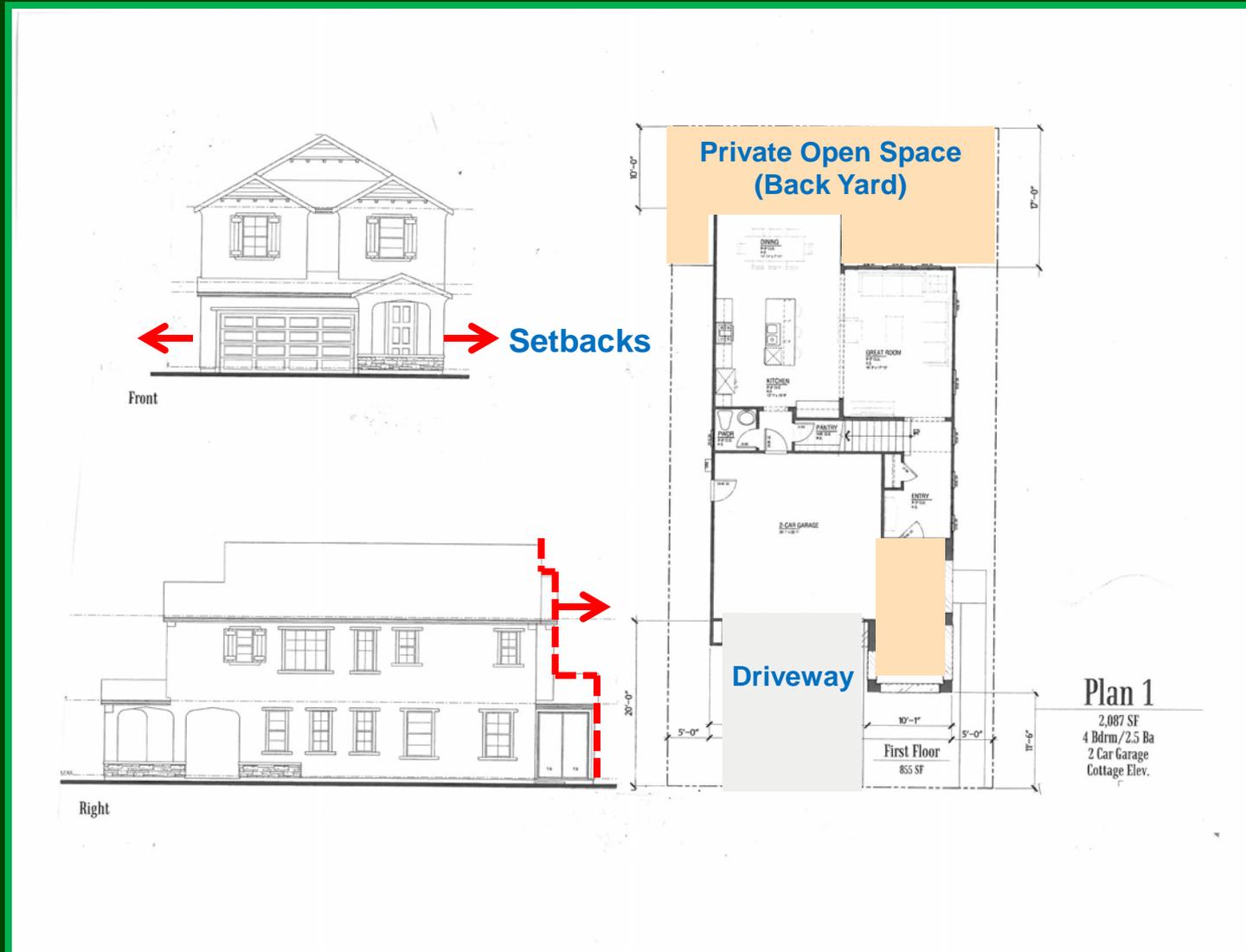
2014281

2014281 - Brookwood - Hayward, CA



Brookwood

Desired Features Retained

