

# **CITY OF HAYWARD**

Hayward City Hall  
777 B Street  
Hayward, CA 94541  
[www.Hayward-CA.gov](http://www.Hayward-CA.gov)



CITY OF  
**HAYWARD**  
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## **Agenda**

**Thursday, April 12, 2018**

**7:00 PM**

**Council Chambers**

**Planning Commission**



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## Agenda Planning Commission

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### **MEMBERS OF THE AUDIENCE WISHING TO ADDRESS THE PLANNING COMMISSION**

Obtain a speaker's identification card, fill in the requested information, and give the card to the Commission Secretary. The Secretary will give the card to the Commission Chair who will call on you when the item in which you are interested is being considered. When your name is called, walk to the rostrum, state your name and address for the record and proceed with your comments. The Chair may, at the beginning of the hearing, limit testimony to three (3) minutes per individual and five (5) minutes per an individual representing a group of citizens for organization. Speakers are expected to honor the allotted time.

### **CALL TO ORDER Pledge of Allegiance**

### **ROLL CALL**

### **PUBLIC COMMENTS**

*The PUBLIC COMMENTS section provides an opportunity to address the Planning Commission on items not listed on the agenda. The Commission welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Commission is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff for further action.*

### **ACTION ITEMS**

*The Commission will permit comment as each item is called for Public Hearing. Please submit a speaker card to the Secretary if you wish to speak on a public hearing item.*

### **WORK SESSION**

*Work Session items are non-action items. Although the Council may discuss or direct staff to follow up on these items, no formal action will be taken. Any formal action will be placed on the agenda at a subsequent meeting in the action sections of the agenda.*

1. [WS 18-012](#) Preliminary review of a proposed Tentative Parcel Map and Planned Development (PD) Rezoning Application to subdivide a 6.2-acre parcel into two parcels and construct a 39,500-square-foot church building, 15,100-square-foot gymnasium/life center, and 61-unit senior affordable housing development at 29831 Clearbrook Circle (APN 083-0254-002-06). Application No. 201800410; Abdul Esmail (Applicant) on behalf of Pilgrim Baptist Church (Owner).

**Attachments:** [Attachment I Staff Report](#)  
[Attachment II Project Plans](#)  
[Attachment III Zoning Map](#)

#### APPROVAL OF MINUTES

2. [MIN 18-049](#) Minutes of the Planning Commission Meeting of January 25, 2018

**Attachments:** [Attachment I Revised Draft Minutes of January 25, 2018](#)

3. [MIN 18-050](#) Minutes of the Planning Commission meeting of March 22, 2018

**Attachments:** [Attachment I Draft Minutes of March 22, 2018](#)

#### COMMISSION REPORTS

Oral Report on Planning and Zoning Matters

Commissioners' Announcements, Referrals

#### ADJOURNMENT

**NEXT MEETING, APRIL 26, 2018, 7:00PM**

#### PLEASE TAKE NOTICE

*That if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing.*

#### PLEASE TAKE FURTHER NOTICE

*That the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.*

*\*\*\*Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Permit Center, first floor at the above address. Copies of staff reports for agenda items are available from the Commission Secretary and on the City's website the Friday before the meeting.\*\*\**

*Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the City Clerk at (510) 583-4400 or TDD (510) 247-3340.*





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**File #:** WS 18-012

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**DATE:** April 12, 2018

**TO:** Planning Commission

**FROM:** Planning Manager

**SUBJECT**

Preliminary review of a proposed Tentative Parcel Map and Planned Development (PD) Rezoning Application to subdivide a 6.2-acre parcel into two parcels and construct a 39,500-square-foot church building, 15,100-square-foot gymnasium/life center, and 61-unit senior affordable housing development at 29831 Clearbrook Circle (APN 083-0254-002-06). Application No. 201800410; Abdul Esmail (Applicant) on behalf of Pilgrim Baptist Church (Owner).

**RECOMMENDATION**

That the Planning Commission review and provide feedback to the applicant and staff on Tentative Parcel Map No. 10806 and PD Rezoning Application No. 201800410, based on the analysis set forth in this report and the Project Plans (Attachment II).

**ATTACHMENTS**

Attachment I:	Staff Report
Attachment II:	Project Plans
Attachment III:	Zoning Area Map



## SUBJECT

Preliminary review of a proposed Tentative Parcel Map and Planned Development (PD) Rezone to subdivide a 6.2-acre parcel into two parcels and construct a 39,500-square-foot church building, 15,100-square-foot gymnasium/life center, and 61-unit senior affordable housing development at 29831 Clearbrook Circle (APN 083-0254-002-06). Application No. 201900410; Abdul Esmail (Applicant) on behalf of Pilgrim Baptist Church (Owner).

## RECOMMENDATION

That the Planning Commission review and provide feedback to the applicant and staff on the proposed Tentative Parcel Map No. 10806 and PD Rezoning Application No. 201800410, including the analysis set forth in this report.

## SUMMARY

This is a Work Session to provide the Planning Commission and members of the public an opportunity to review the project plans, hear from the applicant, and provide comments on the site layout, building architecture, and overall land use compatibility of the proposed planned development. As currently proposed, the project requires the following entitlements:

- *Tentative Parcel Map* to subdivide an existing 6.2-acre parcel into two parcels;
- *PD Rezone* to allow for an exception to the [Mission-Garin Area Special Design District](#), which prohibits development within areas where natural slopes are greater than 25 percent, to construct a 39,500-square-foot church building, 15,100-square-foot gymnasium/life center, and 61-unit senior affordable housing development;
- *Grading Permit* to allow hillside grading for slopes greater than 20%; and
- *Density Bonus* of 35 percent to increase the maximum density from 12 dwelling units per net acre (du/ac) to 16.2 du/ac for a designated senior citizen affordable housing development.

Specifically, staff requests that the Planning Commission provide feedback in the following areas related to the project:

- Consistency with applicable land use policies in the *Hayward 2040 General Plan*, the City's [Hillside Design and Urban/Wildlife Interface Guidelines](#) (HDG), and City's Design Guidelines related to the overall size and scale of development, site layout, land use compatibility, grading, and hillside preservation;
- Consistency with development standards in the Zoning Ordinance related to parking, landscaping, and open space;

- Proposed bicycle and pedestrian circulation;
- Proposed building architecture (colors, materials, and overall building form); and
- Proposed Planned Development amenities.

No formal action is being requested at this time and the Commission will have another opportunity to consider the project at a future date once the application and environmental analysis is complete. The Commission will be an advisory body and will be making a recommendation on the project to the City Council at that future date.

## **BACKGROUND**

*Preliminary Application Review Meeting.* On April 5, 2017, staff held a Preliminary Application Review meeting with the applicant to provide high-level feedback regarding conceptual plans submitted to the City. While this was only a preliminary review of the project, staff expressed concerns regarding the project's inconsistency with the [Mission-Garin Area Special Design District](#) and the [Hillside Design and Urban/Wildlife Interface Guidelines](#) (HDG). Staff encouraged the applicant to redesign the project to better integrate with the natural terrain and minimize the amount of hillside grading. Staff also expressed concern with the overall size, scale and mass of the project and recommended the project be reduced and redesigned to be more compatible with the surrounding residential neighborhood. Additionally, staff encouraged the applicant to conduct extensive outreach to the surrounding neighborhood to obtain feedback on the project, especially given the potential aesthetic and visual impacts.

Following that meeting, the applicant revised the site layout by relocating the larger church buildings to the relatively flatter portion of the site and redesigned the affordable housing component to step architecturally with the topography to further reduce the amount of grading. The applicant also revised the building elevations to incorporate neutral colors and materials that are more consistent with the surrounding environment.

*Public Outreach.* On February 2, 2018, a Notice of Receipt of Application was sent to all property owners and interested stakeholders within a 300-foot radius of the project site. Staff has received many e-mails and phone calls from neighbors expressing concerns regarding the project and related to potential environmental impacts associated with slope stability, viewsheds, traffic, parking, hydrology, and overall land use compatibility, among other issues. While the application is still incomplete, the project will require a detailed environmental impact analysis prior to any action by the Planning Commission and City Council. On March 29, 2018, a Notice of Public Hearing for the Planning Commission Work Session was sent to all property owners and interested stakeholders within a 300-foot radius of the project site.

## **PROJECT DESCRIPTION**

*Existing Site Conditions.* The 6.2-acre site consists of one parcel located along Garin Avenue and Clearbrook Circle in the Mission/Garin Neighborhood. The project site is currently undeveloped and contains several mature trees. There are no driveways providing access to the site and the site contains hillside slopes exceeding 25% and is subject to the HDG and

the Mission-Garin Area Special Design District. Additionally, the Hayward Fault runs through the western portion of the site and as such, the entire site lies within the Hayward Fault Zone.

The site is surrounded by vacant land to the north, a 148-unit apartment complex and single-family residences to the east, vacant land and single-family residences to the south, and single-family residences to the west. A majority of the subject property is zoned RMB3.5 (Medium Density Residential – 3,500-Square-Foot Minimum Lot Area) District; however, the northwestern portion of the site was previously zoned PD District as part of a previous Planned Development project that was never fully constructed. The site is designated for LMDR (Limited Medium Density Residential) land uses in the *Hayward 2040 General Plan*.

*Project Overview.* Pilgrim Baptist Church has partnered with Mid-Peninsula Housing to propose a joint development that includes a 39,500-square-foot church building, a 15,100-square-foot gymnasium/life center for Pilgrim Baptist Church, and a 61-unit senior affordable housing development, including various on and off-site improvements. The applicant proposes to subdivide the existing 6.2-acre parcel into two parcels to allow the church and gymnasium buildings to be located on a 2.4-acre parcel and the senior citizen affordable housing development to be located on a 3.8-acre parcel.

The proposed two-story church building includes an 800-seat sanctuary, classrooms, offices, meeting rooms, a coffee shop, and a library. The gymnasium/life center building contains a basketball court, which will serve as a multi-purpose room, several offices, classrooms, a kitchen, a fitness center, and area for minor storage. As currently proposed, Pilgrim Baptist Church will host weekly and monthly/seasonal events in both the sanctuary and gymnasium buildings. Events proposed to be held during the week include ministry-related meetings, bible study classes, and various community programs such as sports leagues, job training, counseling, educational programs, music programs, and senior-specific day activities. Monthly/seasonal events include health clinics, holiday outreach events, and weddings. On Sundays, Pilgrim Baptist Church will hold worship services in the morning and bible study classes in the afternoon.

The 61-unit senior housing development is proposed to be 100 percent affordable. The project is proposed to be split into four, multi-level buildings with a stepped architectural design that integrates into the existing topography. Each one-bedroom apartment unit is designed for “independent living” and offers its own kitchen and private open space through a private patio or balcony. Additionally, the development provides various community amenities including a lobby, laundry room, community room, office, and exercise room. A copy of the project plans for both uses are included as Attachment II.

*Building Architecture.* The proposed two-story church building is 30 feet tall with a parapet that reaches a maximum height of 35 feet and a steeple that reaches a maximum height of 40 feet. The gymnasium is 30 feet tall. Both buildings incorporate a mix of contemporary and traditional materials including cement plaster, wood, aluminum, and stone veneer. The roofs will be composed of clay tile. The proposed color scheme incorporates neutral shades of tan, brown, white, and gray. The front and side elevations of the church building are

articulated with windows, columns, and horizontal shade structures. Recesses and projections of the wall surfaces with contrasting accent colors further break up the massing. The rear elevation lacks any architectural articulation and the gymnasium is minimally articulated, with some windows and use of alternating colors and materials.

The senior affordable housing development incorporates a stepped architectural design to better integrate into the existing hillside grade. Each of the four buildings are broken up into small groups of dwellings to break up the massing into smaller components. The building height ranges from two to four stories and will be constructed of concrete panels with a mix of cement fiber panel and lap siding, which is intended to mimic wood siding. The buildings also include aluminum window trims, wood slat railings, and composition shingle roofs. The color scheme includes white and shades of gray. The development also incorporates windows throughout all elevations and private patios or balconies to provide usable open space and further articulation and visual interest. The project will also include the installation of solar-panels on the roof of the proposed senior-housing units.

*Parking and Vehicular Circulation.* Per [Chapter 10, Article 2](#) of the HMC (Off-Street Parking), the project requires one off-street parking space for each five seats in the main assembly area for churches and one space for each 200 square feet of floor area for gymnasiums. Additionally, the project requires 0.5 off-street parking spaces for each senior affordable housing unit. Therefore, a total of 267 spaces are required for the entire development (160 for the church building, 76 for the gymnasium, and 31 for the senior affordable housing development). As proposed, the project is only providing 253 spaces, which is 14 less than the total number of parking spaces required. Of the 253 spaces provided, 198 spaces are dedicated for Pilgrim Baptist Church, including 10 ADA spaces and 56 compact spaces; and 55 spaces are dedicated for the affordable housing development, including 2 ADA spaces and 12 compact spaces. As currently shown in the plans, a majority of the spaces for Pilgrim Baptist Church are proposed on the 3.8-acre parcel where the senior affordable housing development will be located. As such, an access easement on the 3.8-acre parcel will be required to allow the Church to utilize these spaces.

Vehicular access to the site would be provided from a new two-way, 26-foot wide driveway from Garin Avenue that provides access to the open, unrestricted parking area. The project proposes a secondary two-way, 26-foot wide driveway from Woodland Avenue, which is intended to provide emergency vehicle access. Both driveways exceed the maximum slope allowed for emergency access per the 2016 California Fire Code and as such, the City's Fire Department has expressed concern that the project does not provide adequate access for fire apparatus, which could adversely impact life/safety responses. The applicant is aware of these concerns and is looking for alternative means of access to mitigate these issues.

*Bicycle and Pedestrian Access.* Currently, there is an existing sidewalk along Garin Avenue but not on Clearbrook Circle, which is a private street. The project proposes new sidewalks along the front and side elevations of both the church and gymnasium buildings and a new pedestrian pathway is proposed to connect both buildings. As shown, the pedestrian connection is interrupted by two parking lot drive aisles and there are no pedestrian pathways leading from the parking lots to the buildings. Additionally, there are multiple pedestrian pathways throughout the senior affordable housing development that provide

access to each residential building. Pedestrian pathways also provide access from the parking lot to the housing development. Currently, there are no designated bicycle connections to nearby public streets and the project is not proposing any bicycle parking facilities. However, CALGreen requires the church and gymnasium/life center provide short-term bicycle parking spaces (i.e. permanent bicycle racks) equal to five percent of new vehicle parking spaces being added and long-term bicycle parking spaces (i.e. bicycle lockers) equal to five percent of parking spaces designated for employees.

*Landscaping and Tree Removals.* The project is proposing new landscaped areas that include new trees and groundcover along the perimeter of the site, within the parking lot, and in the open space areas between the residential buildings. However, the proposed landscaping does not meet the required buffer or street tree requirements in [Section 10-1.445](#) of the HMC, which requires one 15-gallon tree for every 20 lineal feet of property line alongside the rear yards, and one 24-inch box street tree for every 20 to 40 lineal feet of street frontage. Additionally, the project does not meet the landscape requirements of parking areas in [Section 10-2.650](#) of the HMC, which requires one 15-gallon tree for every six parking stalls, a 5-foot minimum width of landscaped areas, 6-foot landscape endcaps at the end of each parking row, and landscaped buffering from public streets with 30-inch-high screening consisting of shrubs, walls, or earth berms. Additionally, there are no new trees are proposed to screen the housing development from the church building, which is also required per the Code. The project also proposes six new bioretention treatment areas totaling 4,075 square feet in size to treat storm water run-off.

Although the applicant has not submitted an arborist report, it is likely that several trees proposed for removal are subject to the City's Tree Preservation Ordinance. As such, a Tree Removal Permit and mitigation will be required for any protected trees that are removed. Once submitted, the City's Landscape Architect will review the Arborist Report and provide any recommendations to ensure compliance with the Tree Preservation Ordinance.

*Open Space Area.* While the smaller parcel containing the church and gymnasium will include some usable open space areas around the project perimeter and adjacent to the residential uses, the private and group open space areas for the housing development will be provided through landscaped common areas located between buildings and on private patios or balconies for 50 of the 61 units. Per [Section 10-1.445](#) of the HMC, the housing development is required to provide a minimum of 350 square feet of open space per dwelling unit. Of the 350 square feet, at least 100 square feet must be available as group (common) open space. Therefore, 21,350 square feet of open space with 6,100 square feet of group open space is required for the project. While staff has not been able to verify whether the project meets these requirements due to lack of information on the project plans, staff believes the project should incorporate additional group open space throughout the site and beyond the minimum requirements of the HMC.

*Community Benefits/Project Amenities.* The PD Districts are intended to facilitate development of land in an innovative fashion to allow for flexibility in site design and encourage development that is sensitive to environmental and site-specific considerations. Any requested exceptions to development regulations or policies must be adequately offset or compensated for by providing amenities not otherwise required or exceeding required



development standards. PD amenities should result in higher quality site design and development such as sustainability features or affordable housing. The applicant is proposing rooftop solar panels as the primary amenity for the senior affordable housing development and is including an affordable housing component as part of the project but there are no project specific amenities proposed for the church building or gymnasium site.

*Density Bonus.* The applicant is requesting a density bonus to increase the maximum number of affordable dwelling units allowed by the *Hayward 2040 General Plan* from 45 to 61. Per [Section 10-19.130](#) of the HMC, the proposed senior citizen affordable housing development is eligible for the maximum density bonus of 35 percent. Per the General Plan, the LMDR land use designation allows for a maximum density of 12 du/ac. If granted, the 35 percent density bonus would increase the maximum allowable density to 16.2 du/ac and allow the project to contain 61 units, which is consistent with the City's Density Bonus Ordinance. Future consideration of the density bonus request will be required by the Planning Commission and City Council at a future date.

*Sustainability Features.* The project proposes rooftop solar panels for the senior affordable housing development. The project is also required to meet CALGreen and 2016 California Energy Code standards for energy efficiency and will meet the City's requirements with respect to water efficient landscaping. Additionally, the project is required to comply with the City standards for recycling of waste during construction and operation. The project is also required to comply with the Municipal Regional Stormwater Permit requirements regarding storm water runoff prevention and treatment. Staff is continuing to work with the applicant to enhance and expand the project's sustainability component.

