

**PLANNING COMMISSION MEETING
THURSDAY, JULY 22, 2021**

PRESENTATIONS

STAFF PRESENTATION

ITEM #1 PH 21-063

Proposed Development with 176 Affordable Housing Units and an Approximately 36,000 Square Foot School on the Southern Portion of Parcel Group 3 Located North of Tennyson Road between 16th Street and the Future La Vista Park, Assessor Parcel Nos 078C-0626-00309, 078C-0626-003-16, 078C-0626-001-07, 078C-0641-010-01, 078C-0635-013-03, 078C0640-007-06, 078C-0641-001-00, Requiring Approval of Site Plan Review, Administrative Use Permit, and Density Bonus; Application 202001594. Eden Housing, Inc. (Applicant) on Behalf of the City of Hayward (Property Owner). (Continued from June 24, 2021)

Site Plan Review, Administrative Use Permit & Density Bonus

Proposed 176 unit Affordable Housing Development
with a 36,000 square foot Public Community School on
Parcel Group 3 at Tennyson Road and 16th Street

Planning Commission Hearing
July 22, 2021
Elizabeth Blanton, AICP, Associate Planner



 **MOREAU
CATHOLIC
HIGH SCHOOL**

**PARCEL
GROUP 3**

FUTURE LA VISTA PARK

MISSION BLYD

EAST 6TH STREET

TENNYSON ROAD

0.5 MILES

 **SOUTH
HAYWARD
BART STATION**

 **ALTA MIRA
SENIOR & FAMILY
APARTMENTS**

N.T.S



FAULT SETBACK

FUTURE
NEIGHBORHOOD
PARK

LANDSLIDE AREA

FAULT SETBACK

EAST 16TH STREET





Project Location

- ✓ Parcel Group 3 (28.5 acres)
- ✓ City owned land
- ✓ North of Tennyson Road between 16th Street and the planned La Vista Park
- ✓ Proposed development will be located in southwest corner (approx. 7 acres)

Project Site



Project Site

Zoning Districts

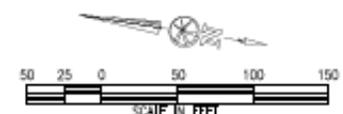
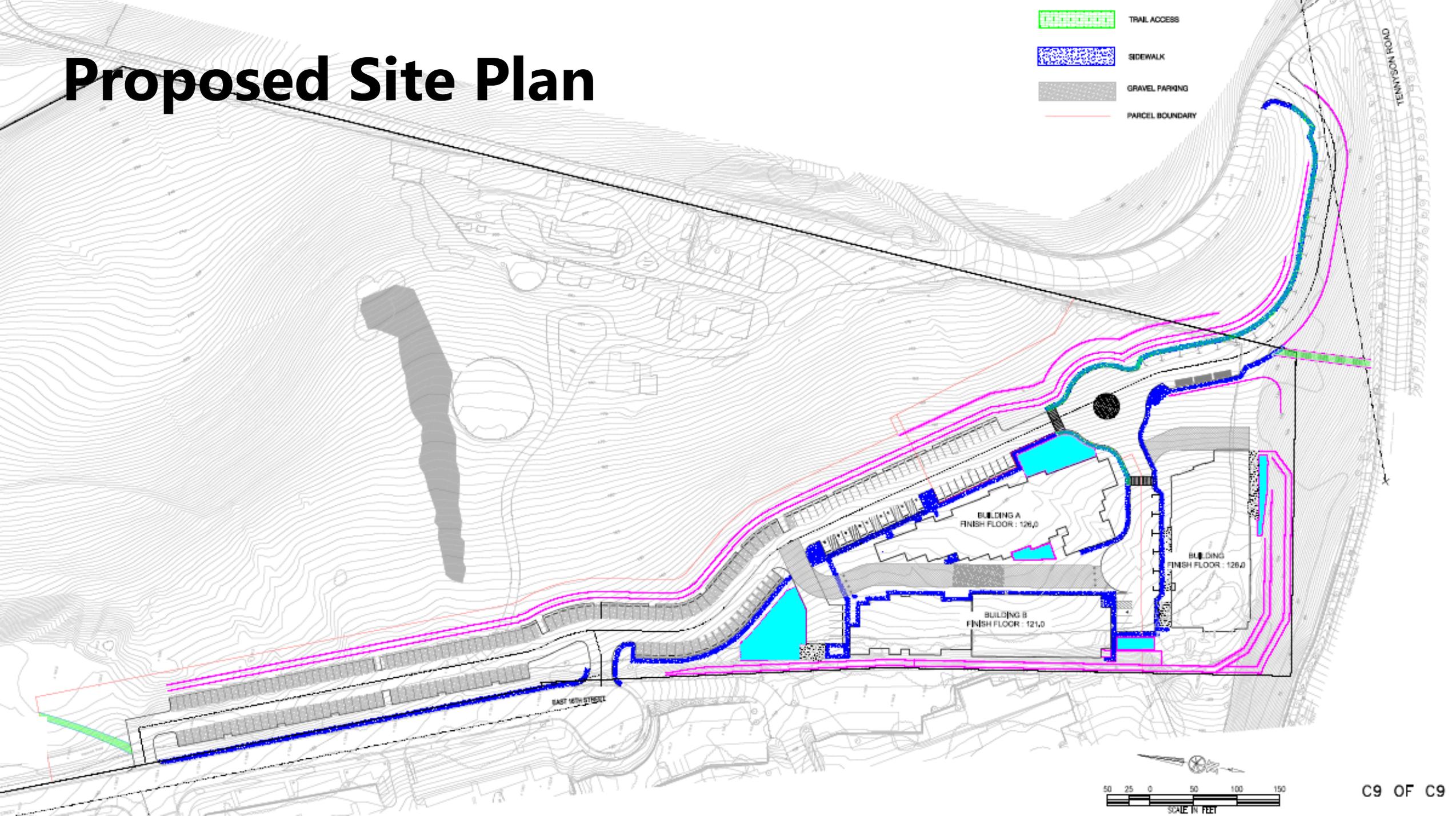
- ✓ Open Space (OS)
- ✓ **Medium Density Residential (RMB4)**
- ✓ Single Family Residential (RS)
- ✓ **Special Design Overlay District 7 (SD-7)**