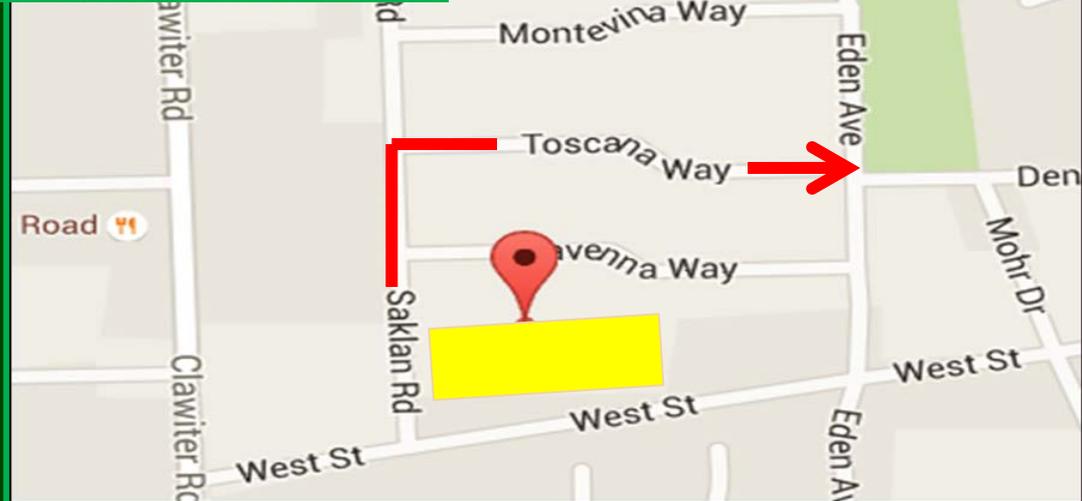
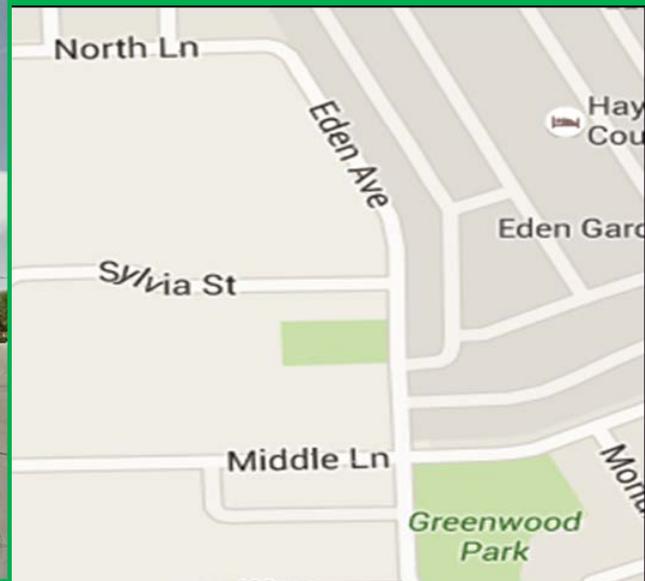


Plan 1
2,087 SF
4 Bdrm / 2.5 Ba
2 Car Garage
Cottage Elev.