## **POLICY CONTEXT AND CODE COMPLIANCE**

*Zoning Ordinance.* The project site contains two different zoning designations and one General Plan land use designation. The majority of the site is zoned RMB3.5 District (Single-Family Medium) and the northwestern portion of the site was previously zoned PD, Planned Development as part of a previous planned development rezoning that was never fully constructed. The Zoning Area map is included as Attachment III.

Per [Section 10-1.405](#) of the Hayward Municipal Code (HMC), the purpose of the RM, Medium Residential District is to promote and encourage a suitable environment for family life in areas where the compatible mingling of single-family and multiple-family dwellings is possible. The RM District also allows for various community service uses such as cultural, educational, and religious facilities. The B3.5 Combining District requires a minimum lot area per dwelling unit of 3,500 square feet for multiple-family developments.

As proposed, the project meets most of the development standards of the RMB3.5 District. However as previously identified, the project does not meet the minimum parking requirements of the HMC where a total of 267 spaces are required for the project but only 253 spaces are provided. Staff recommends that the applicant will need to either revise the project to reduce the parking requirement or provide 14 additional spaces to meet the parking requirement. If the applicant requests an exception to the required number of parking spaces as part of the PD Rezone, a parking analysis will be required to determine

whether a proposed reduction in the number of spaces is warranted. Additionally, the applicant may be able to reduce the parking demand through the incorporation of transportation demand management measures that support bicycle, walking and transit use.

Additionally, the project does not meet the City's landscaping or buffering requirements and staff cannot verify whether the project meets the open space requirements of the RM District due to lack of information on the project plans.

*Mission-Garin Area Special Design District.* The site is also located within the [Mission-Garin Area Special Design District](#). The purpose of this overlay zoning district is to locate and cluster development so as to avoid geologic hazards, minimize grading, and preserve significant natural site features. Although the PD Rezone would allow for development on this site, the project appears to conflict with the intent of the Mission-Garin Area Special Design District. Additionally, the proposed housing development is located on the steepest portion of the site and will require a significant amount of grading. Staff has provided a more detailed analysis of the inconsistencies related to the Mission-Garin Area Special Design District in the Staff Analysis section below.

*Hayward 2040 General Plan.* The site is designated for LMDR ([Limited Medium Density Residential](#)) land uses in the *Hayward 2040 General Plan*. The LMDR land use designation of the General Plan generally applies to suburban areas that contain a mix of housing types with supporting community uses. Typical building types include single-family homes, second units, duplexes, triplexes, fourplexes, townhomes, apartment and condominium buildings. The LMDR land use designation allows for a maximum density of 12 dwelling units per net acre (du/ac).

The project is consistent with the LMDR land use designation of the *Hayward 2040 General Plan* with the requested density bonus. However, there are several other policies of the *Hayward 2040 General Plan* that are not consistent related to development of environmentally sensitive projects to minimize grading and impacts to hillside areas. Specifically, Land Use Policy LU-7.2 discourages the placement of homes near ridgelines to maintain natural open space and preserve views and Land Use Policy LU-7.5 encourages the clustering of residential units on hillsides to preserve sensitive habitats and scenic resources as natural open space. As mentioned earlier, the senior affordable housing development is proposed on the steepest portion of the site and the project proposes to grade and develop a majority of the 6.2-acre hillside site, leaving a minimal amount of natural open space.

*Hillside/Urban Wildlife Interface Guidelines.* The proposed project is located on a hillside parcel subject to the [Hillside/Urban Wildlife Interface Guidelines](#) (HDG). The purpose of these Guidelines is to promote architectural, landscape, site, and street design to enhance the character of the hillside setting and protect the natural features of the hillside area. Per [Section 10-8.23](#) of the HMC, any grading on these parcels with slopes greater than 20% will require the issuance of a Grading Permit by the City Council. Based on the initial review, staff has identified the following policies of the HDG which are not consistent with the project, as currently proposed:



- *“Buildings should exhibit varied elevations, floor plans, setbacks, and quality architecture to enhance the hillside setting.”*
- *“Large flat wall surfaces should be divided into smaller wall planes with horizontal offsets to reduce the bulky appearance of the structure. Roofs should also be broken into smaller components which accentuate the wall offsets.”*
- *“New structures, additions, and remodels should be architecturally compatible with surrounding development with respect to bulk, articulation, design, colors and materials.”*
- *“Preferred hillside development includes clusters of approximately 8 to 12 single-family dwellings or large clusters of multi-family structures separated by inter-connected natural open space corridors.”*
- *“Dwellings should be clustered on gentle slopes where less grading will be required and dwellings can be easily reached by emergency vehicles.”*

City of Hayward Design Guidelines. The project is also subject to the [City of Hayward Design Guidelines](#), which contain the several policies that are applicable to the project. Specifically, the guidelines recommend the following:

- Clustering development to avoid hazardous areas such as active fault zones;
- Siting activities to avoid noise and traffic conflicts/nuisances;
- Siting buildings to transition gracefully to permanent development around them;
- Using design features to protect views; and
- Proposing new buildings that are harmonious in scale with nearby development.

Staff will highlight several of these policies as it relates to the proposed project in the Staff Analysis section below.

## **STAFF ANALYSIS**

Land Use Policies. As discussed earlier, staff is concerned with the project’s consistency with the land use policies of the (1) Mission-Garin Area Special Design District, (2) *Hayward 2040 General Plan*, (3) [Hillside/Urban Wildlife Interface Guidelines](#) (HDG), and (4) [City of Hayward Design Guidelines](#).

As such, staff requests feedback from the Planning Commission regarding the following specific land use policy issues:

- *Mission-Garin Area Special Design District:* Staff requests feedback on the overall scale of development and location of the proposed buildings. Staff believes the overall scale of development could be reduced and the senior affordable housing development relocated to minimize grading and preserve existing views and natural open space, which are goals of the Mission-Garin Area Special Design District.
- *Hayward 2040 General Plan:* As discussed above, the proposed development is proposed to redevelop a large portion of the existing 6.2-acre site that may result in significant land use, aesthetic and environmental impacts. Staff requests Planning Commission feedback on whether the proposed buildings should be clustered to

avoid steeper slopes and maintain natural open space, as per Land Use Policies LU-7.2 and LU-7.5.

- *Hillside/Urban Wildlife Interface Guidelines:* As previously identified, the purpose of the HDG is to minimize impacts of new development on hillside areas. In this instance, staff is concerned with the compatibility of the church building and gymnasium with the surrounding neighborhood and due to the overall size, scale and placement of those buildings on environmentally sensitive areas. The overall bulk and massing of the buildings are magnified by the general lack of variety in the elevations and the presence of large flat wall surfaces without significant breaks in the wall planes. The Guidelines recommend that new buildings exhibit varied elevations with roofs and wall surfaces that are broken into smaller components to minimize bulk and massing, and architecturally integrate into the existing neighborhood. Staff requests feedback from the Planning Commission on the proposed size, scale, and design of the project as it relates to the surrounding single-family neighborhood and the inconsistencies with the amount of hillside grading and impacts to the natural environment.
- *City of Hayward Design Guidelines:* A project of this size and scale has the potential to generate significant noise and traffic from the proposed use and ancillary activities associated with the church and gymnasium use for an undeveloped site located in a sensitive residential neighborhood. Staff requests feedback from the Planning Commission on the overall land use compatibility of the project with the surrounding residential neighborhood as it relates to the size and scale of the proposed uses.

*Parking & Vehicular Circulation:* The project, as proposed, does not meet the City's minimum parking requirements and does not meet the proposed emergency access design standards. If the applicant desires a reduction in the required number of parking spaces through the PD Rezone, a parking analysis to demonstrate that a reduction is warranted and transportation demand management measures to reduce the parking demand will be required. Staff requests feedback on whether the Planning Commission would consider a reduction in the parking requirement as part of the PD Rezone. Furthermore, both proposed driveways exceed the maximum slope allowed for emergency access per the 2016 California Fire Code and the City's Fire Department has expressed concern that the project does not provide adequate access for fire apparatus.

*Bicycle and Pedestrian Access:* Although pedestrian access is provided throughout much of the site, staff believes the pedestrian circulation should be improved to better connect each building to one another and the overall development to the surrounding neighborhood. The pedestrian connection between the church building and gymnasium is interrupted by drive aisles and there are no pedestrian pathways leading from the parking lot to both buildings. Staff recommends the project incorporate a connected network of pedestrian access between buildings and from the parking lots to the buildings and the adjacent public streets to promote walking to the site and within the site, for the proposed senior residents. Furthermore, staff recommends the project add bicycle facilities and provide bicycle parking spaces to comply with CALGreen and improve non-vehicular access to the

site, reduce the parking demand, and encourage bicycling and walking opportunities, consistent with Council's Complete Streets Strategic Initiative.

*Landscaping and Open Space:* The project, as proposed, does not meet the City's landscaping and buffering requirements and staff has been unable to verify whether or not the project meets the minimum open space requirement due to lack of information on the project plans. Although the project could be revised to meet these requirements, staff recommends that additional landscape screening within the parking lot medians and along the property lines be expanded to minimize any visual impacts associated from parking lot and vehicular lights to residences to the west. Based on the current design, vehicles in the parking lot will be highly visible to the residences to the west since the stepped parking lot is proposed on a higher grade. Furthermore, staff recommends the project exceed the group open space requirement as one of the amenities required for the PD Rezone. Although the senior affordable housing development does provide small outdoor open space areas between the buildings, staff believes the project could be enhanced to provide larger, more natural common open space areas that are accessible to both Pilgrim Baptist Church and the senior affordable housing development. These common areas could provide outdoor facilities that promote recreation, provide play/exercise facilities, and incorporate community gardens.

*Building Architecture.* Although the neutral colors and building materials of the church, gymnasium, and senior affordable housing development are largely compatible with the character of the surrounding neighborhood, staff has concerns with the overall bulk and mass of the church building and gymnasium related to the prominent hillside location and surrounding residential land use in the area. The proposed church and gymnasium are located on a challenging, hillside parcel and are not stepped or broken up into smaller components to minimize bulk and mass. Staff notes that although the senior housing development does incorporate a stepped design, some of the buildings reach a height of four stories and are located on the steepest portion of the site, which further exacerbates the visual and aesthetic impact to adjacent neighborhoods. As such, staff requests Planning Commission feedback on the proposed design and placement of the proposed buildings.

*Environmental Issues.* Beyond the land use policy and site design issues, staff has general concerns regarding the potential environmental impacts associated with the project, specifically related to traffic, noise and lighting, the amount of grading on a steeply sloped site, the development of a multi-family and high-occupancy land use (church and gymnasium) on a project site that is geotechnically challenging and contains an active fault line, and the potential visual and slope impacts related to the removal of several mature trees. Although the California Environmental Quality Act (CEQA) document, which has not started yet, will analyze any potential environmental impacts associated with the project, staff requests the Planning Commission provide preliminary feedback regarding the areas related to the potential environmental issues identified in this report.

*Project/Community Benefits.* The applicant is proposing rooftop solar panels for the residential use and is proposing the housing development be 100% affordable for seniors as the primary community benefit in exchange for the requested Planned Development

rezoning and numerous design exceptions. Upon review, staff recommends that additional public benefits be provided if the project is to move forward. The overall size and scope of the Pilgrim Baptist Church development is significant, and the location is challenging given the numerous site and environmental constraints that encumber the site. As such, staff recommends the project incorporate larger open space areas, stronger bicycle and pedestrian connections, enhanced, sustainable building and site designs, additional project screening, and overall reduced building footprint. The project could also incorporate public art, transportation demand measures, and other amenities that would benefit the surrounding community. As such, staff requests feedback from the Planning Commission regarding the proposed amenities.

### **ENVIRONMENTAL REVIEW**

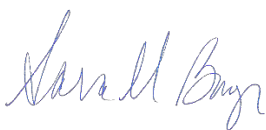
The project is subject to CEQA and as such, an Initial Study will be required once the project application is complete. Following the completion of that Initial Study, staff will determine the appropriate level of environmental impact analysis needed for the project.

### **NEXT STEPS**

Following the work session and once the project application has been deemed completed, staff will complete an Initial Study and determine the level of environmental review required. Once completed, staff will return to the Planning Commission for consideration and recommendation to the City Council.

*Prepared by:* Jay Lee, Associate Planner

Approved by:




---

Sara Buizer, AICP  
Planning Manager




---

Stacey Bristow  
Interim Development Services Director



VICINITY MAP

NOT TO SCALE



LIST OF ABBREVIATIONS

@	AT	MTL.	METAL
ABV.	ABOVE	(N)	NEW
A.F.F.	ABOVE FINISH FLOOR	N.A.	NOT APPLICABLE
ALUM.	ALUMINUM	N.I.C.	NOT IN CONTRACT
B.F.F.	BELOW FINISH FLOOR	N.T.S.	NOT TO SCALE
BD.	BOARD	P.L.	PROPERTY LINE
BLDG.	BUILDING	P.T.	PRESSURE TREATED
BOT.	BOTTOM	PERF.	PERFORATED
BM.	BEAM	PLYWD.	PLYWOOD
B.U.R.	BUILT UP ROOFING	PNTD.	PAINTED
CL.	CENTERLINE	R.	RISER(S)
C.J.	CONTROL JOINT	R.W.L.	RAIN WATER LEADER
CLR.	CLEAR	RAD.	RADIUS
COL.	COLUMN	RM.	ROOM
CONC.	CONCRETE	S.D.	STORM DRAIN
CONT.	CONTINUOUS	S.A.M.	SELF ADHERED MEMBRANE
DEMO.	DEMOLISH	S.A.S.M.	SELF ADHERED SHEET MEMBRANE
DET.	DETAIL	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DIA.	DIAMETER	S.C.D.	SEE CIVIL DRAWINGS
DN.	DOWN	S.L.D.	SEE LANDSCAPE DRAWINGS
DWG.	DRAWING	SHT.	SHEET
EL.	ELEVATION	SIM.	SIMILAR
EQ.	EQUAL	STD.	STANDARD
(E)	EXISTING	ST.	STREET
F.C.	FIBER CEMENT	STL.	STEEL
F.D.	FLOOR DRAIN	T.C.	TOP OF CURB
F.F.	FINISH FLOOR	T.O.	TOP OF
FLR.	FLOOR	T.O.C.	TOP OF CONCRETE
FIN.	FINISH	T.O.S.	TOP OF SLAB
FT.	FOOT/FEET	T.O.S.TL.	TOP OF STEEL
G.S.M.	GALVANIZED SHEET METAL	T.P.	TOILET PAPER
GALV.	GALVANIZED	TEL.	TELEPHONE
GL.	GLASS	TYP.	TYPICAL
GYP. BD.	GYPSUM BOARD	U.O.N.	UNLESS OTHERWISE NOTED
HT.	HEIGHT	W/	WITH
JT.	JOINT	W/O	WITHOUT
MAX.	MAXIMUM	WD.	WOOD
MIN.	MINIMUM		

LEGEND OF SYMBOLS

	PROPERTY LINE
	SETBACK
	EASEMENT
	ALIGN TAG
	DETAIL BUBBLE
	SECTION CUT
	ELEVATION SYMBOL
	PERSPECTIVE SYMBOL
	ELEVATION DATUM
	ROOM IDENTIFICATION TAG WITH RM. #
	R.C.P. ROOM IDENTIFICATION TAG WITH RM. # AND FINISH CEILING HEIGHT WHERE SHOWN
	SHEET NOTE
	TOP OF CONCRETE CURB/ WALL MARK W/ ELEVATION
	WINDOW/LOUVER MARK. SEE WINDOW/LOUVER SCHEDULE.
	DOOR MARK. SEE DOOR SCHEDULE.
	WALL TYPE. SEE WALL TYPE SCHEDULE.
	REVISION TAG

PILGRIM BAPTIST CHURCH & AFFORDABLE SENIOR HOUSING

APN: 083-0254-002-03



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G3	PROPOSED OVERALL SITE PLAN
G4	TENTATIVE MAP

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A3	CHURCH SECOND FLOOR PLAN
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L6	HOUSING IRRIGATION PLAN
L7	HOUSING IRRIGATION DETAILS
L8	HOUSING LANDSCAPE SECTION 1
L9	HOUSING LANDSCAPE SECTION 2

PROJECT DATA

NAME:	Pilgrim Baptist Church & Affordable Senior Housing
APN:	083-0254-002-03
ZONING:	RMB 3.5 Medium Density Residential
Setbacks:	Front: 20' Side Yard: 5' - 10' Rear Yard: 20'
Parking:	1.7/Unit Required
Height Allowable:	40' CUP required for church

TOTAL SITE AREA: 6.22 AC (270,943 SF)

CHURCH BUILDING FOOTPRINT:	Church: 25,500 SF Life Center:15,100 SF
----------------------------	---

HOUSING BUILDING FOOTPRINT: 30,240 SF

PROPOSED LOT COVERAGE: 70,840 SF

BUILDING CODES AND STANDARDS:  
-2018 California Building Codes, California Code of Regulations Title 24, Part 2, Volume 1 &2  
-2013 California Residential Code & 2013 California Green Building Standards  
-2013 California Mechanical Code  
-2013 California Plumbing Code  
-2013 California Electrical Code  
-2013 California Fire Code  
-2013 California Energy Code, Title 24, Part 6  
-Americans with Disabilities Act  
-2013 ADA Standards  
-Hayward Municipal Code 2017: Chapters 7, 9, 10, 11  
-City of Hayward Hillside Design + Urban Wildland Interface Guidelines  
-Mission - Garin Area Special Design District

HOUSING SUMMARY:  
1-BEDROOM UNITS: 60  
2-BEDROOM MANAGER'S UNIT: 1

PROJECT TEAM

ARCHITECT (CHURCH)  
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LANDSCAPE (HOUSING)

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Cliff Lowe, Principal  
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SCOPE OF WORK

New Church Buildings;  
to include reception, sanctuary,  
classrooms, library, offices, life center, restrooms, service  
spaces and on uncovered parking.

Affordable Senior Housing;  
to include 61 apartments and associated community and  
office spaces and uncovered parking.