General Plan Land Use Designations

- ✓ Low Density Residential (LDR)
- ✓ **Limited Medium Density Residential (LMDR)**
- ✓ Limited Open Space (LOS)
- ✓ Parks and Recreation (PR)

Proposed Site Plan

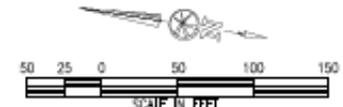
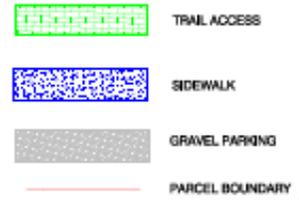
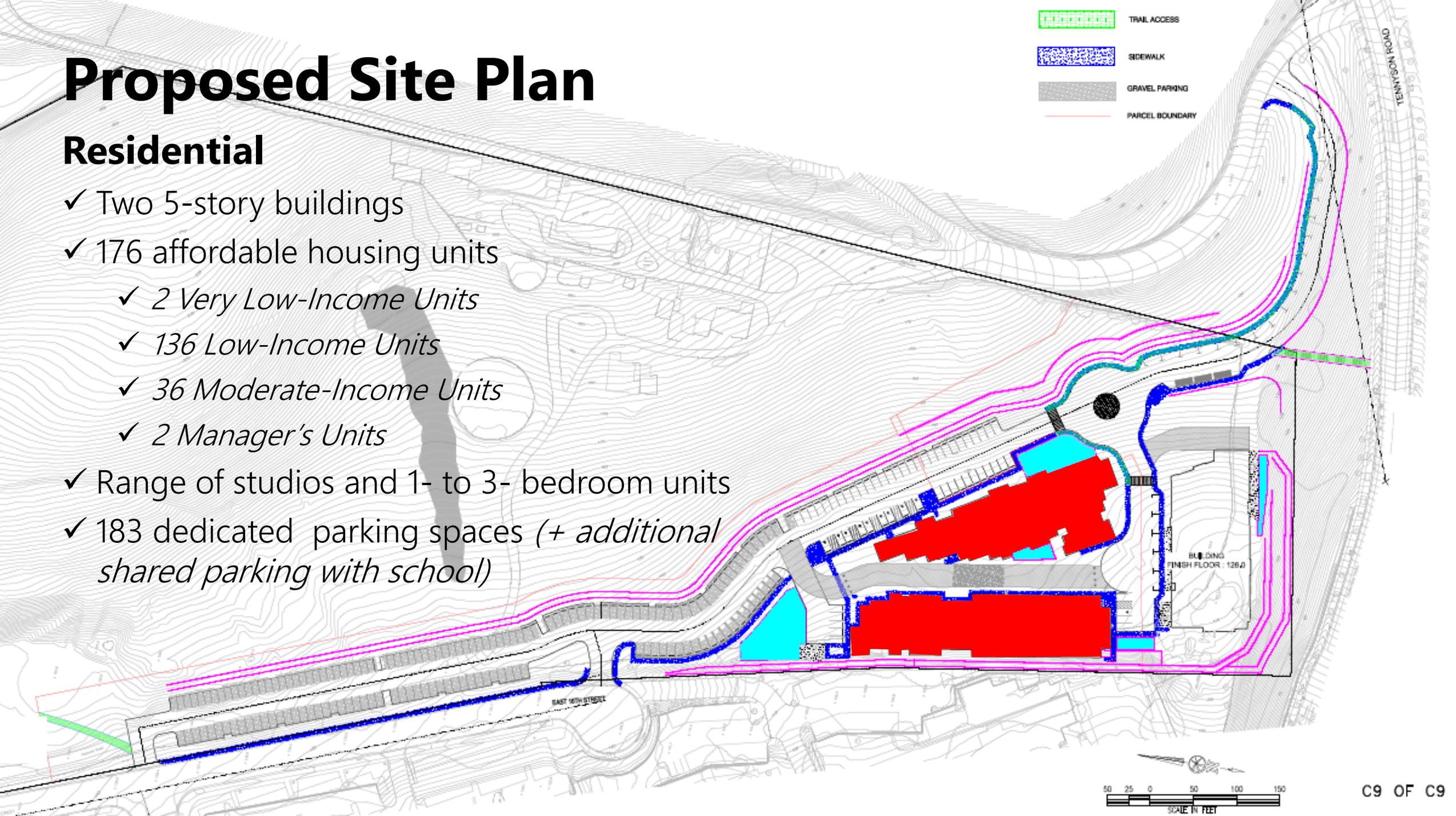
-  TRAIL ACCESS
-  SIDEWALK
-  GRAVEL PARKING
-  PARCEL BOUNDARY