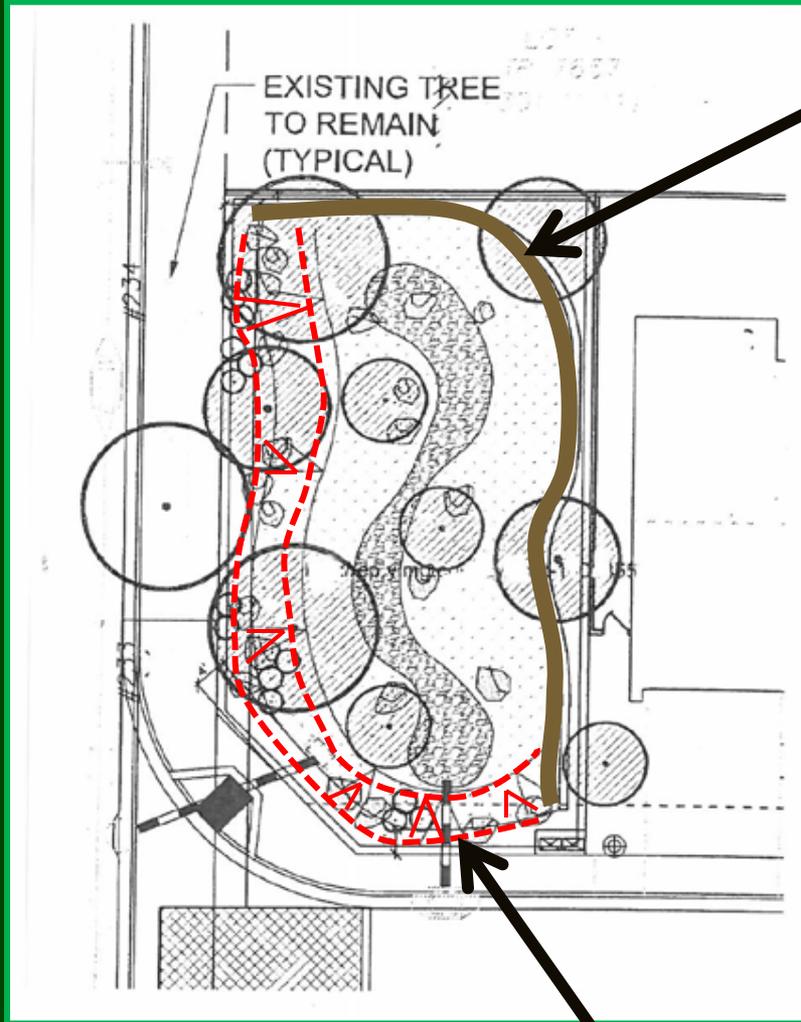
Brookwood

Greenwood Park



Brookwood

Project Entry Feature/ Bio-Retention Area



3 foot high
Decorative
Retaining
Wall



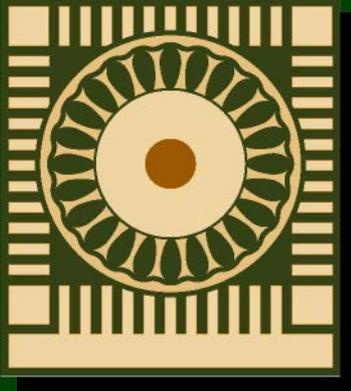
Undulating Slope Bank



Recommend that the City Council:

1. Adopts the attached resolution, adopting the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program; and approving the Zone Change and Vesting Tentative Tract Map; and
2. Introduces the attached ordinance, approving the related Zone Change application to build 18 detached single-family homes.





CITY OF
HAYWARD
HEART OF THE BAY

Brookwood
Lenox Homes, LLC
October 27, 2015
City Council Meeting

Carl Emura, ASLA, Associate Planner
Planning Division
Development Services Department



Materials and Color Board

Manufacturers
 Sherwin Williams Paint
 Eagle Roofing
 Eldorado Stone

	PLAN A				PLAN B		PLAN C	
	1	2	3	4	5	6	7	8
Roof								
	3773 Walnut Creek Blend	3773 Walnut Creek Blend	3723 Adobe Blend	3723 Adobe Blend	SCP 5671 Village Blend	SCP 5671 Village Blend	SCP 8804 Hershey Blend	SCP 8804 Hershey Blend
Body								
	SW 6123 Baguette	SW 7535 Sandy Ridge	SW 7571 Casa Blanca	SW 6127 Ivoire	SW 6120 Believable Buff	SW 7571 Casa Blanca	SW 6126 Navajo White	SW 6120 Believable Buff
Trim 1								
	SW 6160 Best Bronze	SW 6153 Protege Bronze	SW 6082 Cobble Brown	SW 6110 Steady Brown	SW 6152 Superior Bronze	SW 6082 Cobble Brown	SW 6146 Umber	SW 6152 Superior Bronze
Trim 2								
	SW 7012 Creamy	SW 7012 Creamy	SW 7690 Townhall Tan	SW 6158 Sawdust	SW 6133 Muslin	SW 7690 Townhall Tan	SW 6136 Harmonic Tan	SW 6133 Muslin
Accent								
	SW 7020 Black Fox	SW 7048 Urbane Bronze	SW 7068 Grizzle Gray	SW 6117 Smokey Topaz	SW 7734 Olive Grove	SW 6207 Retreat	SW 7734 Olive Grove	SW 6207 Retreat
Stone								
							2012-02-02 ML - 0056 Sierra Mountain Ledge	2012-02-02 QL - 0001 Manzanita Cliffstone