CHURCH AREAS

OCCUPANCY	#	TOTAL AREA
CHURCH		
1ST FLOOR		25,500 SF
2ND FLOOR		14,000 SF
LIFE CENTER		
		15,100 SF
TOTAL:		54,600 SF

HOUSING AREAS

OCCUPANCY	#	TOTAL AREA
RESIDENTIAL		
1 BEDROOM UNIT	61	32,025 SF
1 BEDROOM UNIT PATIO	50	2,250 SF
OUTDOOR SPACE		
COMMUNITY DECK	14	2,489 SF
COMMUNITY ASSEMBLY AREAS/OFFICE		
LOBBY	1	290 SF
LAUNDRY ROOM	1	380 SF
COMMUNITY ROOM	1	1,050 SF
OFFICE	1	675 SF
EXERCISE	1	675 SF
UTILITY & MISCELLANEOUS		
MECHANICAL/ELECTRICAL	1	675 SF
TRASH	5	640 SF
STORAGE	1	295 SF
CIRCULATION		
ELEVATORS	3	990 SF
CORRIDORS		18,772 SF
STAIRS		3,025 SF

Disclaimer:

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Key Plan:

General Notes/Legend:

Stamp:

Rev. No.	Revision	Date
Initial Development Permit Submittal		01/25/2018

Project Number:

Project Title:  
PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING

HAYWARD, CA  
APN: 083-0254-002-03

Sheet Title:

Scale:  
As indicated

**ARCHCON**  
Development and Construction Group, Inc.  
LICENSE B-1019941

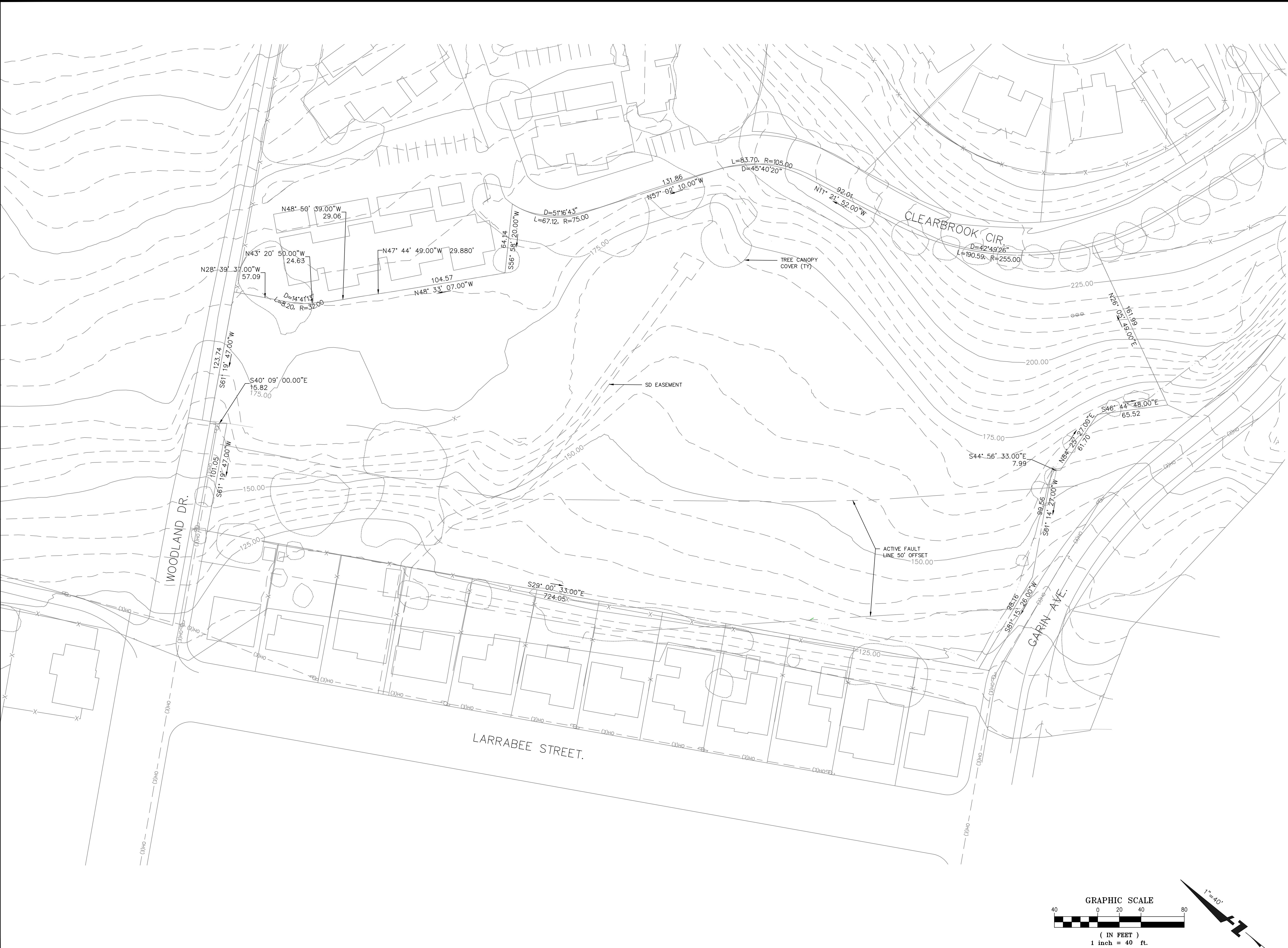
192 SINGER LANE  
FOLSOM, CALIFORNIA 95630

**hcl**  
architecture

**herman coliver locus**  
423 Tehama Street San Francisco California 94103  
T 415.495.1776 F 415.552.9811 E info@hclarchitecture.com

Drawn By:	Sheet Number:
Checked:	G1.0
Associate:	





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**PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING**  
HAYWARD, CA  
APN: 083-0254-002-03

Sheet Title:  
EXISTING CONDITIONS

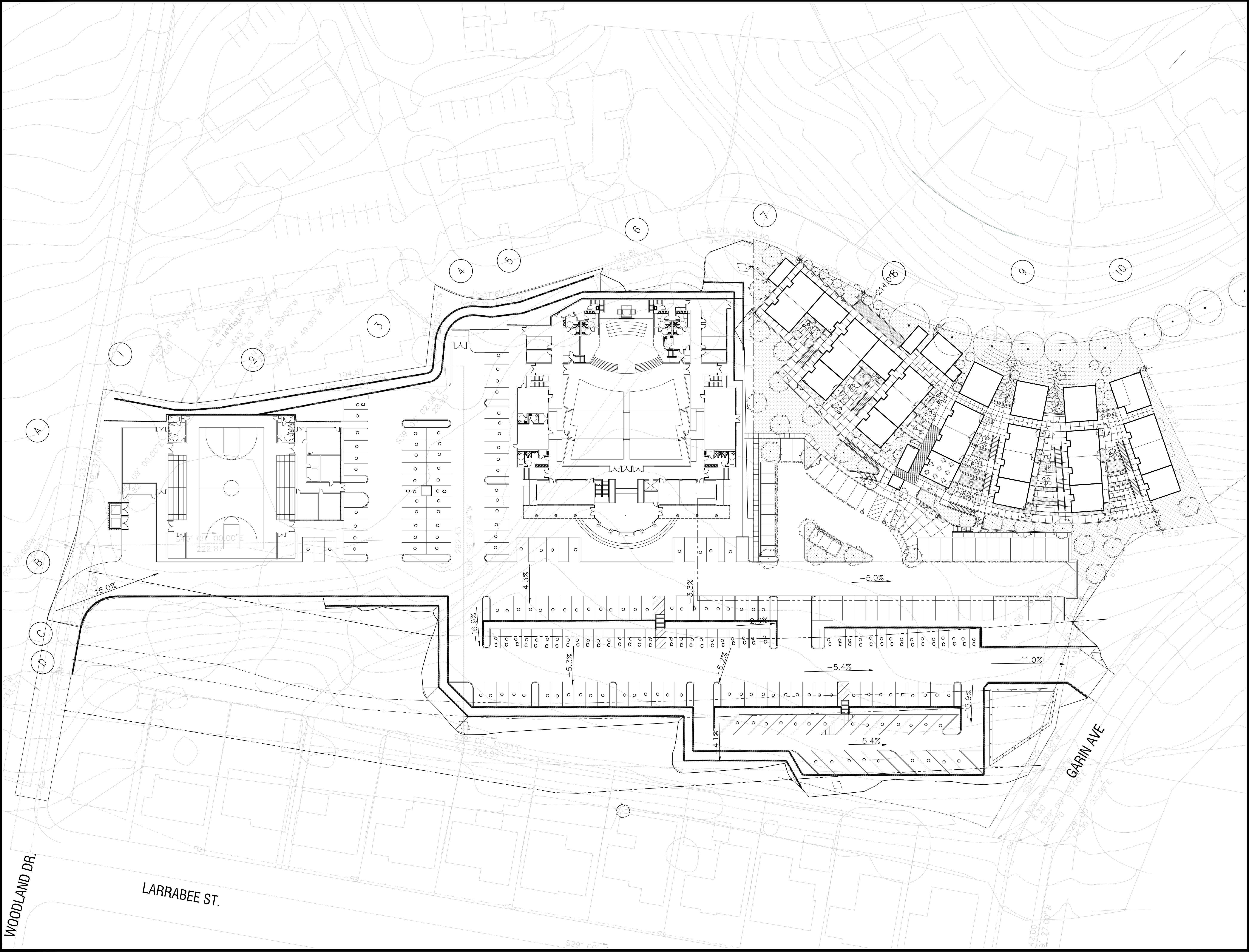
Scale:  
As indicated

**S<sub>2</sub> - J<sub>2</sub>**  
*ENGINEERING, INC.*  
PO Box 650  
Cottonwood, CA 96022  
Phone (530) 347-5168  
sdnelson@shasta.com

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Checked: SDN	
Associate:	





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PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING

HAYWARD, CA

APN: 083-0254-002-03

Sheet Title:

PROPOSED OVERALL SITE PLAN

Scale:

As indicated 1/32" = 1'

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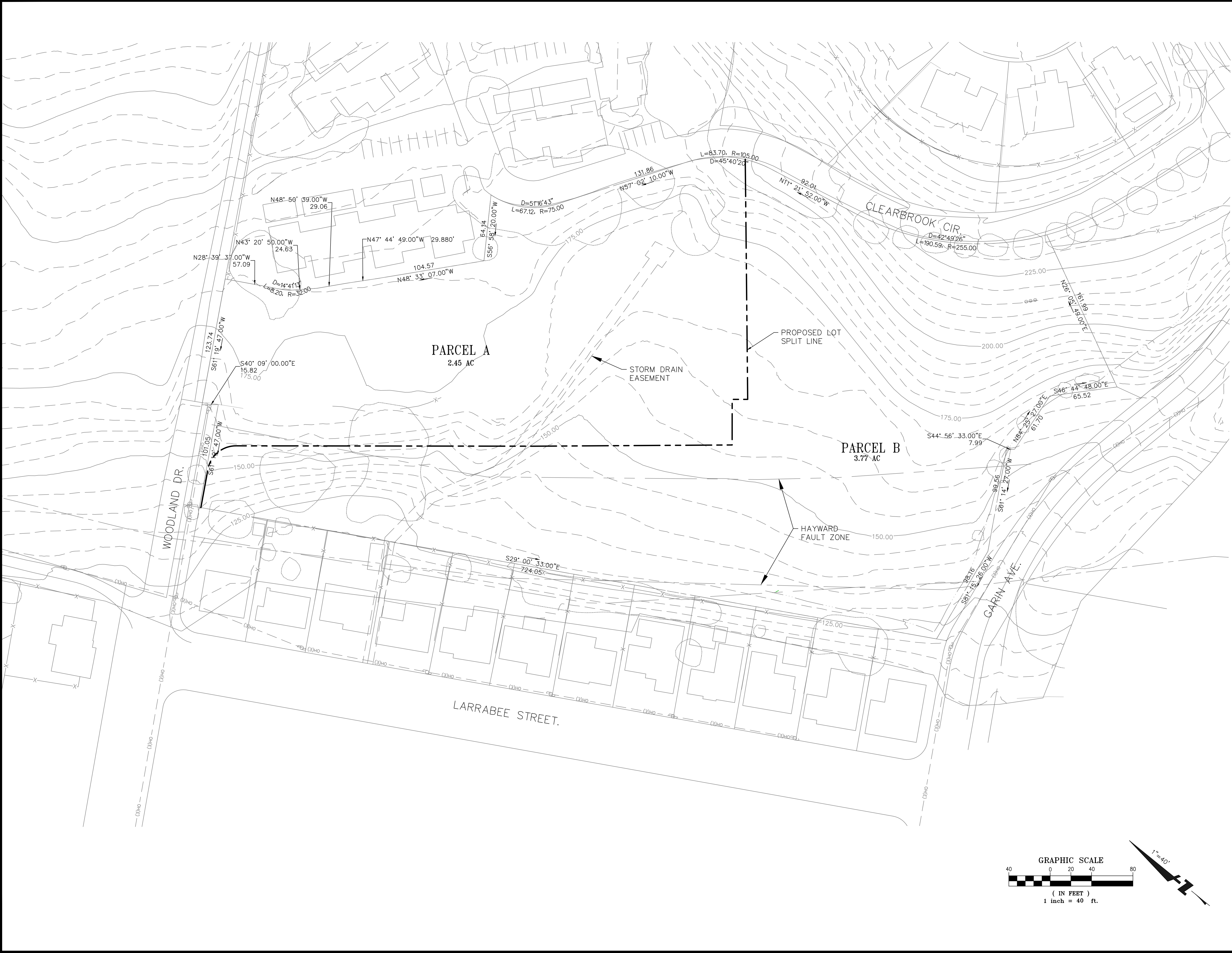
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Drawn By:	Sheet Number:
Checked:	G3.0
Associate:	





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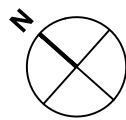
Rev. No.	Revision	Date
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Project Title:  
**PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING**  
HAYWARD, CA  
APN: 083-0254-002-03

Sheet Title:  
TENTATIVE MAP

Scale:  
As indicated

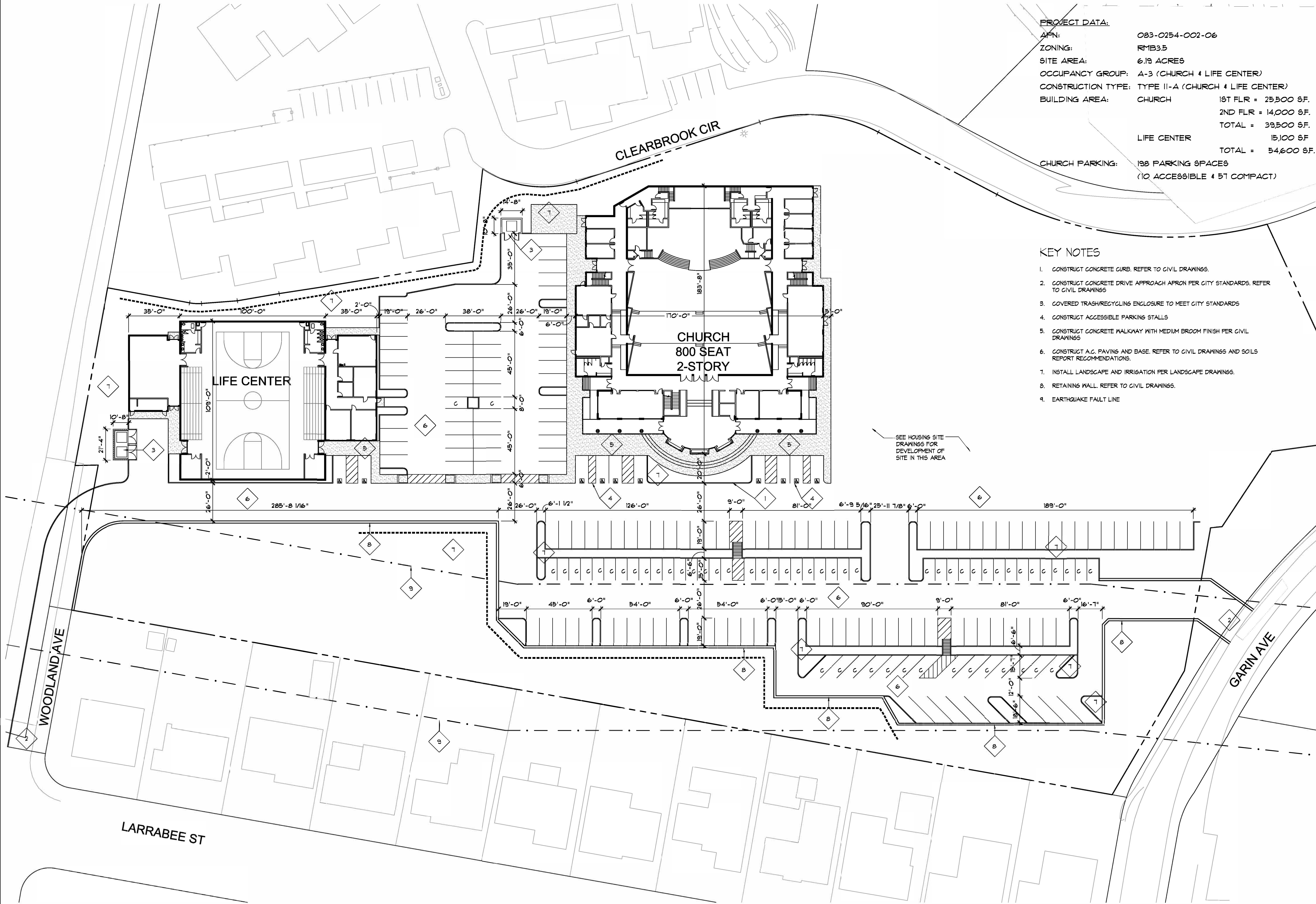


**S<sub>2</sub> - J<sub>2</sub>**  
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192 SINGER LANE  
FOLSOM, CALIFORNIA 95630

Drawn By: DJK	Sheet Number: <b>G4</b>
Checked: SDN	
Associate:	





PROJECT DATA:	
APN:	083-0254-002-06
ZONING:	RMB35
SITE AREA:	6.19 ACRES
OCCUPANCY GROUP:	A-3 (CHURCH & LIFE CENTER)
CONSTRUCTION TYPE:	TYPE II-A (CHURCH & LIFE CENTER)
BUILDING AREA:	CHURCH 1ST FLR = 25,300 SF. 2ND FLR = 14,000 SF. TOTAL = 39,300 SF.
	LIFE CENTER 15,100 SF. TOTAL = 54,600 SF.
CHURCH PARKING:	198 PARKING SPACES (10 ACCESSIBLE & 51 COMPACT)

- KEY NOTES
1. CONSTRUCT CONCRETE CURB. REFER TO CIVIL DRAWINGS.
  2. CONSTRUCT CONCRETE DRIVE APPROACH APRON PER CITY STANDARDS. REFER TO CIVIL DRAWINGS.
  3. COVERED TRASH/RECYCLING ENCLOSURE TO MEET CITY STANDARDS.
  4. CONSTRUCT ACCESSIBLE PARKING STALLS.
  5. CONSTRUCT CONCRETE WALKWAY WITH MEDIUM BROOM FINISH PER CIVIL DRAWINGS.
  6. CONSTRUCT A.C. PAVING AND BASE. REFER TO CIVIL DRAWINGS AND SOILS REPORT RECOMMENDATIONS.
  7. INSTALL LANDSCAPE AND IRRIGATION PER LANDSCAPE DRAWINGS.
  8. RETAINING WALL. REFER TO CIVIL DRAWINGS.
  9. EARTHQUAKE FAULT LINE.