Proposed Site Plan

Residential

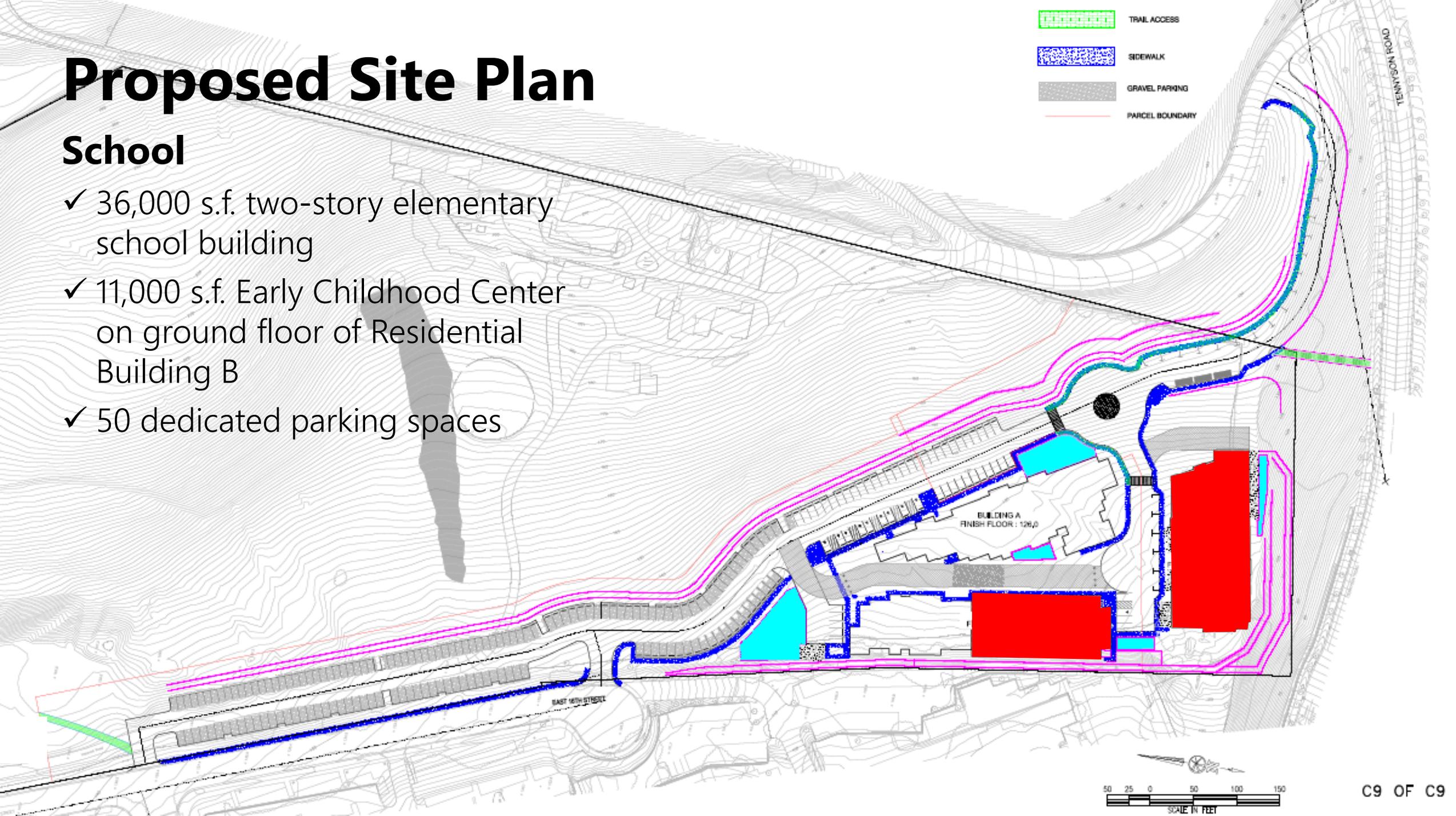
- ✓ Two 5-story buildings
- ✓ 176 affordable housing units
 - ✓ 2 Very Low-Income Units
 - ✓ 136 Low-Income Units
 - ✓ 36 Moderate-Income Units
 - ✓ 2 Manager's Units
- ✓ Range of studios and 1- to 3- bedroom units
- ✓ 183 dedicated parking spaces (+ additional shared parking with school)