EDEN 3



MATERIALS AND COLOR BOARD

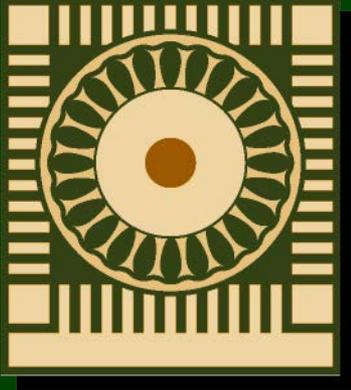
HAYWARD, CA
 RDP # 2014-0902

09/17/2015
 07/15/2015
 05/27/2015 3rd SUBMITTAL
 04/27/2015 2nd SUBMITTAL
 02/23/2015 1st SUBMITTAL

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 ktgy.com



A4.0



CITY OF
HAYWARD
HEART OF THE BAY

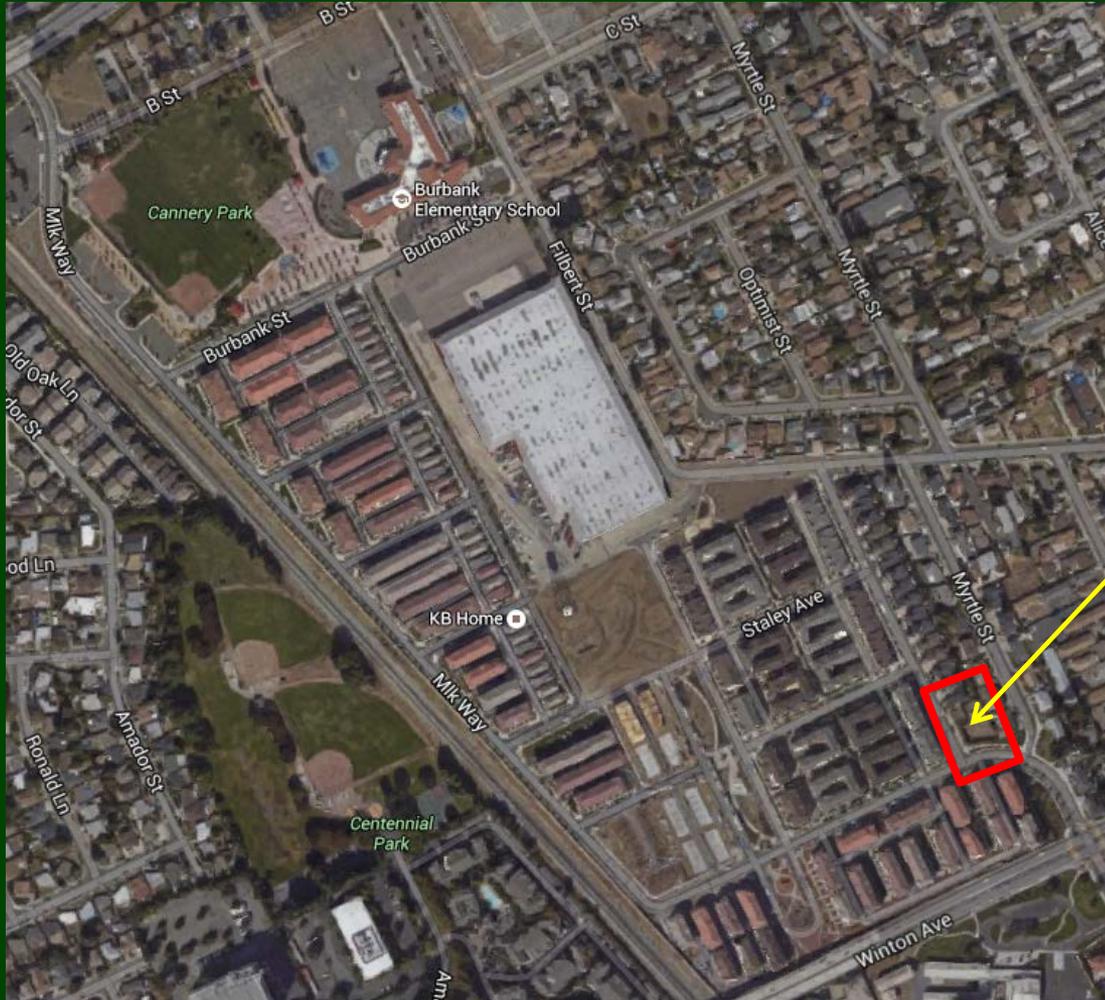
Cannery Place
October 27, 2015
City Council Meeting