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Key Plan:

General Notes/Legend:

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Rev. No.	Revision	Date
Initial Development Permit Submittal		01/25/2018

Project Number:



Project Title:  
**PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING**  
HAYWARD, CA  
APN: 083-0254-002-03

Sheet Title:  
**CHURCH SITE PLAN**

Scale:  
As indicated

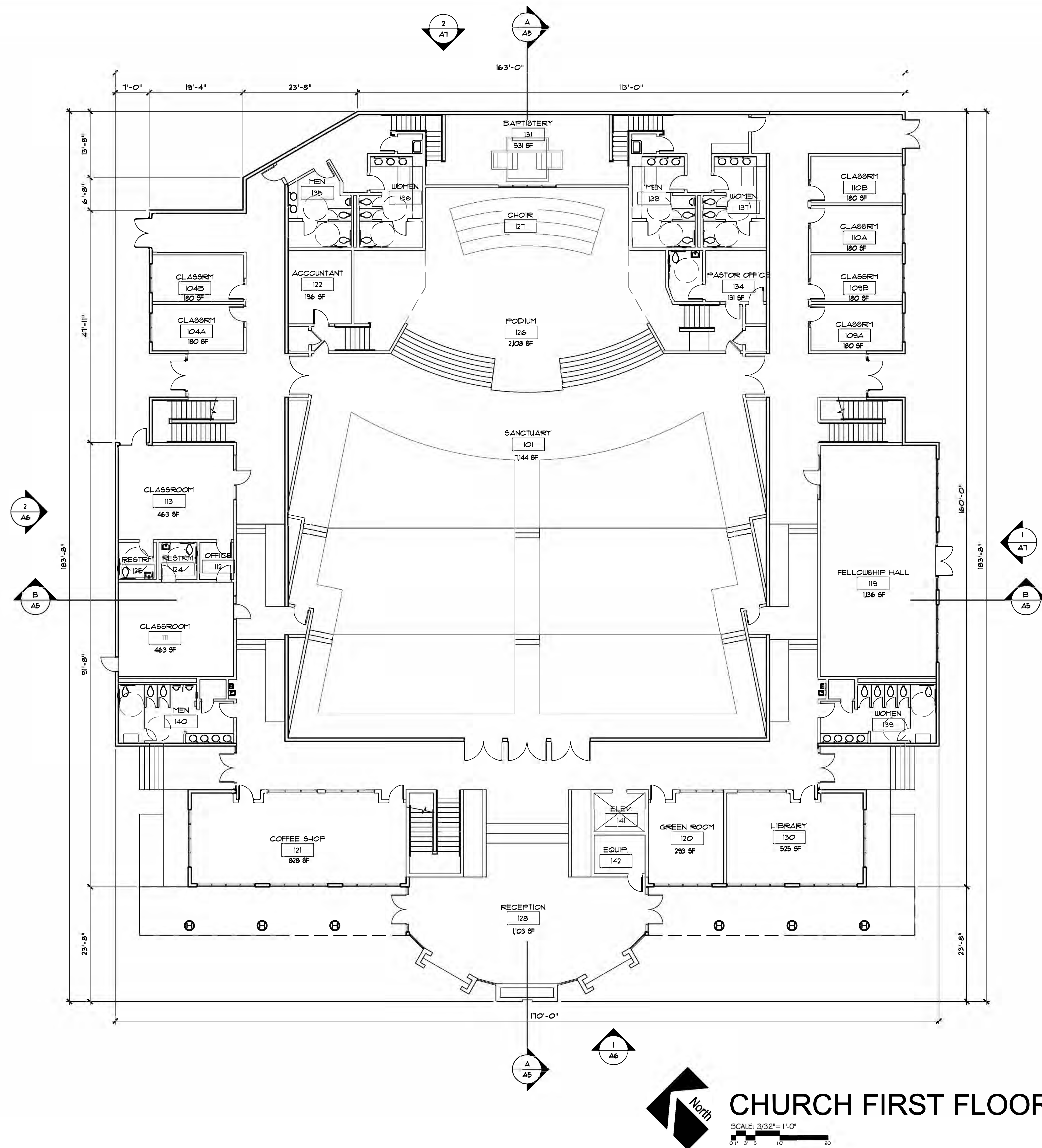
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 **CHURCH SITE PLAN**  
 30

Drawn By:	Sheet Number:
Checked:	<b>A1</b>
Associate:	





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Key Plan:

General Notes/Legend:

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Rev. No.

Revision

Date

Initial Development Permit Submittal

01/25/2018

Project Number:

Project Title:

PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING

HAYWARD, CA

APN: 083-0254-002-03

Sheet Title:

CHURCH FIRST FLOOR PLAN

Scale:

As indicated

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Drawn By:

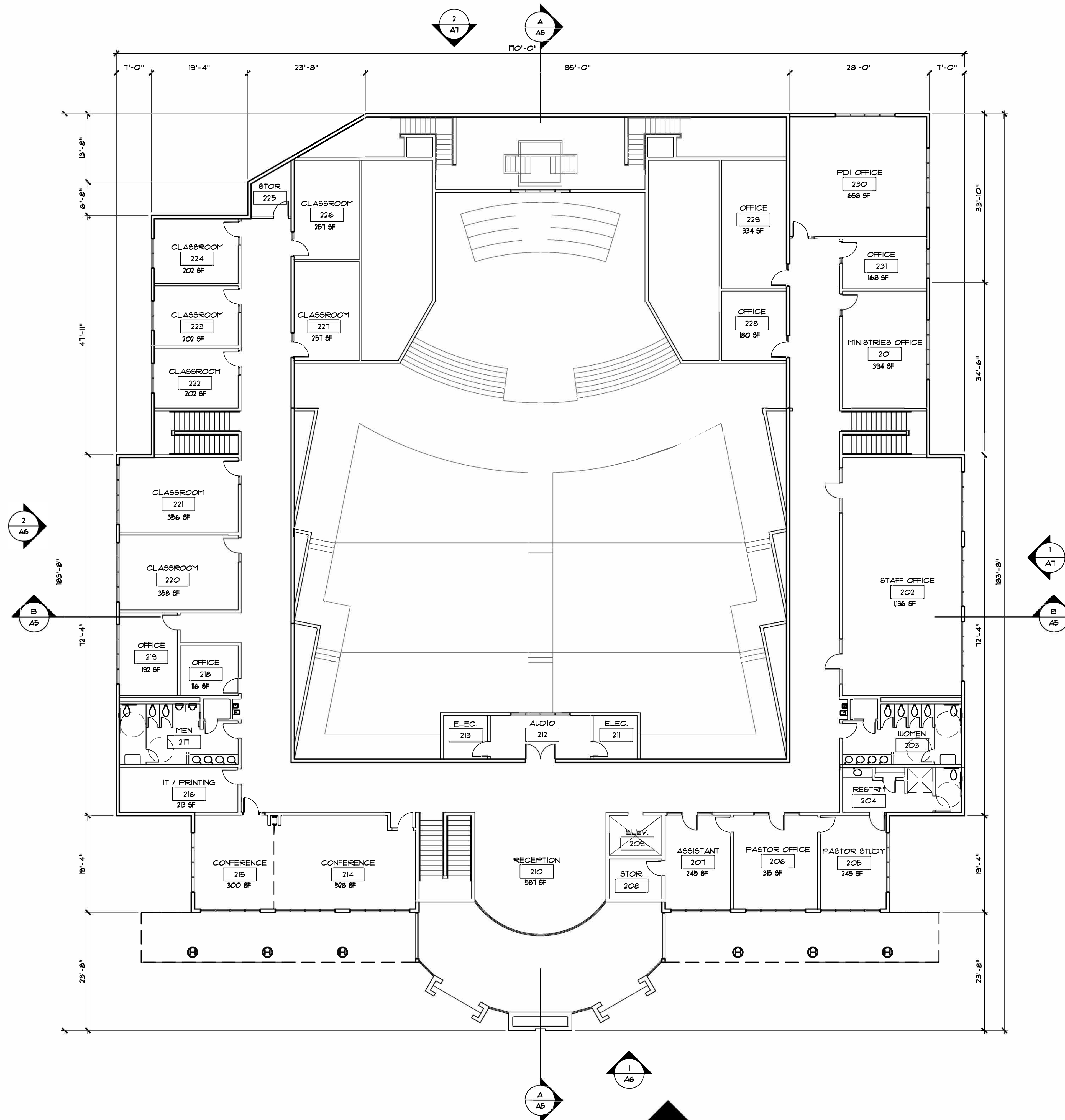
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Associate:

Sheet Number:

A2





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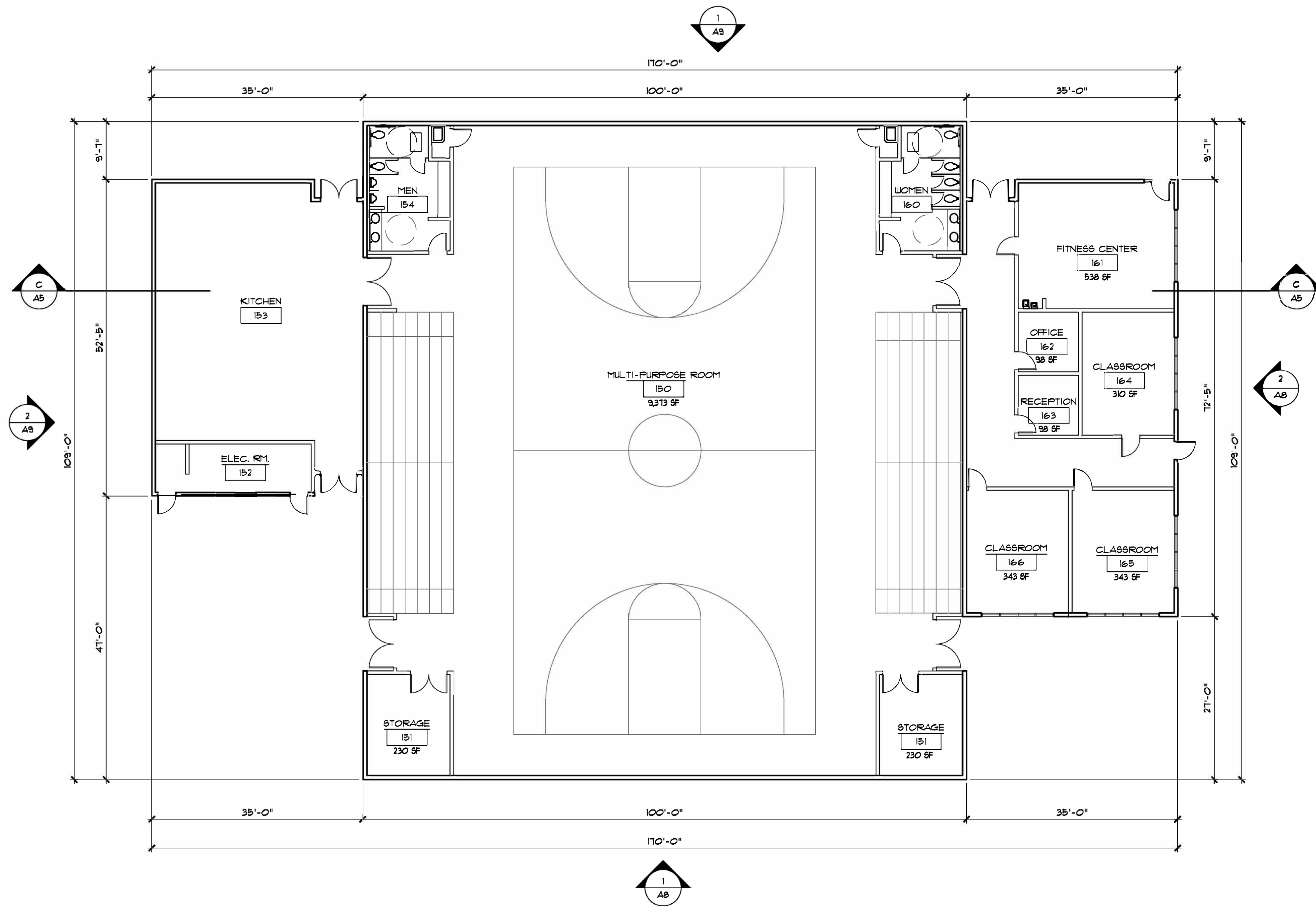
Project Title:  
**PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING**  
HAYWARD, CA  
APN: 083-0254-002-03

Sheet Title:  
**CHURCH SECOND FLOOR PLAN**

Scale:  
As indicated

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Checked: \_\_\_\_\_  
Associate: \_\_\_\_\_  
Sheet Number:  
**A3**



# LIFE CENTER FLOOR PLAN

SCALE: 3/32" = 1'-0"

## Disclaimer:

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## Key Plan:

## General Notes/Legend:

## Stamp:

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**PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING**  
HAYWARD, CA  
APN: 083-0254-002-03

Sheet Title:  
**LIFE CENTER FLOOR PLAN**

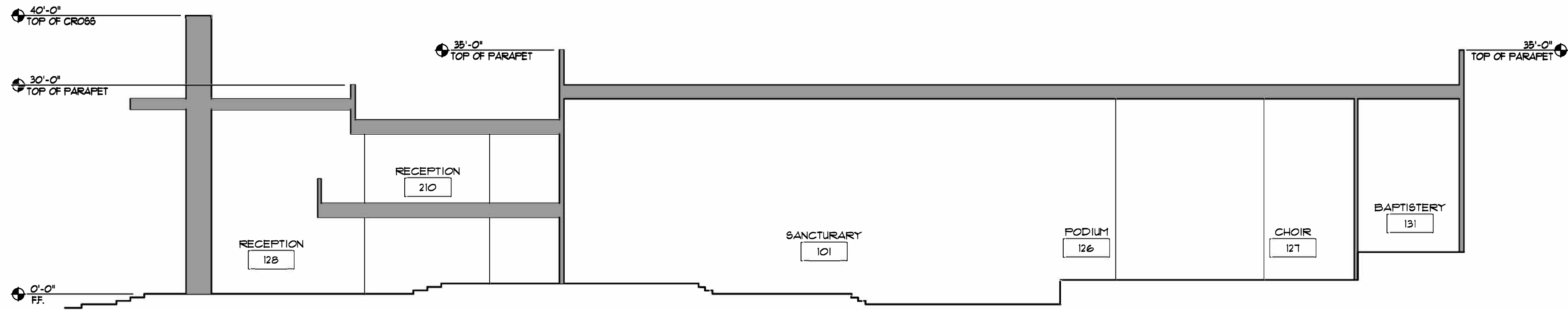
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Development and Construction Group, Inc.  
LICENSE B-1019941

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FOLSOM, CALIFORNIA 95630

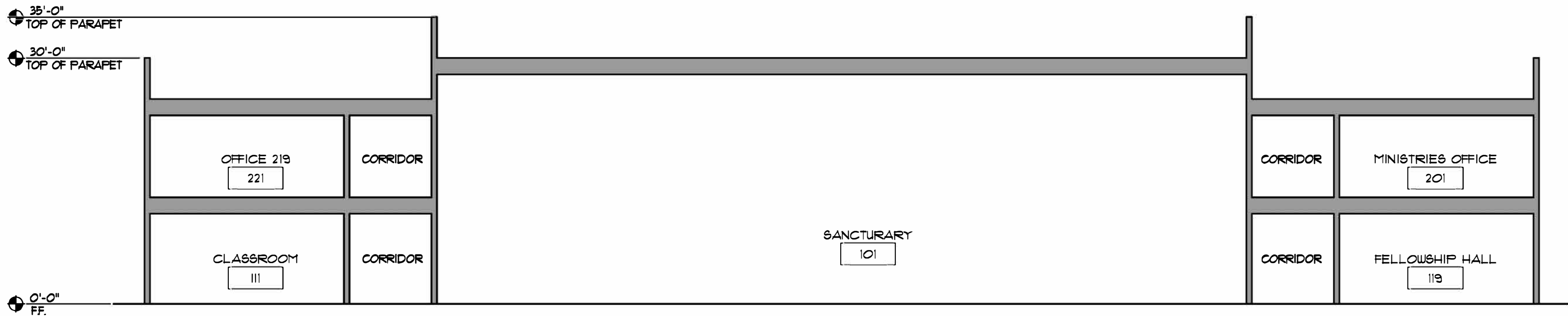
Drawn By:	Sheet Number:
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Associate:	