Proposed Site Plan

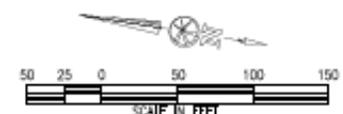
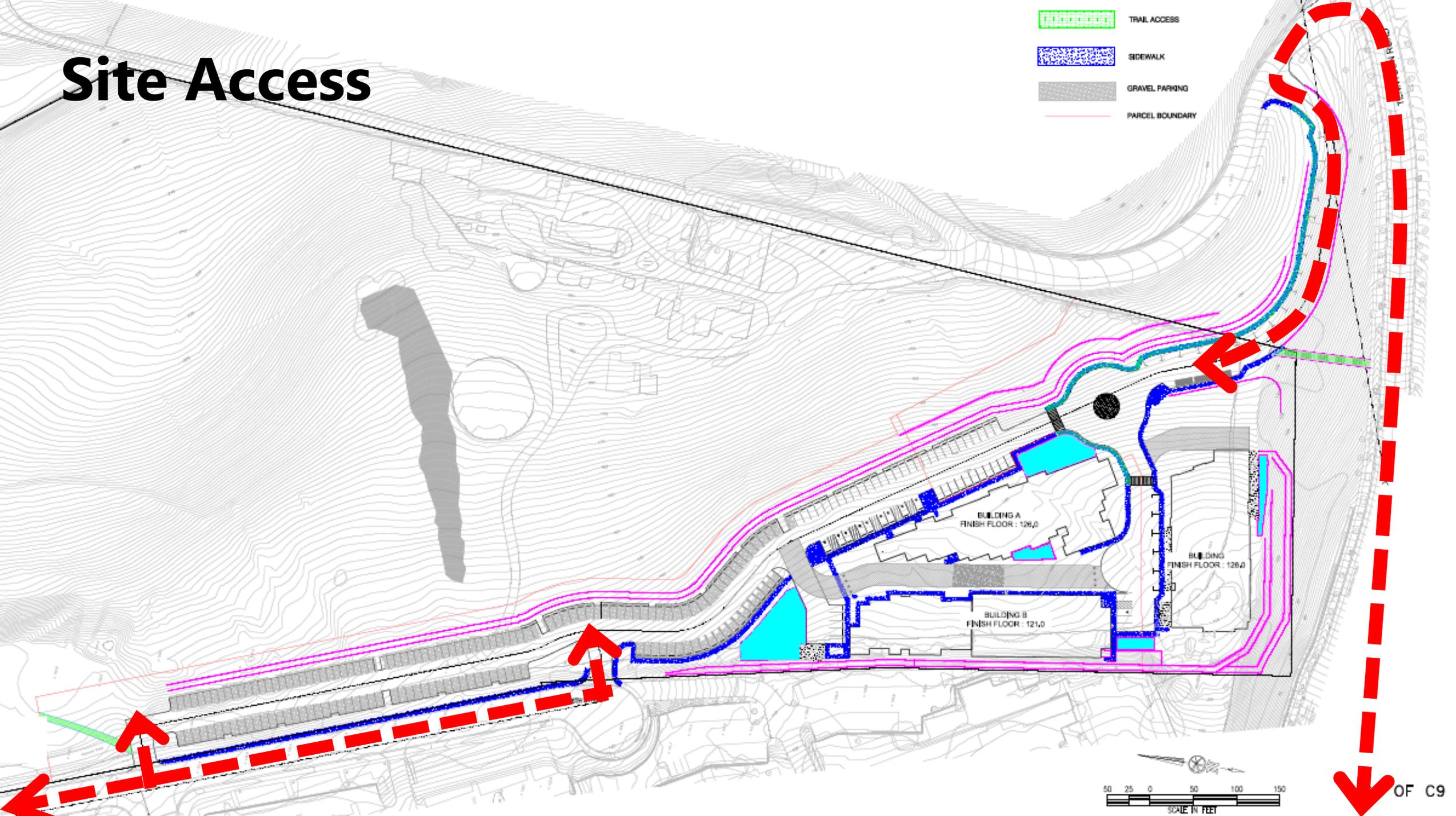
School

- ✓ 36,000 s.f. two-story elementary school building
- ✓ 11,000 s.f. Early Childhood Center on ground floor of Residential Building B
- ✓ 50 dedicated parking spaces