Sara Buizer, AICP, Planning Manager
Planning Division
Development Services Department



Cannery Place

Location



Project Site



Cannery Place

Original Precise Plan Approval



Cannery Place

Proposed Revisions to Precise Plan - Site Plan



Cannery Place

Proposed Elevations (match existing duet units)



Retail Challenges

- Limited Visibility from Winton Avenue
- Challenging vehicular circulation

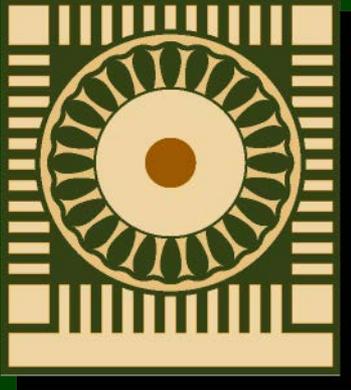
Density

	Original Approval	2008-2010 Amendments	Proposal
	612 multi-family units	598 multi-family units	598 multi-family units
	16 duet units	16 duet units	18 duet units
	1 commercial site	1 commercial site	No commercial
TOTAL # Residential Units	628	614	616



The City Council adopt the attached resolution approving the modification to the Precise Plan and the Vesting Tentative Parcel Map as recommended by the Planning Commission and Staff



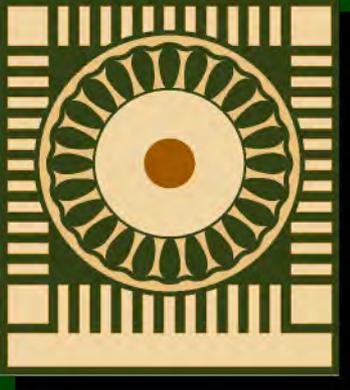


CITY OF
HAYWARD
HEART OF THE BAY

Cannery Place
October 27, 2015
City Council Meeting

Sara Buizer, AICP, Planning Manager
Planning Division
Development Services Department





CITY OF
HAYWARD
HEART OF THE BAY

**Public TEFRA Hearing and Existing
Debt Restructuring
Glen Berry and Glen Eden**

City Council Meeting

October 27, 2015



The Project

Property Name	Location	Number of Units
Glen Berry	625 Berry Avenue	50
Glen Eden	561 A Street	36
		Total: 86



Impact, Benefits

- No financial impact to the General Fund or other special fund but new fifty-five year (City) affordability restrictions recorded against the entire Project.
- Substantial rehabilitation of properties showing deterioration in an area of much needed investment. This includes energy-efficiency upgrades.
- No permanent relocation needed and financing includes generous budget for temporary relocation expenses.
- Project advances Council priorities and Housing Element goals.



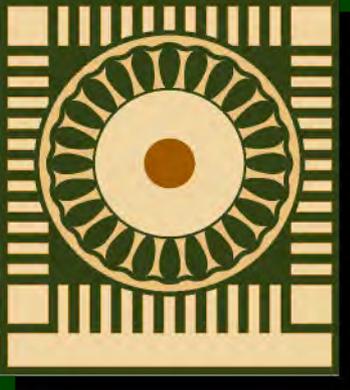
The TEFRA Public Hearing

- Council actions at this meeting are only preliminary. The Bonds cannot be issued until several other actions are taken, including:
 - a) The bond allocation has been issued by CDLAC
 - b) Council approval of the bond documents and final issuance – next step/Council action

Recommendation:

- That Council Holds the public hearing and approve the resolutions included as attachments I through V