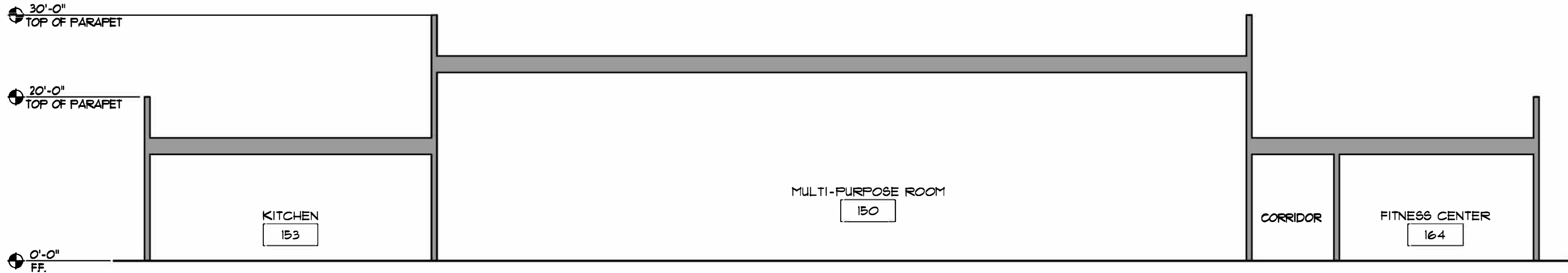
CHURCH BUILDING SECTION A

SCALE: 3/32"= 1'-0"  
0' 1' 3' 5' 10' 20'



CHURCH BUILDING SECTION B

SCALE: 3/32"= 1'-0"  
0' 1' 3' 5' 10' 20'



LIFE CENTER SECTION C

SCALE: 3/32"= 1'-0"  
0' 1' 3' 5' 10' 20'

Disclaimer:  
  
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Key Plan:

General Notes/Legend:

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Project Title:  
**PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING**  
  
HAYWARD, CA  
APN: 083-0254-002-03

Sheet Title:  
**CHURCH BUILDING SECTIONS**

Scale:  
As indicated

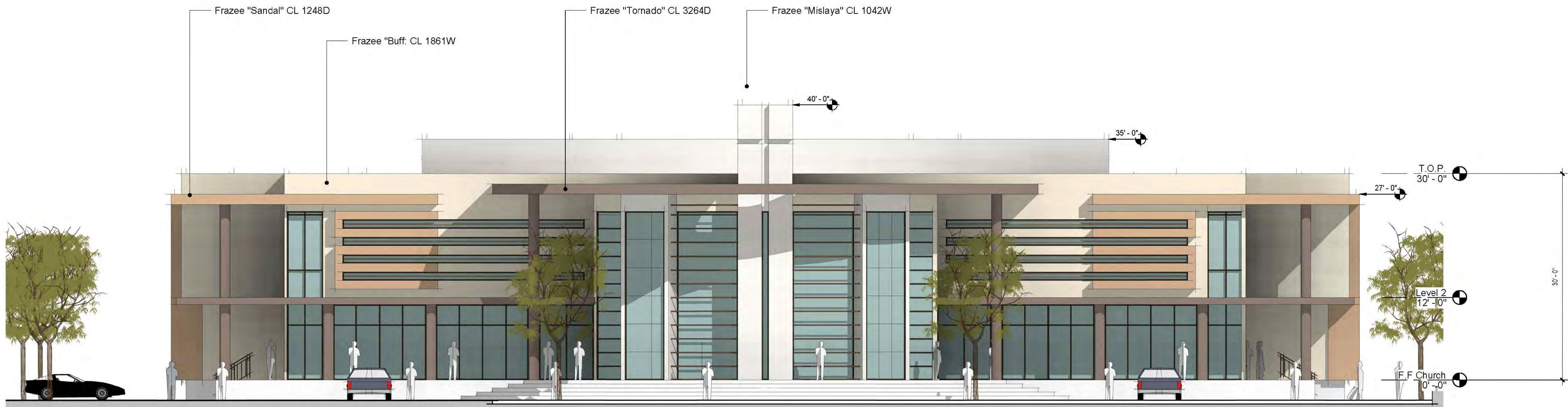
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Development and Construction Group, Inc.  
LICENSE B-1019941

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FOLSOM, CALIFORNIA 95630

Drawn By:  
Checked:  
Associate:

Sheet Number:  
**A5**





1 | CHURCH SOUTH WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 | CHURCH NORTH WEST ELEVATION  
SCALE: 1/8" = 1'-0"

Disclaimer:  
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PILGRIM BAPTIST CHURCH AND  
AFFORDABLE SENIOR HOUSING  
HAYWARD, CA  
APN: 083-0254-002-03

Sheet Title:  
CHURCH EXTERIOR ELEVATION

Scale:  
As indicated 1/8" = 1'

**ARCHICON**  
Development and Construction Group, Inc.  
LICENSE B-1019941  
192 SINGER LANE  
FOLSOM, CALIFORNIA 95630

Drawn By:	Sheet Number:
Checked:	A6.0
Associate:	





1 | CHURCH SOUTH EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 | CHURCH NORTH EAST ELEVATION  
SCALE: 1/8" = 1'-0"

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Key Plan:

General Notes/Legend:

Stamp:

Rev. No.	Revision	Date
Initial Development Permit Submittal		01/25/2018

Project Number:

Project Title:  
PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING  
HAYWARD, CA  
APN: 083-0254-002-03

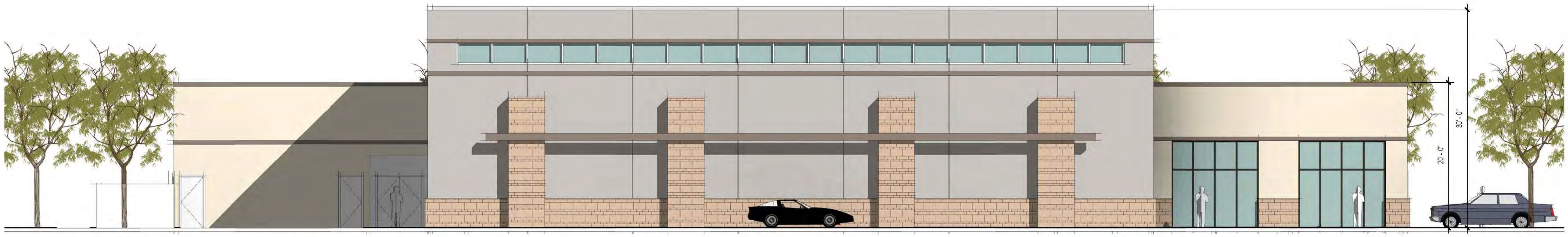
Sheet Title:  
CHURCH EXTERIOR ELEVATION

Scale:  
As indicated 1/8" = 1'

ARCHICON  
Development and Construction Group, Inc.  
LICENSE B-1019341  
  
192 SINGER LANE  
FOLSOM, CALIFORNIA 95630

Drawn By:	Sheet Number:
Checked:	A7.0
Associate:	





**1 | LIFE CENTER - SOUTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 | LIFE CENTER - SOUTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**Disclaimer:**

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**Key Plan:**

**General Notes/Legend:**

**Stamp:**

Rev. No.	Revision	Date
Initial Development Permit Submittal		01/25/2018

**Project Number:**

**Project Title:**  
PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING  
HAYWARD, CA  
APN: 083-0254-002-03

**Sheet Title:**  
LIFE CENTER ELEVATION

**Scale:**  
As indicated 1/8" = 1'

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LICENSE B-1019941

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FOLSOM, CALIFORNIA 95630

Drawn By:	Sheet Number:
Checked:	<b>A8.0</b>
Associate:	





1 | LIFE CENTER - NORTH EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 | LIFE CENTER - NORTH WEST ELEVATION  
SCALE: 1/8" = 1'-0"

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Key Plan:

General Notes/Legend:

Stamp:

Rev. No.	Revision	Date
Initial Development Permit Submittal		01/25/2018

Project Number:

Project Title:  
PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING  
HAYWARD, CA  
APN: 083-0254-002-03

Sheet Title:  
LIFE CENTER ELEVATION

Scale:  
As indicated 1/8" = 1'

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192 SINGER LANE  
FOLSOM, CALIFORNIA 95630

Drawn By:	Sheet Number:
Checked:	A9.0
Associate:	

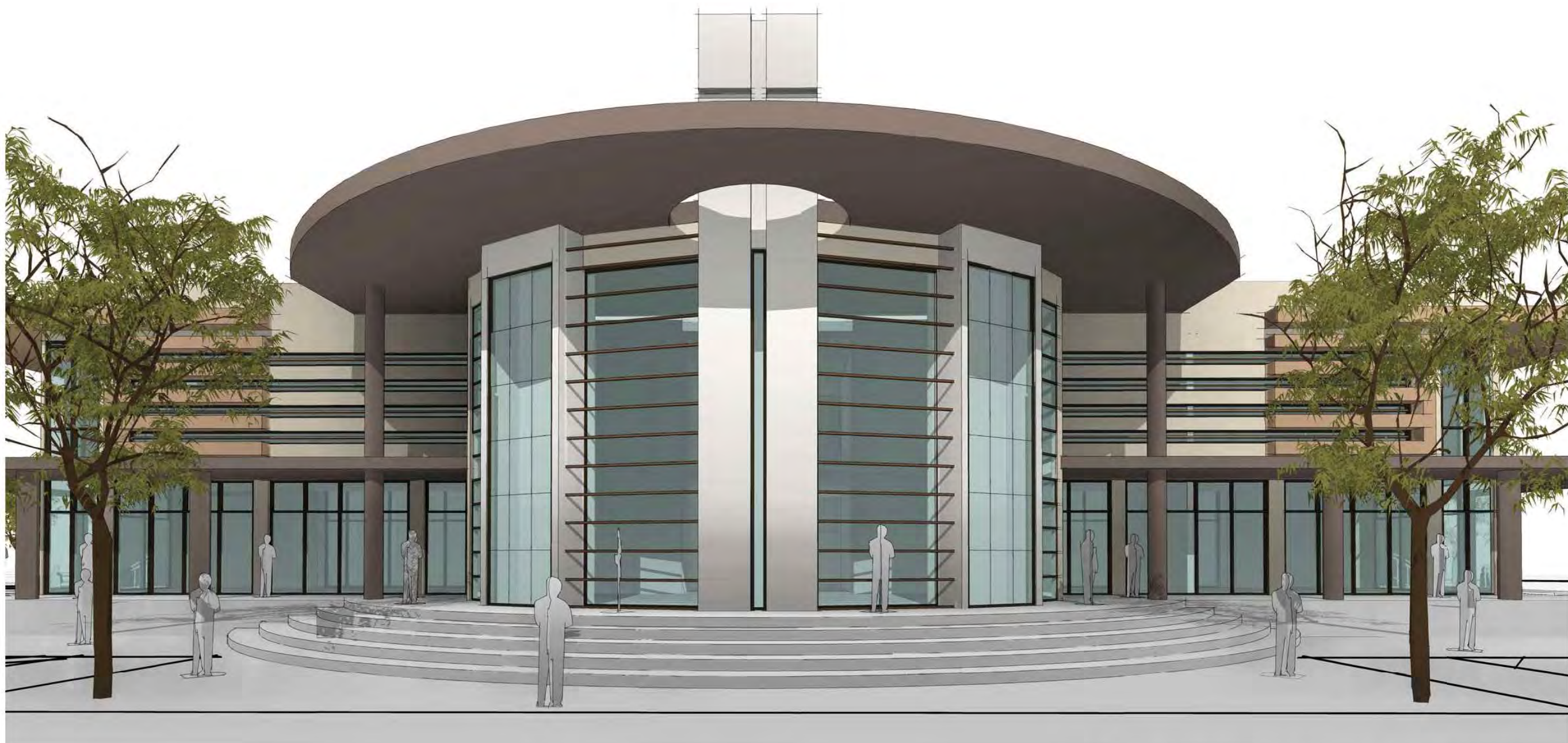




1 | Perspective View - From Southwest Corner  
SCALE:



2 | Perspective View - From Southeast front  
SCALE:



3 | 3D PERSPECTIVE - FRONT  
SCALE:

Disclaimer:  
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Key Plan:

General Notes/Legend:

Stamp:

Rev. No.	Revision	Date
Initial Development Permit Submittal		01/25/2018

Project Number:

Project Title:  
PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING  
HAYWARD, CA  
APN: 083-0254-002-03

Sheet Title:  
CHURCH RENDERINGS

Scale:  
As indicated

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192 SINGER LANE  
FOLSOM, CALIFORNIA 95630

Drawn By:	Sheet Number:
Checked:	A10.0
Associate:	





1 | Perspective View - From Southeast  
SCALE:



2 | Perspective View - From Southeast 2  
SCALE:

Disclaimer:

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Key Plan:

General Notes/Legend:

Stamp:

Rev. No.	Revision	Date
Initial Development Permit Submittal		01/25/2018

Project Number:

Project Title:  
PILGRIM BAPTIST CHURCH AND  
AFFORDABLE SENIOR HOUSING  
HAYWARD, CA  
APN: 083-0254-002-03

Sheet Title:  
CHURCH RENDERINGS

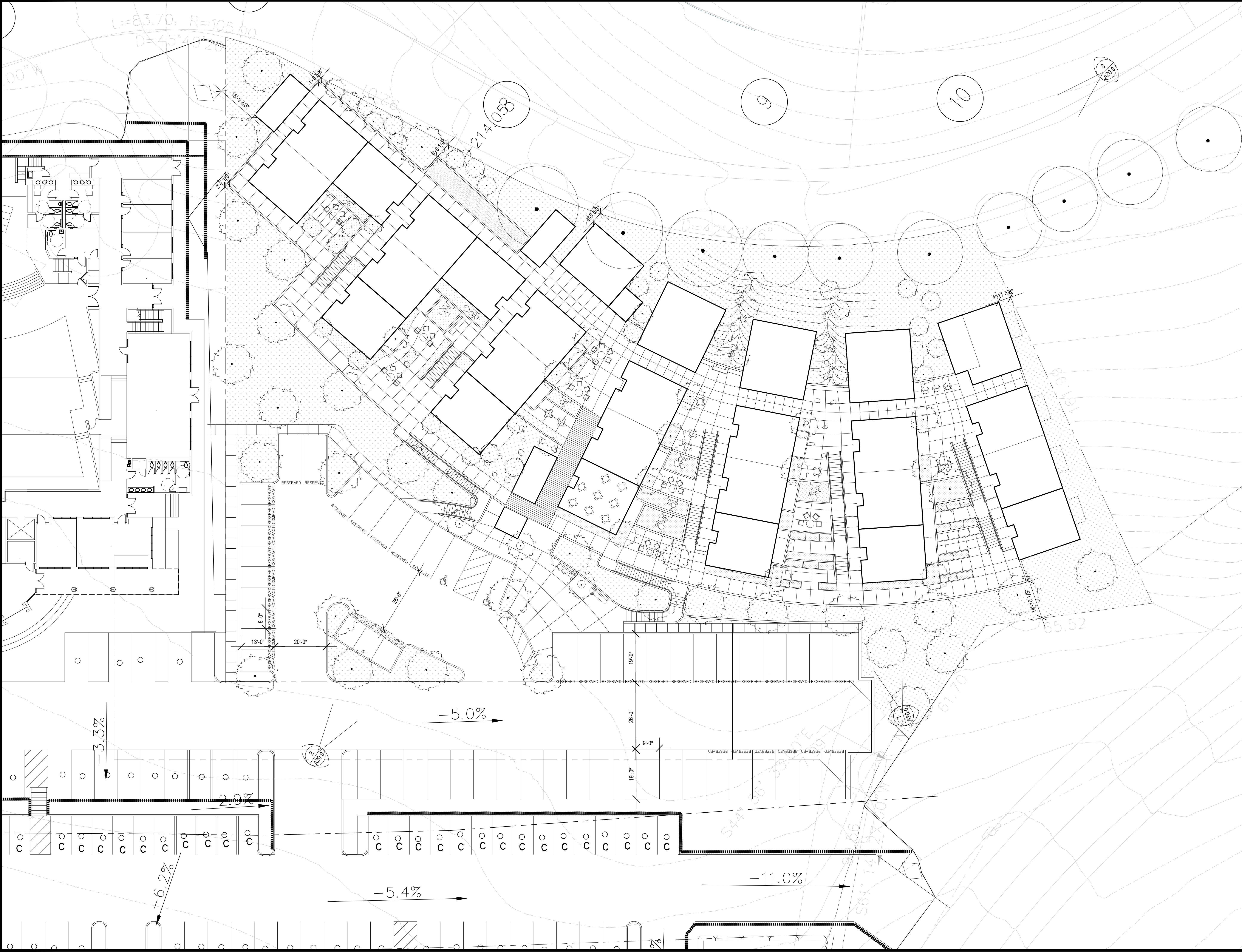
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As indicated

**ARCHICON**  
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LICENSE B-1019341

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FOLSOM, CALIFORNIA 95630

Drawn By:	Sheet Number:
Checked:	A11.0
Associate:	





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Key Plan:

General Notes/Legend:

Stamp:

Rev. No.	Revision	Date
Initial Development Permit Submittal		01/25/2018

Project Number:

Project Title:

**PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING**

HAYWARD, CA

APN: 083-0254-002-03

Sheet Title:

**HOUSING SITE PLAN**

Scale:

As indicated  $\frac{1}{16}'' = 1'$

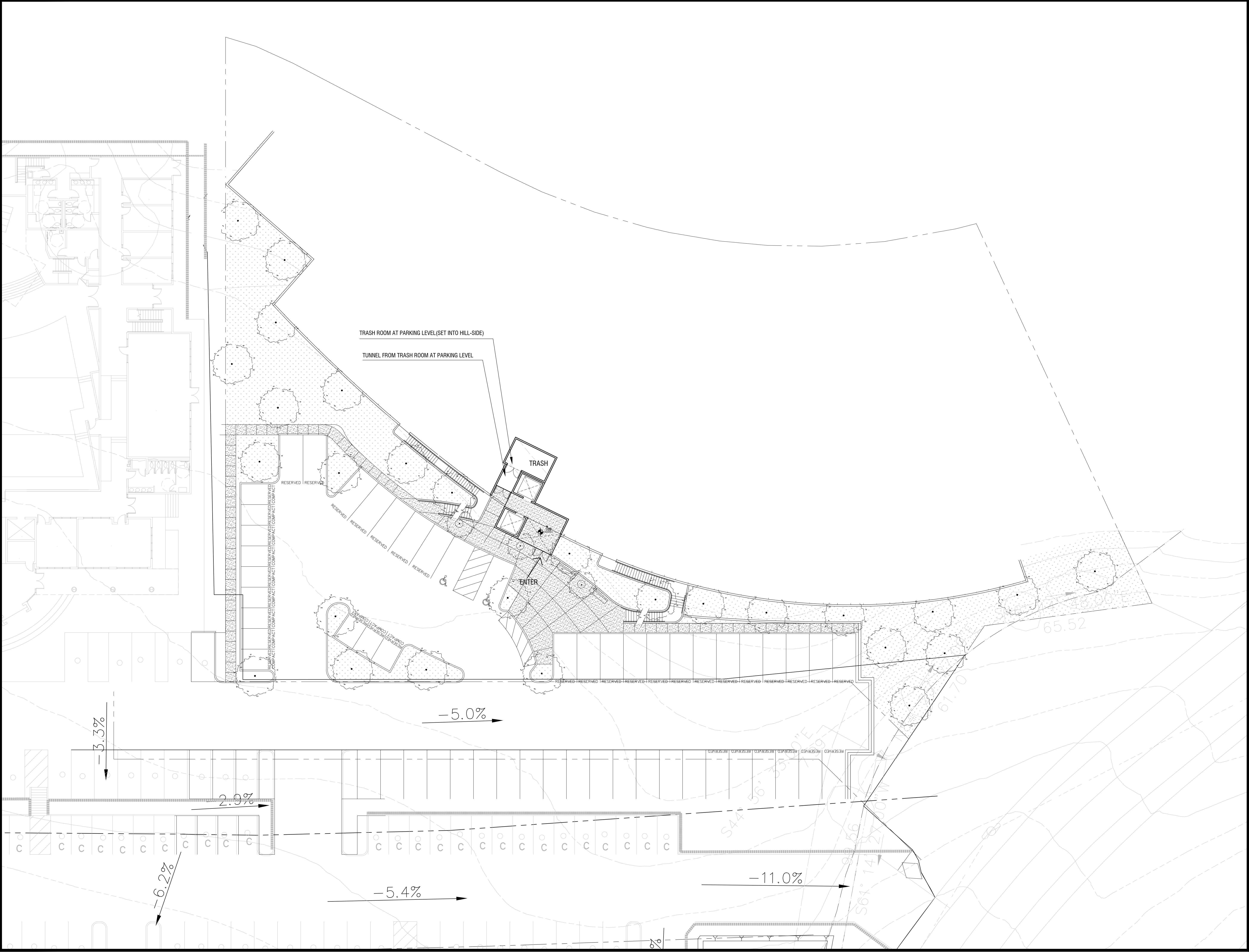
Consultant

**herman coliver locus**

423 Tehama Street San Francisco California 94103  
T 415.495.1776 F 415.552.9811 E info@hclarchitecture.com

Drawn By:	Sheet Number:
Checked:	<b>A12.0</b>
Associate:	





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Key Plan:

General Notes/Legend:

Stamp:

Rev. No.	Revision	Date
Initial Development Permit Submittal		01/25/2018

Project Number:

Project Title:

PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING

HAYWARD, CA

APN: 083-0254-002-03

Sheet Title:

HOUSING LEVEL ONE PLAN

Scale:

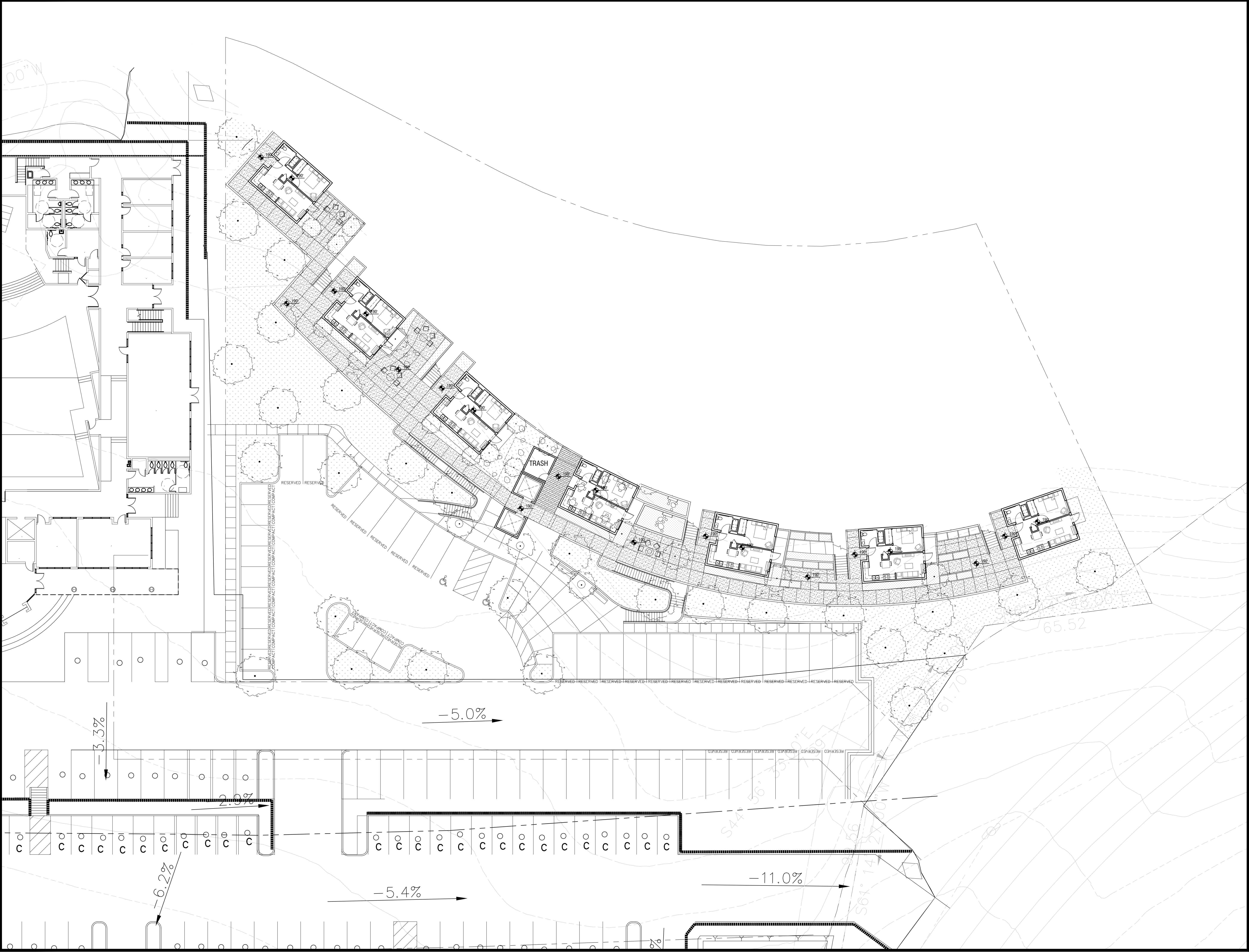
As indicated  $\frac{1}{16}'' = 1'$

Consultant

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Drawn By:	Sheet Number:
Checked:	A13.0
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Disclaimer:

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Key Plan:

General Notes/Legend:

Stamp:

Rev. No.	Revision	Date
Initial Development Permit Submittal		01/25/2018

Project Number:

Project Title:

PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING

HAYWARD, CA

APN: 083-0254-002-03

Sheet Title:

HOUSING LEVEL TWO PLAN

Scale:

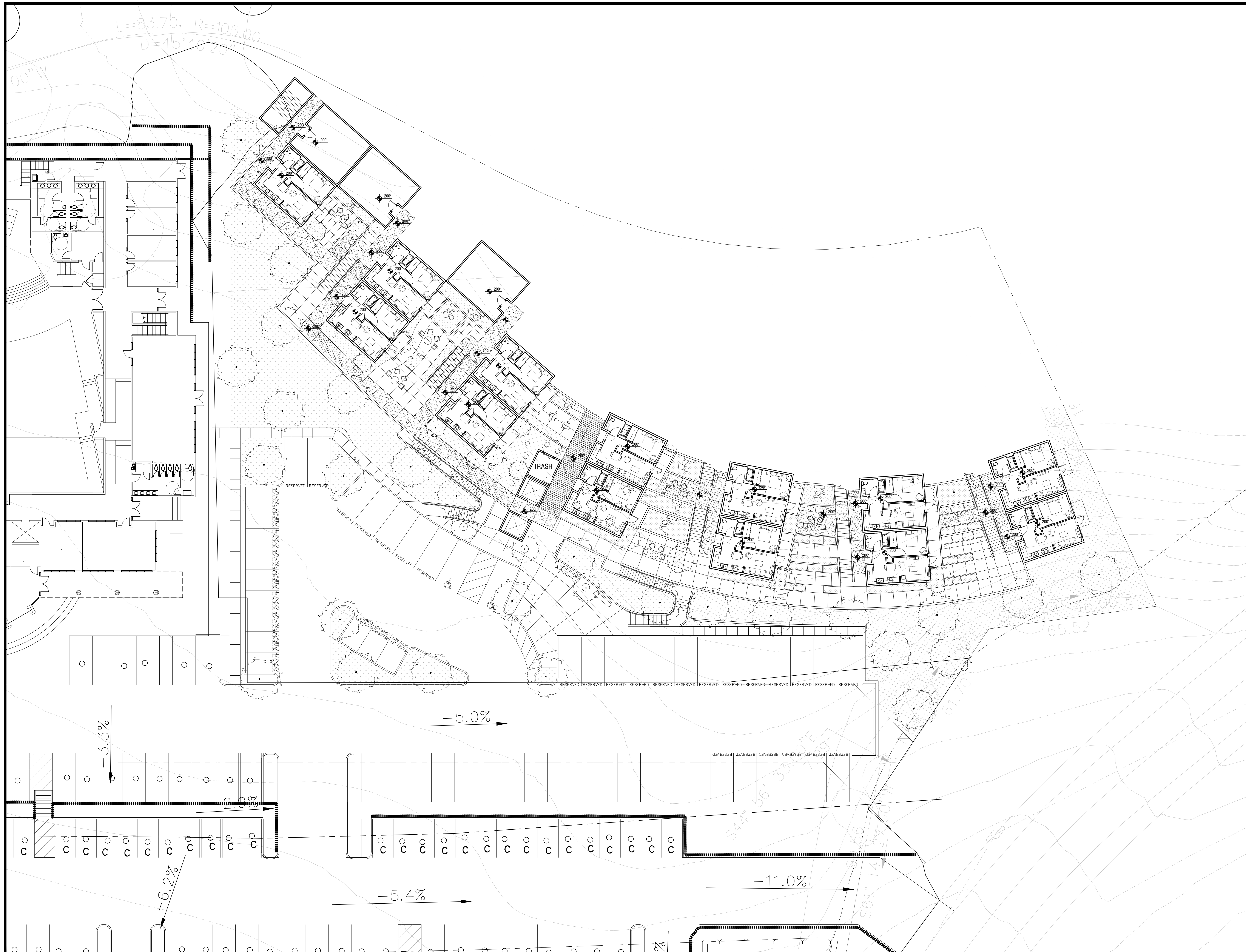
As indicated  $\frac{1}{16}'' = 1'$

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General Notes/Legend:

Stamp:

Rev. No.	Revision	Date
Initial Development Permit Submittal		01/25/2018

Project Number:

Project Title:

**PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING**

HAYWARD, CA

APN: 083-0254-002-03

Sheet Title:

**HOUSING LEVEL THREE PLAN**

Scale:

As indicated  $\frac{1}{16}'' = 1'$

Consultant

**nc**  
architecture

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Drawn By:	Sheet Number:
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Key Plan:

General Notes/Legend:

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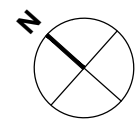
Rev. No.	Revision	Date
Initial Development Permit Submittal		01/25/2018

Project Number:

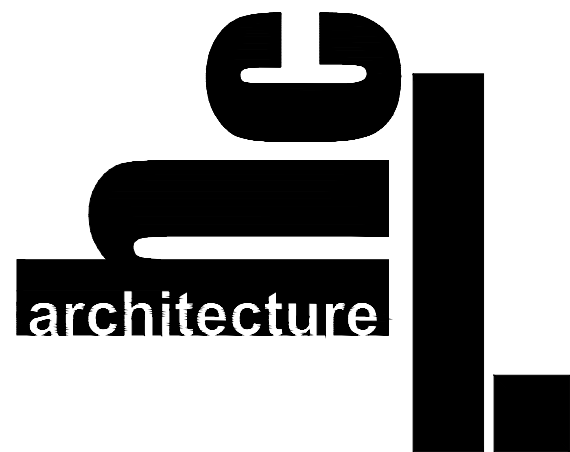
Project Title:  
**PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING**  
HAYWARD, CA  
APN: 083-0254-002-03

Sheet Title:  
**HOUSING LEVEL FOUR PLAN**

Scale:  
As indicated  $\frac{1}{16}'' = 1'$



Consultant



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Drawn By:	Sheet Number:
Checked:	<b>A16.0</b>
Associate:	









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Key Plan:

General Notes/Legend:

Stamp:

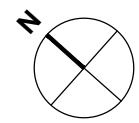
Rev. No.	Revision	Date
Initial Development Permit Submittal		01/25/2018

Project Number:

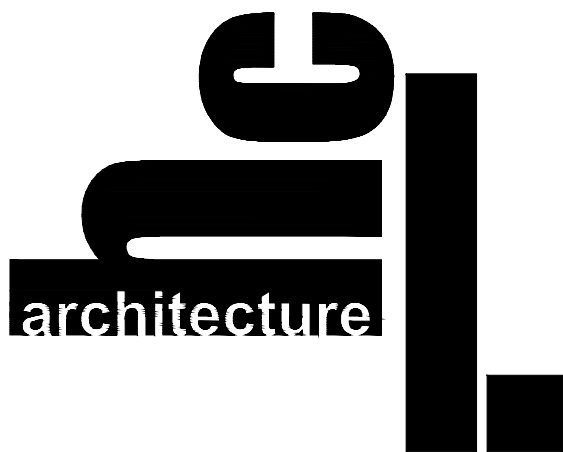
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**PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING**  
HAYWARD, CA  
APN: 083-0254-002-03

Sheet Title:  
**HOUSING LEVEL SIX PLAN**

Scale:  
As indicated  $\frac{1}{16}'' = 1'$



Consultant

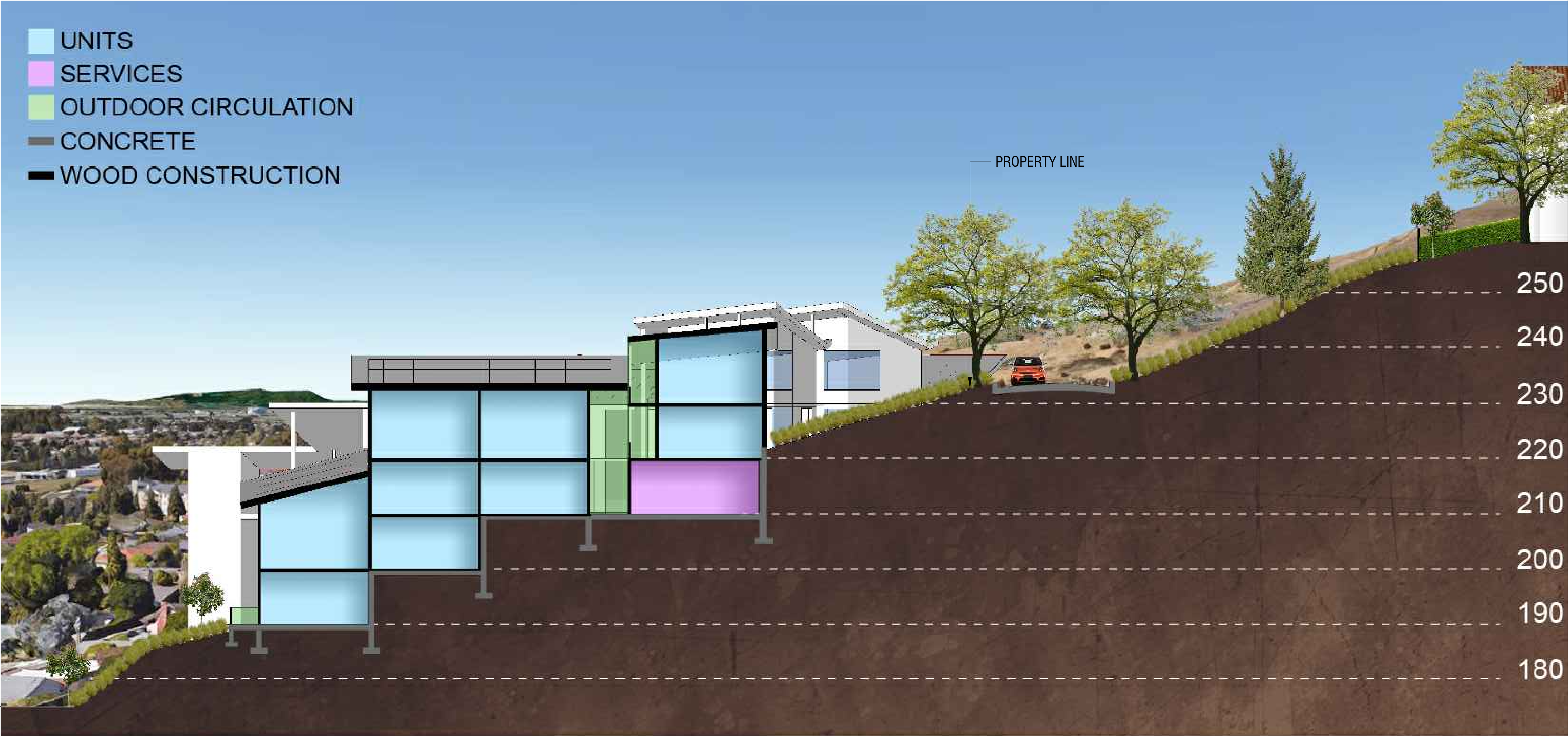


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T 415.495.1776 F 415.552.9811 E info@hclarchitecture.com