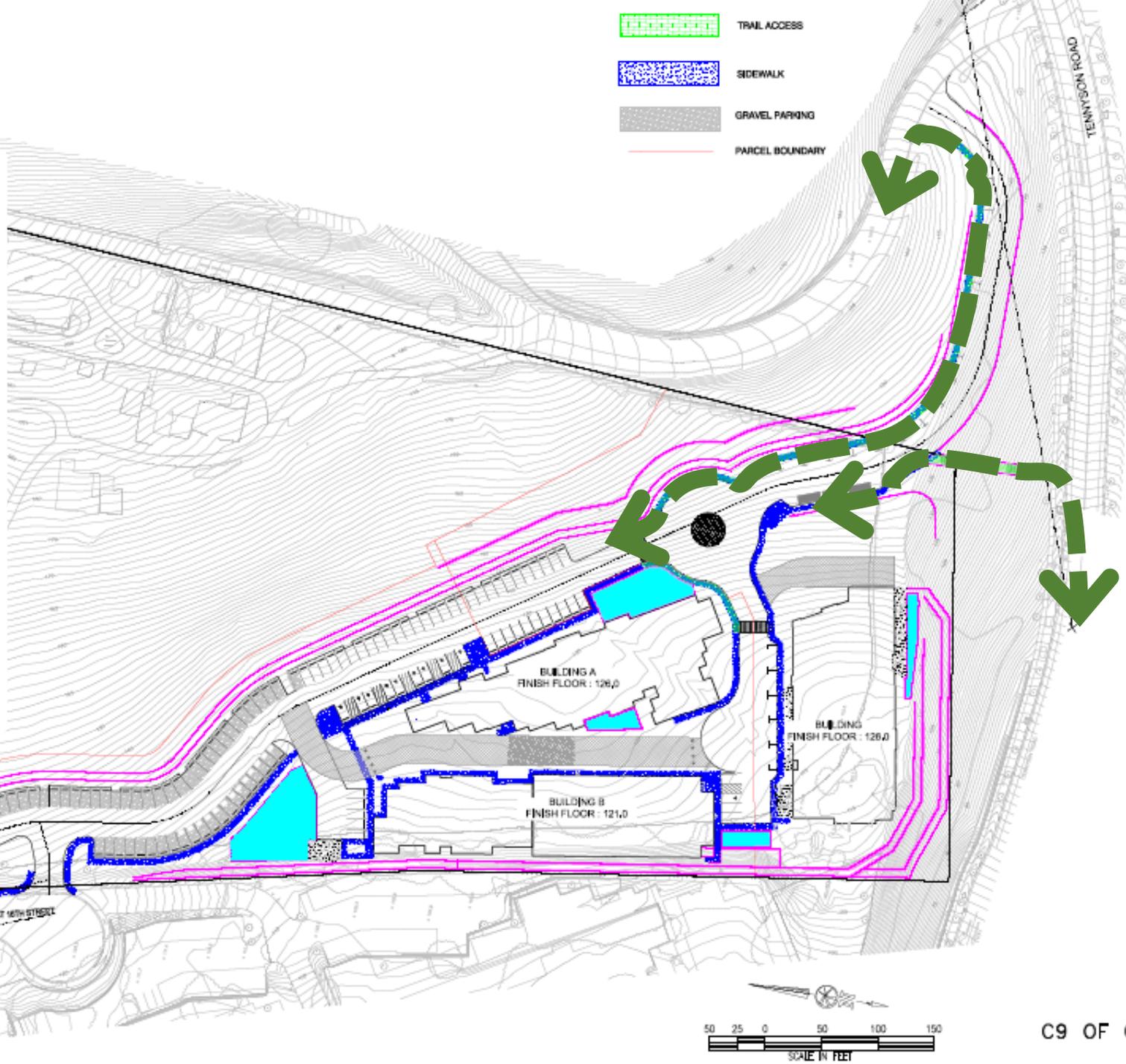


Site Access

-  TRAIL ACCESS
-  SIDEWALK
-  GRAVEL PARKING
-  PARCEL BOUNDARY



Trail Access





View from Southwest Corner



View from Parking Lot facing South



View from Roundabout



View from Tennyson Rd. and Mission Blvd.



View from 16th Street



View from Future La Vista Park



Density Increase

- ✓ Allowed unlimited density per State law due to proximity to BART

Height Increase

- ✓ Up to 3 additional stories permitted per State law

Parking Reduction

- ✓ A maximum of 0.5 spaces per unit can be required per State law

Concessions

- ✓ Reduced open space
- ✓ Reduced rear yard setback
- ✓ Reduced Reach Code compliance for residential EV charging infrastructure

Density Bonus Application



- ✓ A housing development project that **complies with the objective standards of the General Plan and Zoning Ordinance** must be approved by the City.
- ✓ Exceptions if:
 - ✓ City has met RHNA requirement
 - ✓ Impact to public health and safety
 - ✓ Property is agricultural land
 - ✓ Approval would violate State or Federal law
 - ✓ Inconsistent with Zoning or General Plan

SB 330 Housing Crisis Act of 2019

Standard	HMC Requirement	Proposed	Consistent?
Density <i>With Density Bonus</i>	12 du/ac (148 units) Unlimited	14.2 du/ac (176 units)	Yes (<i>with Density Bonus</i>)
Lot Coverage	40% maximum	18%	Yes
Setbacks - Front <i>Side</i> <i>Rear</i>	20' minimum 10' minimum 20' minimum	125' minimum 48' minimum 15' minimum	Yes (<i>with DB</i>)*
Building Height <i>With Density Bonus</i>	40' maximum 73' maximum	63' maximum	Yes (<i>with DB</i>)
Parking - Residential <i>With Density Bonus</i> <i>School Parking</i>	328 spaces 88 spaces 46 spaces	183 spaces 50 spaces	Yes (<i>with DB</i>)
Open Space	150 s.f./unit (26,400 s.f.)	14,960 s.f.	Yes (<i>with DB</i>)*

* Requested Density Bonus Concession

Compliance with Objective Standards

	Building Code	REACH Code	Compliant?
All Electric			
<i>School</i>	Exceeds	Meets	Yes
<i>Affordable Housing</i>	Exceeds	Meets (<i>most sustainable option</i>)	Yes
Solar Panels			
<i>School</i>	Meets (Solar Ready)	Not Required	Yes
<i>Affordable Housing</i>	Exceeds (Solar Install.)	Not Required	Yes
EV Charging			
<i>School</i>	Exceeds	Meets	Yes
<i>Affordable Housing</i>	Exceeds	No*	Yes (<i>with DB</i>)

* Requested Density Bonus Concession

Sustainability Code Compliance



THE PRIMARY SCHOOL

The Primary School

- ✓ Serve up to 384 students in grades Pre-K to 5th/6th
- ✓ Range of Student/Family Services
 - ✓ *Access to medical, dental, mental health care and social services*
 - ✓ *Parent wellness program that provides counseling and coaching on parenting, financial security, and educational attainment*
- ✓ Actively target recruitment toward low-income Hayward families
 - ✓ *Includes direct outreach to families in adjacent housing on site*

School Operations Plan



MEMORANDUM

DATE: June 16, 2021
TO: Jennifer Ott, Assistant City Manager/Development Services Director
Elizabeth Blanton, AICP, Senior Planner
FROM: Theresa Wallace, AICP, Principal
Shanna Guiler, AICP, Associate/Environmental Planner
SUBJECT: California Environmental Quality Act (CEQA) Addendum for the Route 238
Development Project – Parcel Group 3