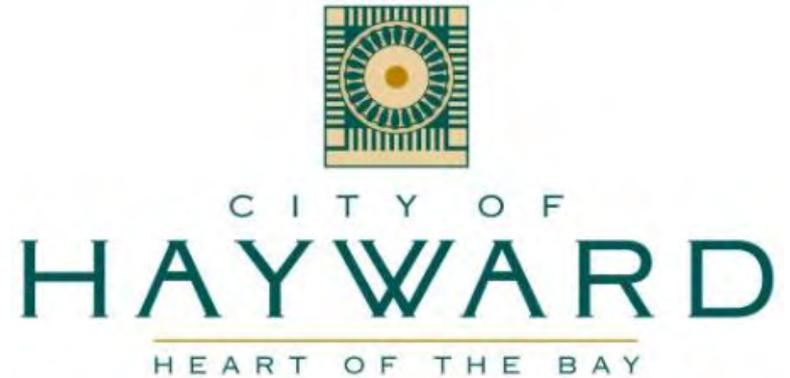
CITY OF
HAYWARD
HEART OF THE BAY

**Public TEFRA Hearing and Existing
Debt Restructuring
Hayward4**

City Council Meeting

October 27, 2015







SOUTH HAYWARD YOUTH AND FAMILY CENTER PROJECT

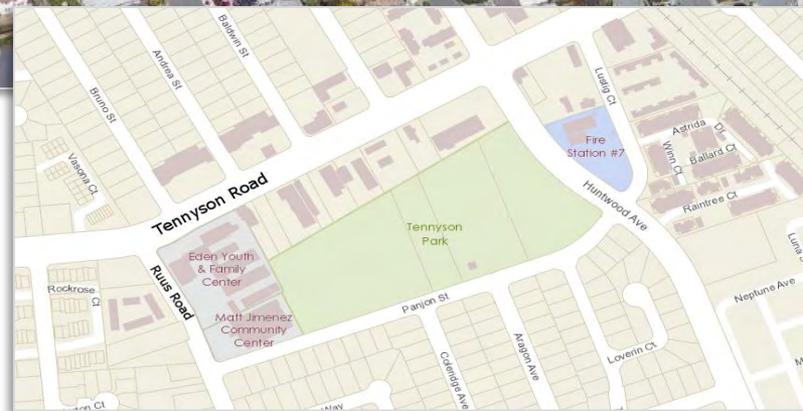
MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF HAYWARD, COUNTY
OF ALAMEDA, AND HAYWARD AREA
RECREATION AND PARK DISTRICT



SITE MAP



PARCEL MAP





PRIMARY STAKEHOLDERS

1. CITY HAYWARD
2. COUNTY OF ALAMEDA
3. HAYWARD AREA RECREATION & PARK DISTRICT



BACKGROUND

ON JULY 7, 2015, COUNCIL ENGAGED IN A DETAILED DISCUSSION OF THE SOUTH HAYWARD YOUTH AND FAMILY CENTER PROJECT IN A PUBLIC WORK SESSION.

- **STAFF REPORT:**

[HTTPS://WWW.HAYWARD-CA.GOV/CITY-GOVERNMENT/CITY-COUNCIL-MEETINGS/2015/CCA15PDF/CCA070715FULL.PDF#PAGE=327](https://www.hayward-ca.gov/city-government/city-council-meetings/2015/CCA15PDF/CCA070715FULL.PDF#PAGE=327)

- **PRESENTATION:**

[HTTPS://WWW.HAYWARD-CA.GOV/CITY-GOVERNMENT/CITY-COUNCIL-MEETINGS/RP/2015/CCA070715-P08.PDF](https://www.hayward-ca.gov/city-government/city-council-meetings/rp/2015/CCA070715-P08.PDF)

- **VIDEO:**

[HTTPS://WWW.HAYWARD-CA.GOV/CITY-GOVERNMENT/CITY-COUNCIL-MEETINGS/2015/PC/HCCM07-07-15/06_WORKSESSION_ITEM8_HCCM07-07-15.WMV](https://www.hayward-ca.gov/city-government/city-council-meetings/2015/PC/HCCM07-07-15/06_WORKSESSION_ITEM8_HCCM07-07-15.WMV)



RECOMMENDATION

1. APPROVE MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN CITY OF HAYWARD, COUNTY OF ALAMEDA, AND HAYWARD AREA RECREATION AND PARK DISTRICT.

POTENTIAL SITE OPPORTUNITIES