Drawn By:	Sheet Number:
Checked:	<b>A18.0</b>
Associate:	



SOUTH EAST SECTION



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Key Plan:

General Notes/Legend:

Stamp:

Rev. No.	Revision	Date
Initial Development Permit Submittal		01/25/2018

Project Number:

Project Title:

PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING

HAYWARD, CA

APN: 083-0254-002-03

Sheet Title:

HOUSING BUILDING SECTION

Scale:

As indicated  $\frac{3}{32}'' = 1'$

Consultant

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Associate:	



SOUTH WEST CLOSE UP



WEST AERIAL



EAST AERIAL



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Key Plan:

General Notes/Legend:

Stamp:

Rev. No.	Revision	Date
Initial Development Permit Submittal		01/25/2018

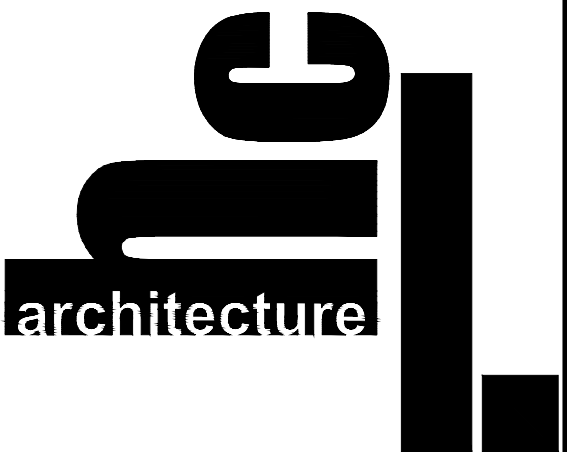
Project Number:

Project Title:  
PILGRIM BAPTIST CHURCH AND  
AFFORDABLE SENIOR HOUSING  
HAYWARD, CA  
APN: 083-0254-002-03

Sheet Title:  
HOUSING RENDERINGS

Scale:  
As indicated

Consultant



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Drawn By:	Sheet Number:
Checked:	A20.0
Associate:	



Church



A



B



C



H



D



E



F



G



J

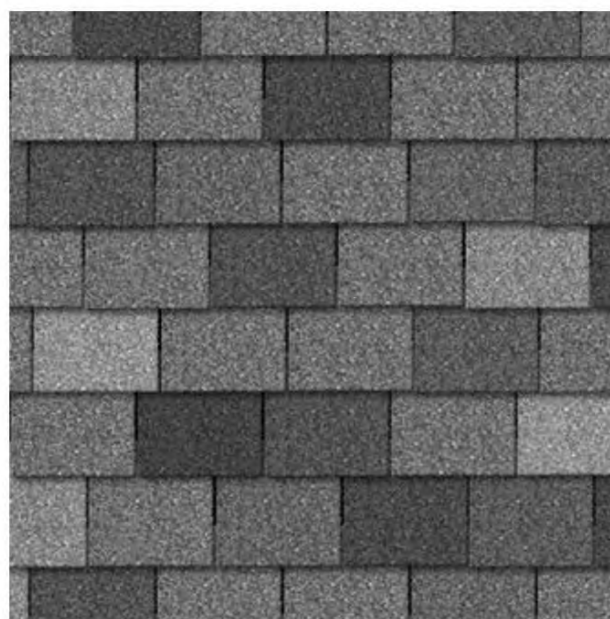
MATERIAL

- 1 - Cement Plaster
- 2 - Wood
- 3 - E.I.F.S. Trim
- 4 - Aluminum Storefront
- 5 - Clay Tile Roof
- 6 - Stone Veneer

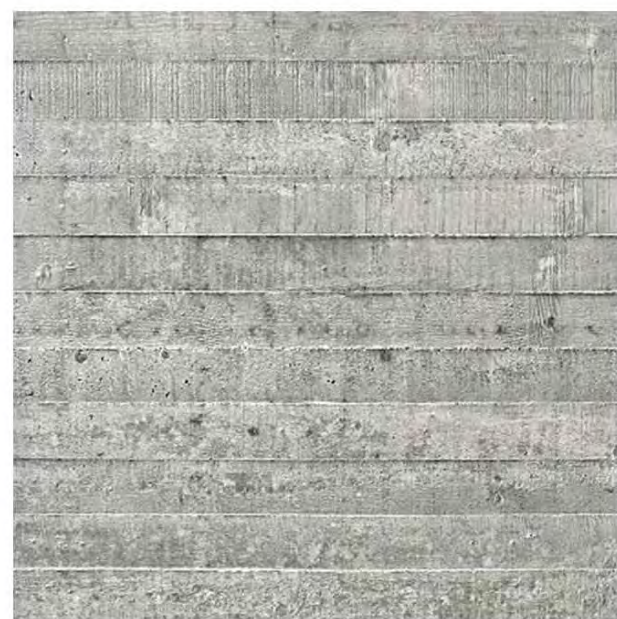
FINISH

- A Frazee - “Sandal” - CL1248D
- B Frazee - “Amber Brew” - CL 2715D
- C Frazee - “Mistaya” - CLW 1042W
- D Frazee - “Buff” - CL 1861W
- E Frazee - “Siberia” - CL 2852W
- F Frazee - “Tornado ” - CL 3264D
- G US Aluminum - #11 Clear
- H Paint to match  
US Aluminum #22 Dark Bronze
- J Coronado Simulated Stone Veneer -  
Idaho Drystack - Aspen

Housing



A



B



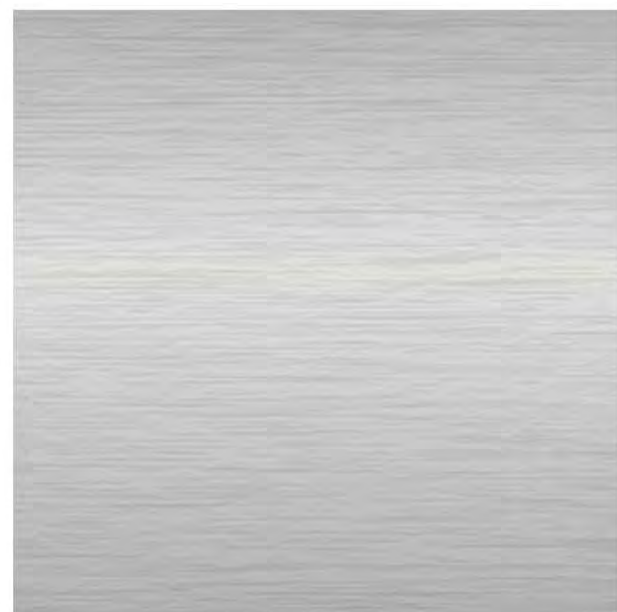
C



D



E



F



G

MATERIAL

- A. Composition Shingle Roof
- B. Board Formed Concrete
- C. Hardie Lap Siding
- D. Hardie Panel Siding
- E. Projected PTD Metal Window
- F. Aluminum Windows
- G. PTD. Wood Slat Railings

Disclaimer:

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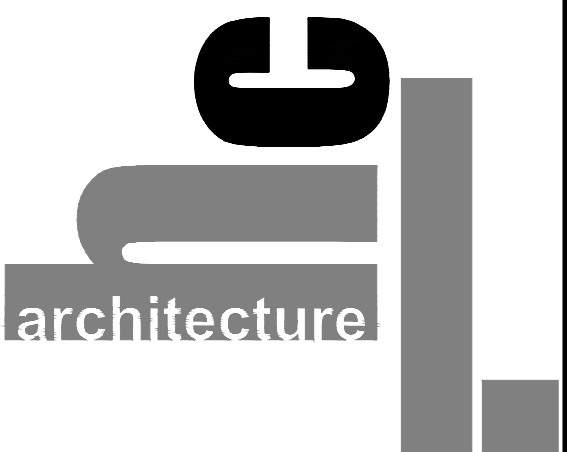
Project Title:  
PILGRIM BAPTIST CHURCH AND  
AFFORDABLE SENIOR HOUSING  
HAYWARD, CA  
APN: 083-0254-002-03

Sheet Title:  
CHURCH & HOUSING MATERIAL BOARD

Scale:  
As indicated

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Development and Construction Group, Inc.  
LICENSE B-1019941

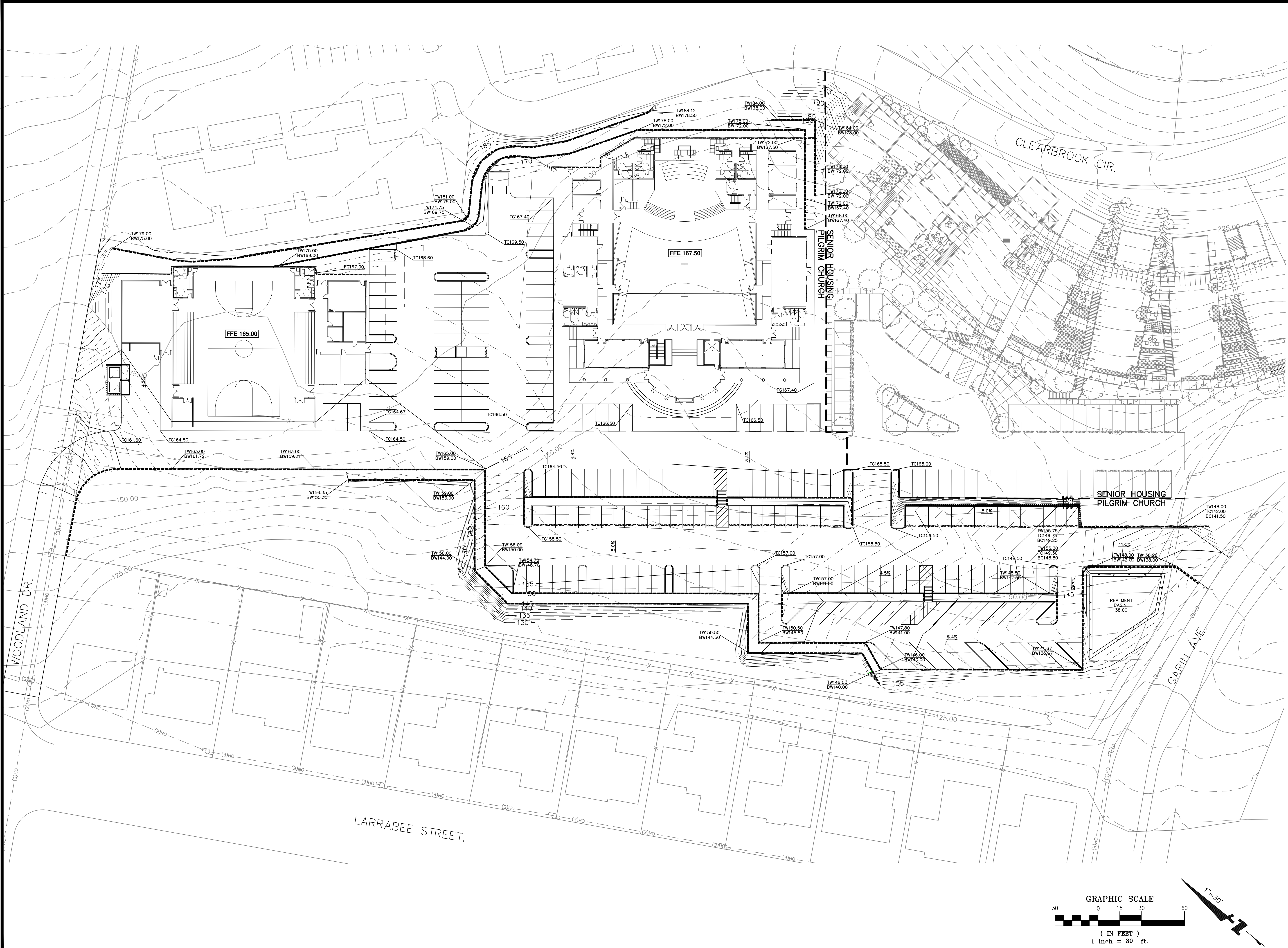
192 SINGER LANE  
FOLSOM, CALIFORNIA 95630



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Drawn By:	Sheet Number:
Checked:	A21.0
Associate:	





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General Notes/Legend:

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Rev. No.	Revision	Date
Initial Development Permit Submittal		01/25/2018

Project Number:

Project Title:  
**PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING**  
HAYWARD, CA  
APN: 083-0254-002-03

Sheet Title:  
CHURCH GRADING PLAN

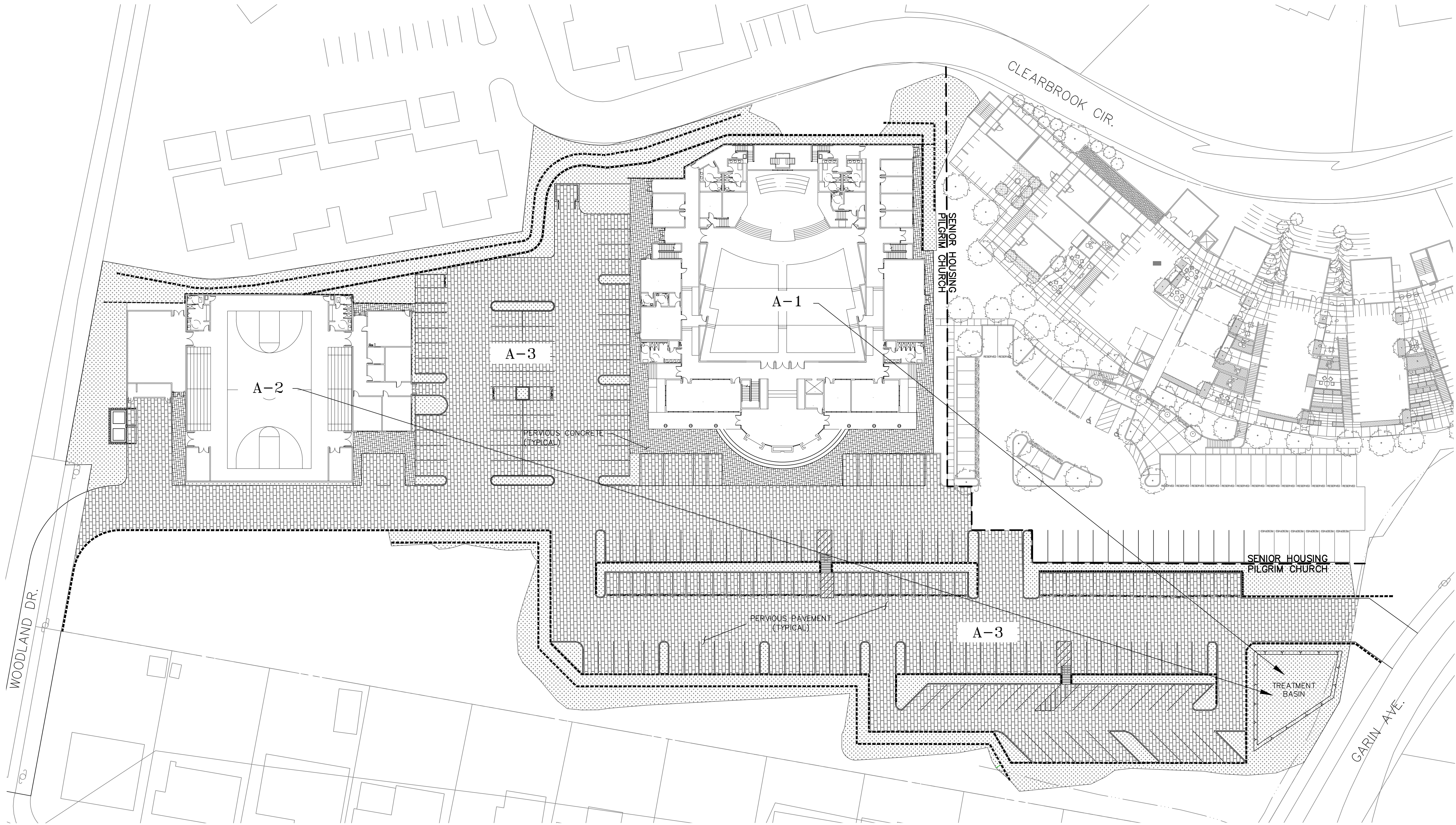
Scale:  
As indicated

**S<sub>2</sub> - J<sub>2</sub>**  
ENGINEERING, INC.  
PO Box 650  
Cottonwood, CA 96022  
Phone (530) 347-5168  
sdnelson@shasta.com

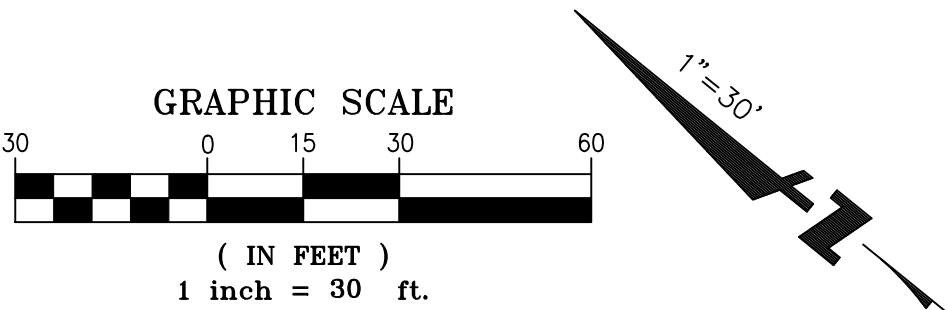
**ARCHICON**  
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192 SINGER LANE  
FOLSOM, CALIFORNIA 95630

Drawn By: DJK	Sheet Number: <b>C1</b>
Checked: SDN	
Associate:	





TREATMENT CONTROL MEASURE SUMMARY								
DRAINAGE AREAS	DRAINAGE AREA (SQ. FT.)	PERVIOUS AREA (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS AREA (SQ. FT.)	TYPE OF IMPERVIOUS SURFACE	WATER QUALITY TREATMENT AREA REQUIRED (SF)	WATER QUALITY TREATMENT AREA PROVIDED (SF)	PROPOSED TREATMENT CONTROLS
A-1	26,520	0	—	26,520	ROOF	1060	1774	BIORETENTION
A-2	15,480	0	—	15,480	ROOF	620		BIORETENTION
A-3	119,223	119,223	LANDSCAPE, PAVEMENT & CONCRETE	—	—	0	0	SELF-TREATMENT