This document, prepared pursuant to the California Environmental Quality Act (CEQA) and the regulations and policies of the City of Hayward, provides information and analysis concerning the Route 238 Development Project – Parcel Group 3 (proposed project). This document is an Addendum to the City of Hayward 2040 General Plan Environmental Impact Report¹ (GP EIR), certified by the City of Hayward in July 2014. This Addendum to the GP EIR evaluates whether changes to development assumptions included in the General Plan associated with the proposed project would result in new or substantially more adverse significant effects or require new mitigation measures not identified in the GP EIR. See Attachment A for a full description of the proposed project. The City of Hayward is the Lead Agency under CEQA. In accordance with CEQA Section 21093(b) and CEQA Guidelines Section 15152(a), this Addendum tiers off the GP EIR, certified in July 2014, which is hereby incorporated by reference. This Addendum also serves as a written checklist to confirm that the environmental effects of the proposed project were adequately covered in the GP EIR pursuant to CEQA Guidelines 15168(c)(4).

INTRODUCTION

Parcel Group 3 comprises approximately 28.5 acres and includes seven parcels (Assessor Parcel Numbers [APNs]: 078C-0626-001-07, 078C-0626-003-09, 078C-0626-003-16, 078C-0640-007-06, 078C-0635-013-03, 078C-0641-001-00, and 078C-0641-010-01). The proposed project would be confined to the southwestern portion of Parcel Group 3, on portions of APNs 078C-0626-001-07, 078C-0626-003-09, and 078C-0626-003-16 (hereinafter referred to as the "project site").

Surrounding land uses include the former La Vista Quarry, planned for a future regional park, and undeveloped open grassland to the east; Calhoun Street and riparian woodlands to the north; and

¹ Hayward, City of, 2014. *Final Environmental Impact Report City of Hayward General Plan*. May.

Addendum to General Plan EIR

- ✓ Project is within the scope of what was analyzed in the GP EIR
- ✓ Project will have no new or more severe significant effects than what was previously analyzed in the GP EIR
- ✓ No new mitigation measures are required

Environmental Review

Support

- ✓ Interest in renting one of the proposed units



Concerns

- ✓ Impact to parking on 16th Street
- ✓ Increased traffic and congestion
- ✓ Loss of open space views along 16th Street
- ✓ Proximity to fault lines
- ✓ Dislike of architecture
- ✓ Construction related impacts
- ✓ Suitability of high-density housing/school at this location

Public Comments To Date



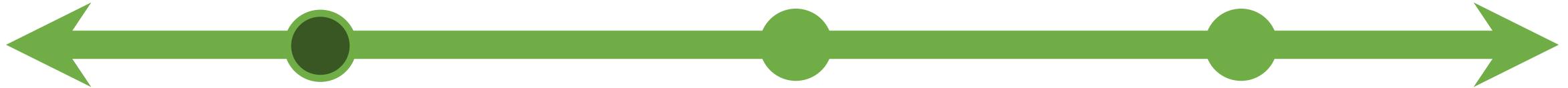
- ✓ **Consistent with City Council approved conceptual plan for Parcel Group 3** (150+ affordable housing units and school)
- ✓ **Complies with objective development standards** of the RMB4 zoning district (with Density Bonus allowances)
- ✓ Within a half mile of **BART**
- ✓ **Trail connections** to planned La Vista Park
- ✓ **Clustered development appropriate** given the site constraints and maintains open space views for single family homes along 16th Street
- ✓ Provides critical **affordable housing**
- ✓ **School program is high quality** with numerous wrap around services

Staff Analysis

July 22, 2021

Fall 2021

Late 2021/2022



Planning Commission
Decision on Entitlement
Application
(SPR, AUP, DB)

City Council
Decision on
Disposition and
Development
Agreement
(DDA)

Issuance of Grading
and Building
Permits

Next Steps

STAFF RECOMMENDATION

That the Planning Commission:

- ✓ Approve the proposed Site Plan Review, Administrative Use Permit, and Density Bonus Application



Hayward Parcel Group 3

La Vista Residential + The Primary School

A joint venture between **Eden Housing, Inc.** and **The Pacific Companies** in partnership with **The Primary School**

City of Hayward Planning Commission
July 22, 2021



WHO WE ARE – THE PACIFIC COMPANIES

- Largest producer of affordable housing units in the country in 2018
- 20 years of development experience in the Bay Area and across California
- Unique experience with developing school facilities



WHO WE ARE – THE PACIFIC COMPANIES



WHO WE ARE – EDEN HOUSING, INC.

- Nonprofit born and raised in Hayward
- Developer, property manager, services provider
- 50+ years
- 165+ properties in 15 counties & 50 cities
- 11,000+ homes
- 25,000+ residents



EDEN'S HAYWARD ROOTS



EDEN'S HAYWARD ROOTS



EDEN'S HAYWARD ROOTS



EDEN'S HAYWARD ROOTS



EDEN'S HAYWARD ROOTS





RESIDENT SERVICES FOCUS AREAS



Housing Stability



Health & Wellness



Economic Empowerment



Community Engagement



Education



Technology Access



Hayward's Need for Housing

In Hayward, the Fair Market Rent (FMR) for a two-bedroom apartment is \$2,383. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$7,943 monthly or \$95,320 annually. Assuming a 40-hour work week, 52 weeks per year, this translates to an hourly "Housing Wage" of:

\$45.83



Eden Housing residents celebrating National Night Out at Alta Mira Apts. in Hayward

132

Work hours per week at minimum wage to afford a 2-bedroom rental home

57%

Of Hayward renters are rent-burdened, spending >30% of their income on rent

3.3

Number of full-time jobs at minimum wage to afford a 2-bedroom rental home



WHAT DOES AFFORDABLE MEAN?

Examples of Some Occupations that Qualify for La Vista Residential

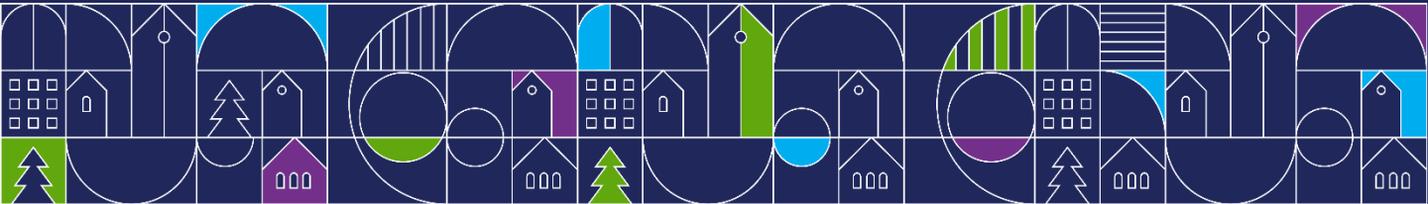
Unit Size			1 Bedroom/Studio		2 Bedroom		3 Bedroom	
Household Size / 80% Max Qualifying Income			1/ \$76,720	2/ \$87,680	3/ \$98,640	4/ \$109,600	5/ \$118,400	6/ \$127,200
Occupations & Typical Starting Wages	Police Department	Police Cadet @ \$57,209	✓	✓	✓	✓	✓	✓
		Office Assistant @ \$32,802	✓	✓	✓	✓	✓	✓
		Department Clerk @ \$44,031	✓	✓	✓	✓	✓	✓
		Evidence Technician @ \$79,269	✗	✓	✓	✓	✓	✓
	School District	Receptionist @ \$46,624	✓	✓	✓	✓	✓	✓
		Child Welfare Aide @ \$66,233	✓	✓	✓	✓	✓	✓
		Library Media Specialist @ 79,539	✗	✓	✓	✓	✓	✓
		Starting Teacher @ \$33,093	✓	✓	✓	✓	✓	✓
	Health Care	Dental Assistant @ \$34,746	✓	✓	✓	✓	✓	✓
		Emergency Medical Tech. @ \$37,877	✓	✓	✓	✓	✓	✓
		Nursing Assistant @ \$37,423	✓	✓	✓	✓	✓	✓
		Counselor @ \$49,067	✓	✓	✓	✓	✓	✓
	Downtown	Retail Worker @ \$27,507	✓	✓	✓	✓	✓	✓
		Restaurant Worker @ \$34,442	✓	✓	✓	✓	✓	✓
		Maintenance Technician @ \$49,338	✓	✓	✓	✓	✓	✓
		Retail Manager @ \$83,637	✗	✓	✓	✓	✓	✓





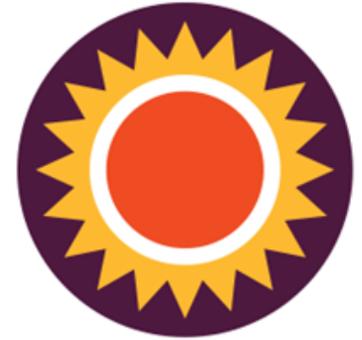
THE
PACIFIC
COMPANIES

The Primary School





**THE
PRIMARY
SCHOOL**



**Reimagining how school, health care,
and family work together**

THE VISION

Develop a unique model that fundamentally **reimagines how to support the life trajectory of children most impacted by systemic poverty and racism.**

As a deeply partnership-driven approach, The Primary School brings all of the adults in a child's life together as a team, putting parents and children at the center.



HEALTH



EARLY CHILDHOOD



FAMILIES

K-12 EDUCATION

OUR PROGRAM APPROACH

Start Early



Partner with Parents



Integrate Health Services



TRAUMA-INFORMED, CULTURALLY RESPONSIVE, WHOLE CHILD PRACTICES

THE PRIMARY SCHOOL IN HAYWARD

HPN Early Learning Network Summer Reading Festival and Diaper Drive



Community Input Sessions with Hayward parents and partners



Partnership with Kaiser Permanente - Sleepy Hollow

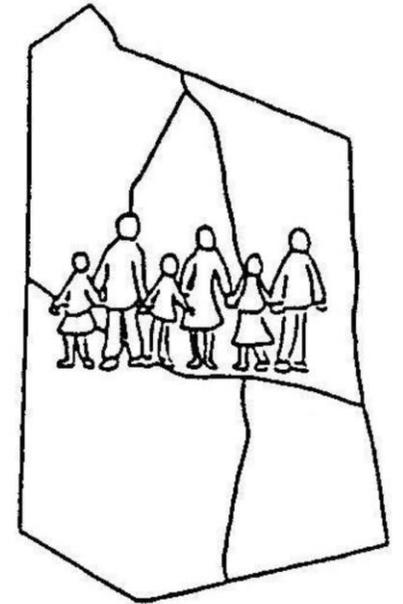


Parent Advisory Group Meeting



Preschool Readiness Programming

COLLABORATING WITH COMMUNITY PARTNERS



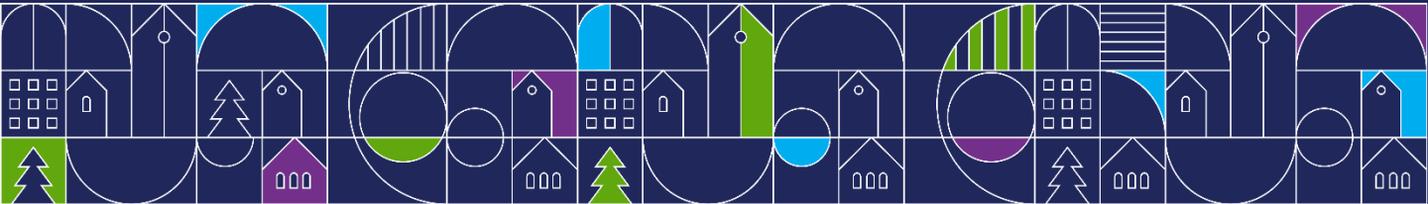
South Hayward Neighborhood Collaborative



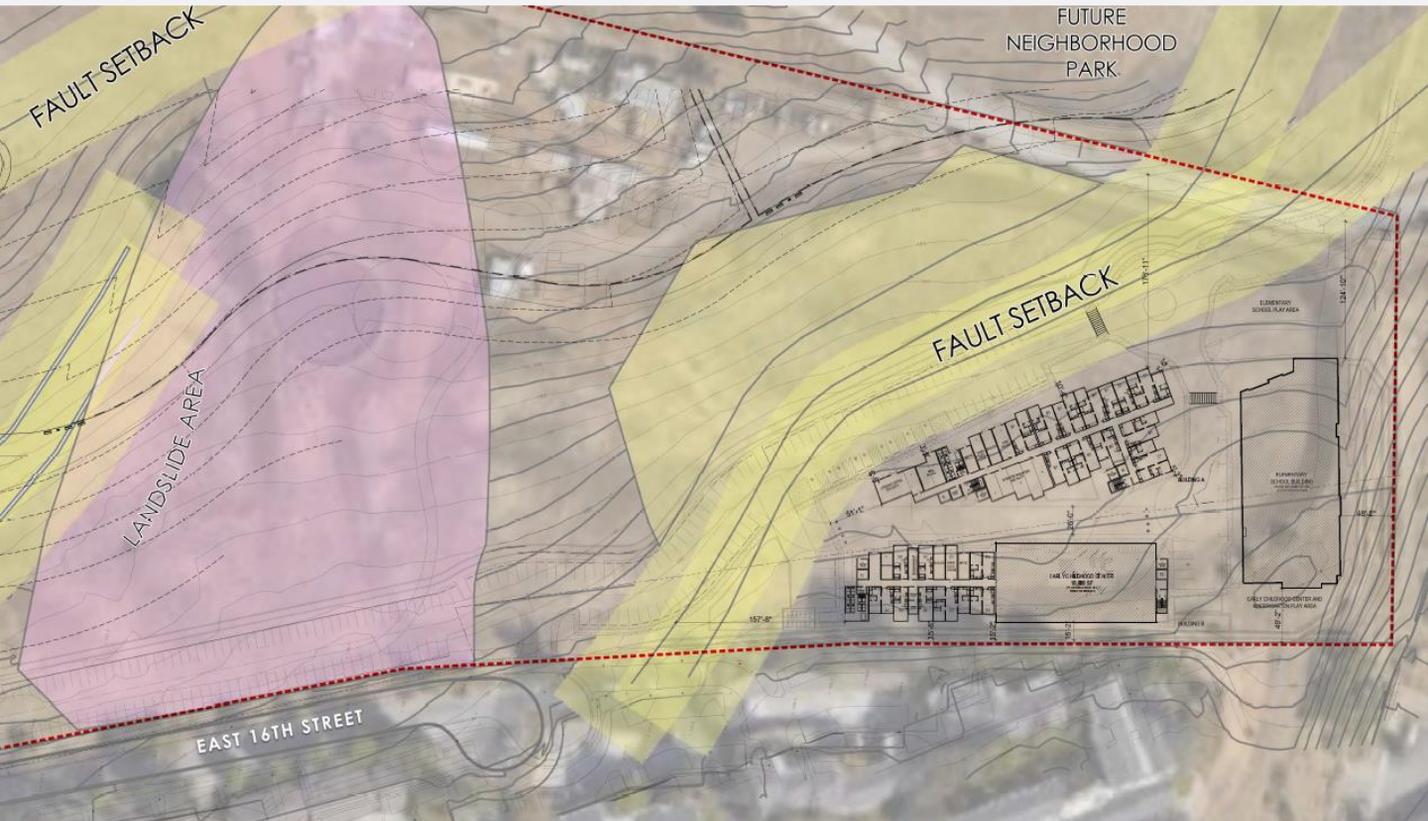


THE
PACIFIC
COMPANIES

Parcel Group 3 Design



SITE CONSTRAINTS



VIEW FROM TENNYSON ROAD



VIEW FROM FUTURE LA VISTA PARK



VIEW FROM E 16TH





THE
PACIFIC
COMPANIES

THE PRIMARY SCHOOL





THE
PACIFIC
COMPANIES

THE PRIMARY SCHOOL





THANK YOU!