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Project Number:

Project Title:  
**PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING**  
HAYWARD, CA  
APN: 083-0254-002-03

Sheet Title:  
**CHURCH STORMWATER TREATMENT PLAN**

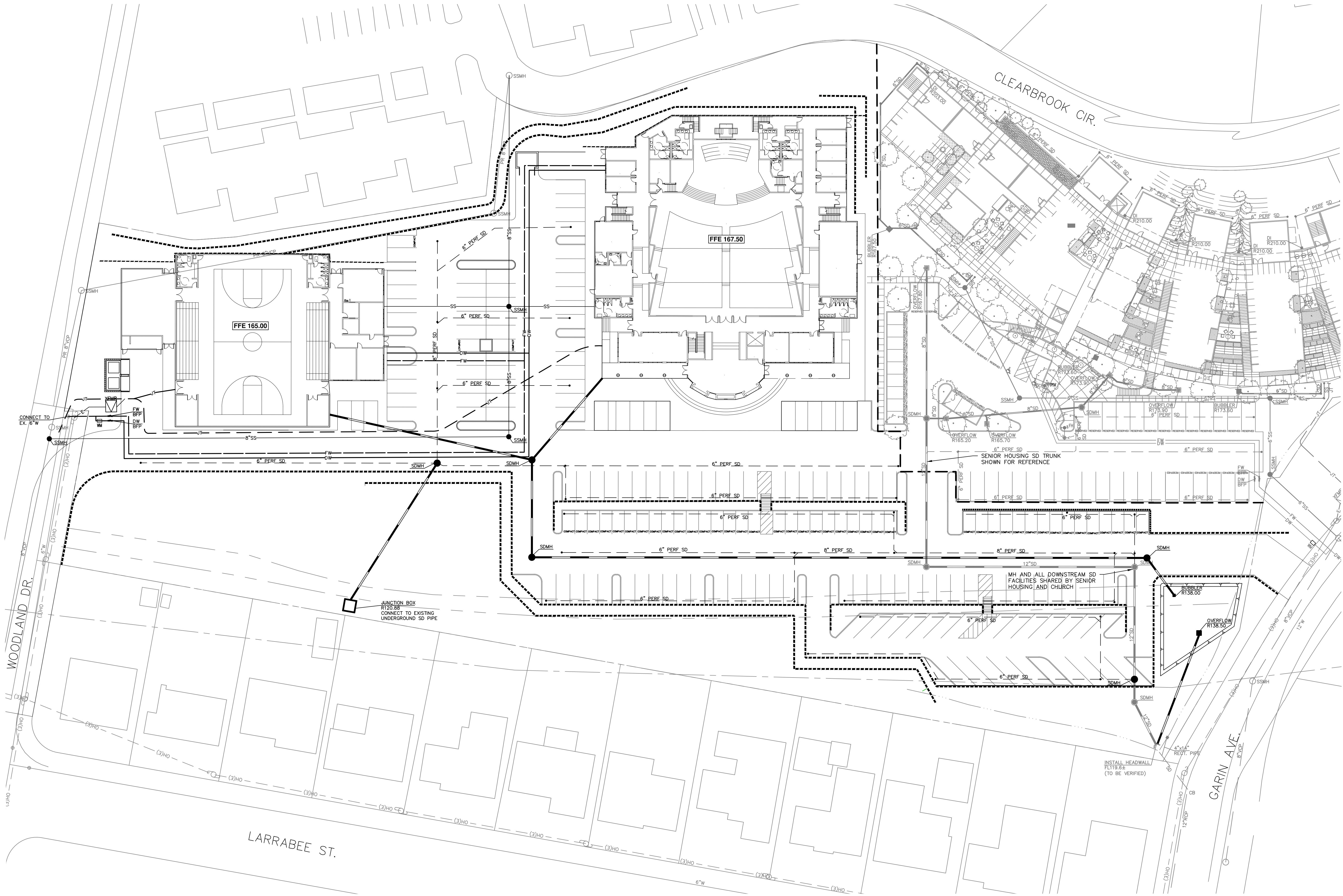
Scale:  
As indicated

**S<sub>2</sub> - J<sub>2</sub>**  
*ENGINEERING, INC.*  
PO Box 650  
Cottonwood, CA 96022  
Phone (530) 347-5168  
sdnelson@shasta.com

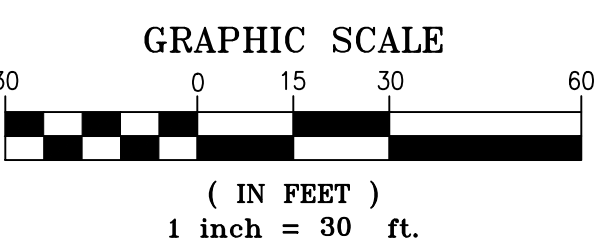
**ARCHCON**  
**Development and Construction Group, Inc.**  
LICENSE B-1019941  
192 SINGER LANE  
FOLSOM, CALIFORNIA 95630

Drawn By: DJK	Sheet Number: <b>C2</b>
Checked: SDN	
Associate:	





NOTES:  
1) SENIOR HOUSING UTILITIES SHOWN FOR REFERENCE



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Project Number:

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**PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING**  
HAYWARD, CA  
APN: 083-0254-002-03

Sheet Title:  
CHURCH UTILITY PLAN

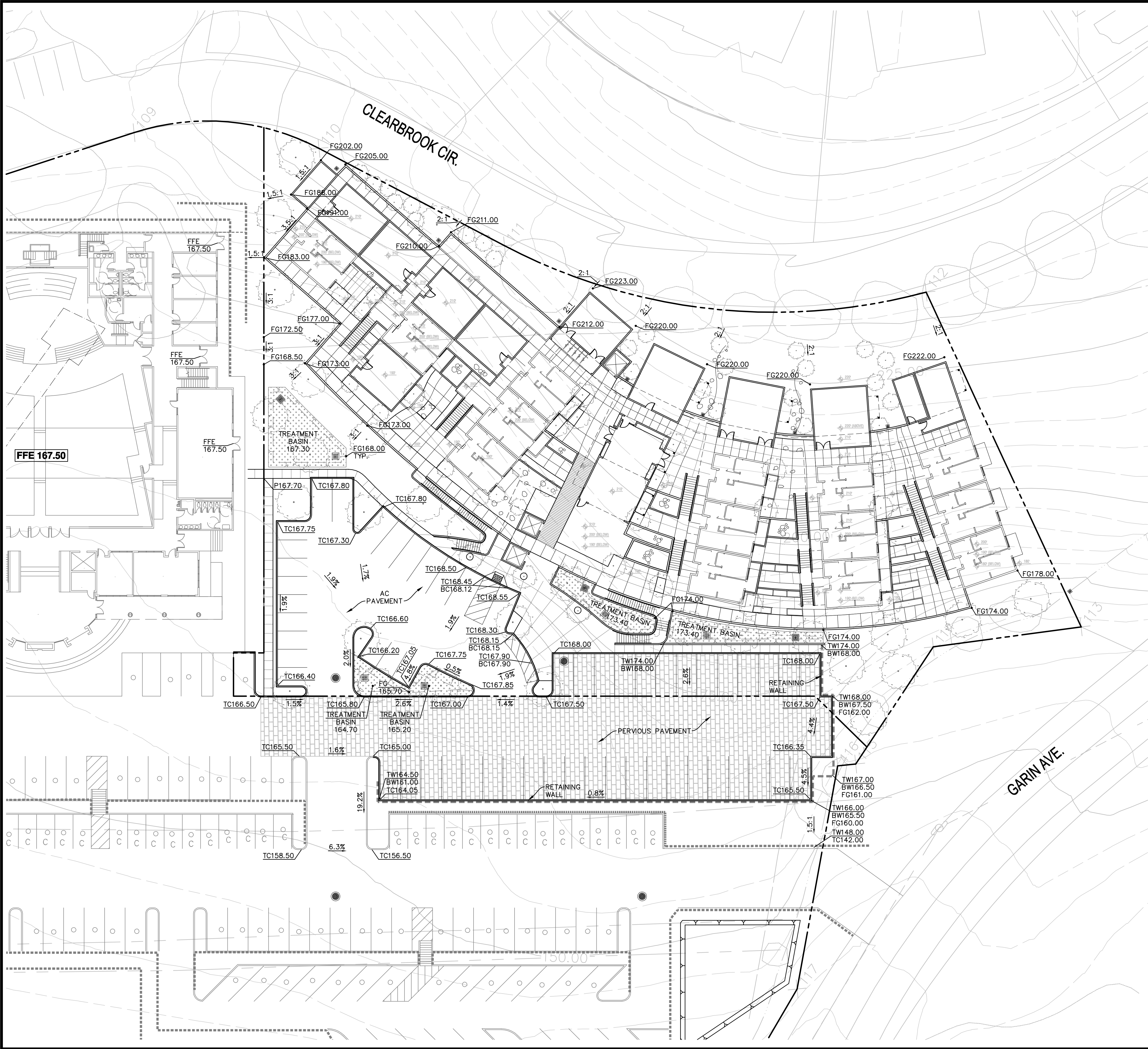
Scale:  
As indicated

**S<sub>2</sub> - J<sub>2</sub>**  
**ENGINEERING, INC.**  
PO Box 650  
Cottonwood, CA 96022  
Phone (530) 347-5168  
sdnelson@sista.com

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**Development and Construction Group, Inc.**  
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192 SINGER LANE  
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Drawn By: DJK	Sheet Number: <b>C3</b>
Checked: SDN	
Associate:	





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Key Plan:

General Notes/Legend:  
**PRELIMINARY REVIEW  
PROCEDURE (PRP)**

Stamp:

Rev. No.	Revision	Date
Initial Development Permit Submittal		01/25/2018

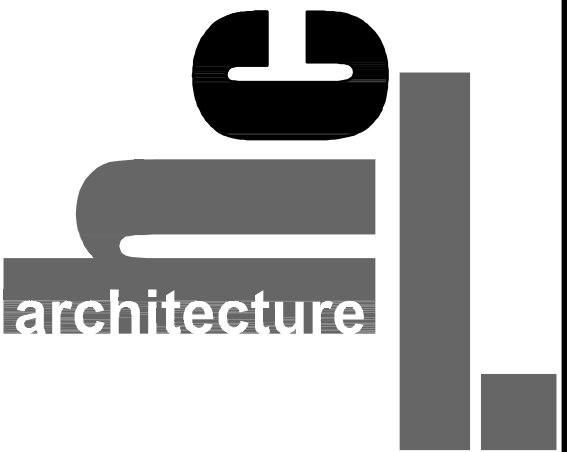
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Project Title:  
**PILGRIM BAPTIST CHURCH AND  
AFFORDABLE SENIOR HOUSING**  
HAYWARD, CA  
APN: 083-0254-002-03

Sheet Title:  
**HOUSING GRADING PLAN**

Scale:  
As indicated

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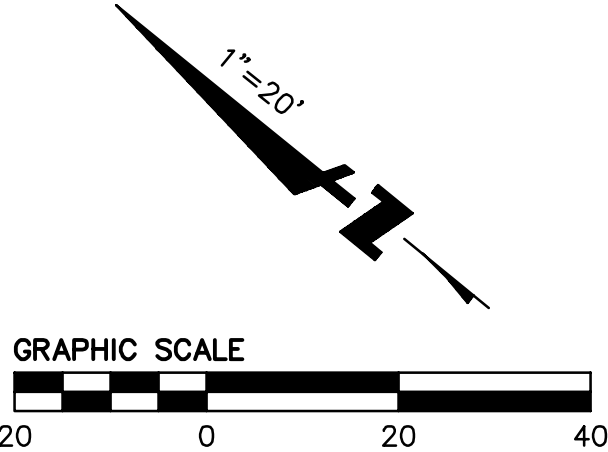
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423 Tehama Street San Francisco California 94103  
T 415.485.1776 F 415.552.9811 E info@hclarchitecture.com

Drawn By:	ATN	Sheet Number:
Checked:	FCG	<b>C4.0</b>
Associate:	JN	





TREATMENT CONTROL MEASURE SUMMARY								
DRAINAGE AREAS	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS AREA (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS AREA (SQ. FT.)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY (FLOW/VOLUME GENERATED)		PROPOSED TREATMENT CONTROLS
						REQUIRED (SF)	PROVIDED (SF)	
A-1	20,540	7,642	LANDSCAPE	12,898	AC/CONCRETE PAVEMENT/ROOF	516	830	BIORETENTION BASIN
A-2	11,356	3,388	LANDSCAPE	7,968	AC/CONCRETE PAVEMENT/ROOF	319	447	BIORETENTION BASIN
A-3	12,916	4,266	LANDSCAPE	8,650	AC/CONCRETE PAVEMENT/ROOF	346	515	BIORETENTION BASIN
A-4	11,658	1,366	LANDSCAPE	10,292	AC/CONCRETE PAVEMENT/ROOF	412	509	BIORETENTION BASIN
A-5	13,280	12,327	PERVIOUS CONCRETE	953	AC/CONCRETE PAVEMENT	-	-	SELF-TREATMENT
A-6	3,139	3,139	LANDSCAPE	0	AC/CONCRETE PAVEMENT	-	-	SELF-TREATMENT
TOTAL	72,889	32,128		40,761		1,593	2,301	



Disclaimer:  
Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for, all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

Key Plan:

General Notes/Legend:  
**PRELIMINARY REVIEW PROCEDURE (PRP)**

Stamp:

Rev. No.	Revision	Date
Initial Development Permit Submittal		01/25/2018

Project Number:

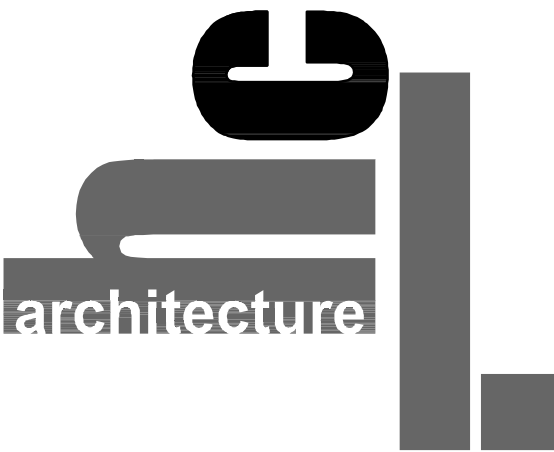
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**PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING**  
HAYWARD, CA  
APN: 083-0254-002-03

Sheet Title:  
**HOUSING STORMWATER TREATMENT PLAN**

Scale:  
As indicated



Consultant:  
**BKF 100+ YEARS**  
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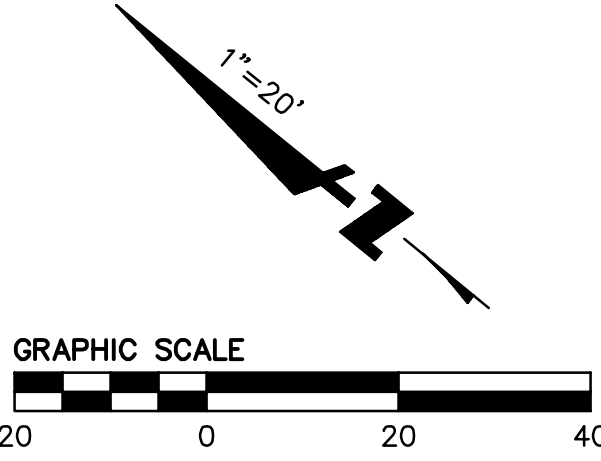
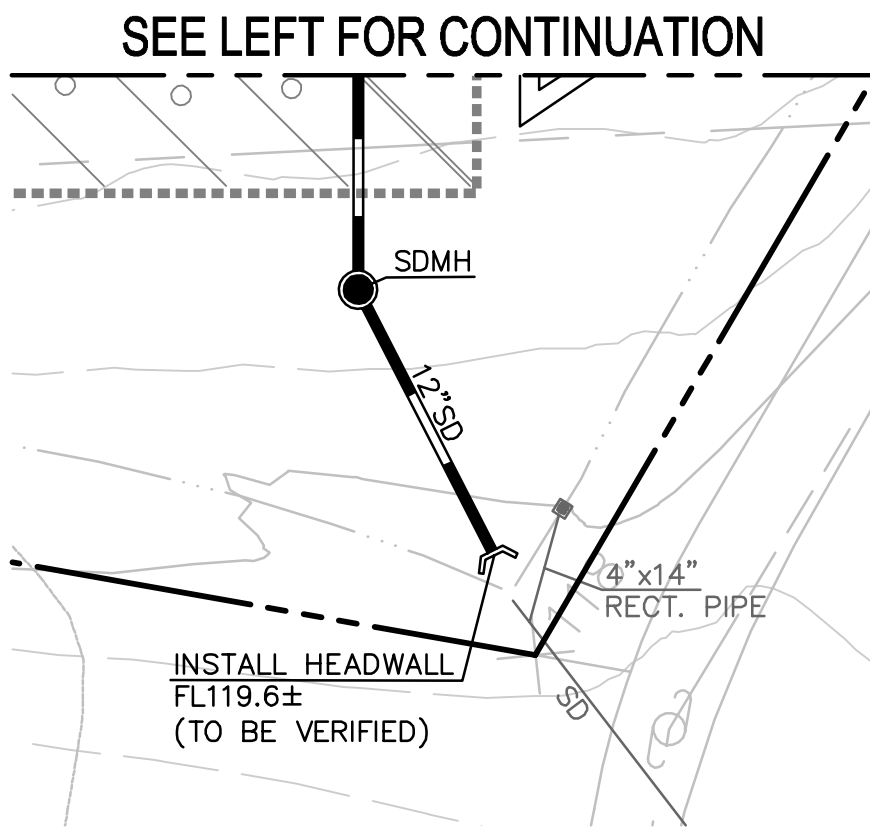
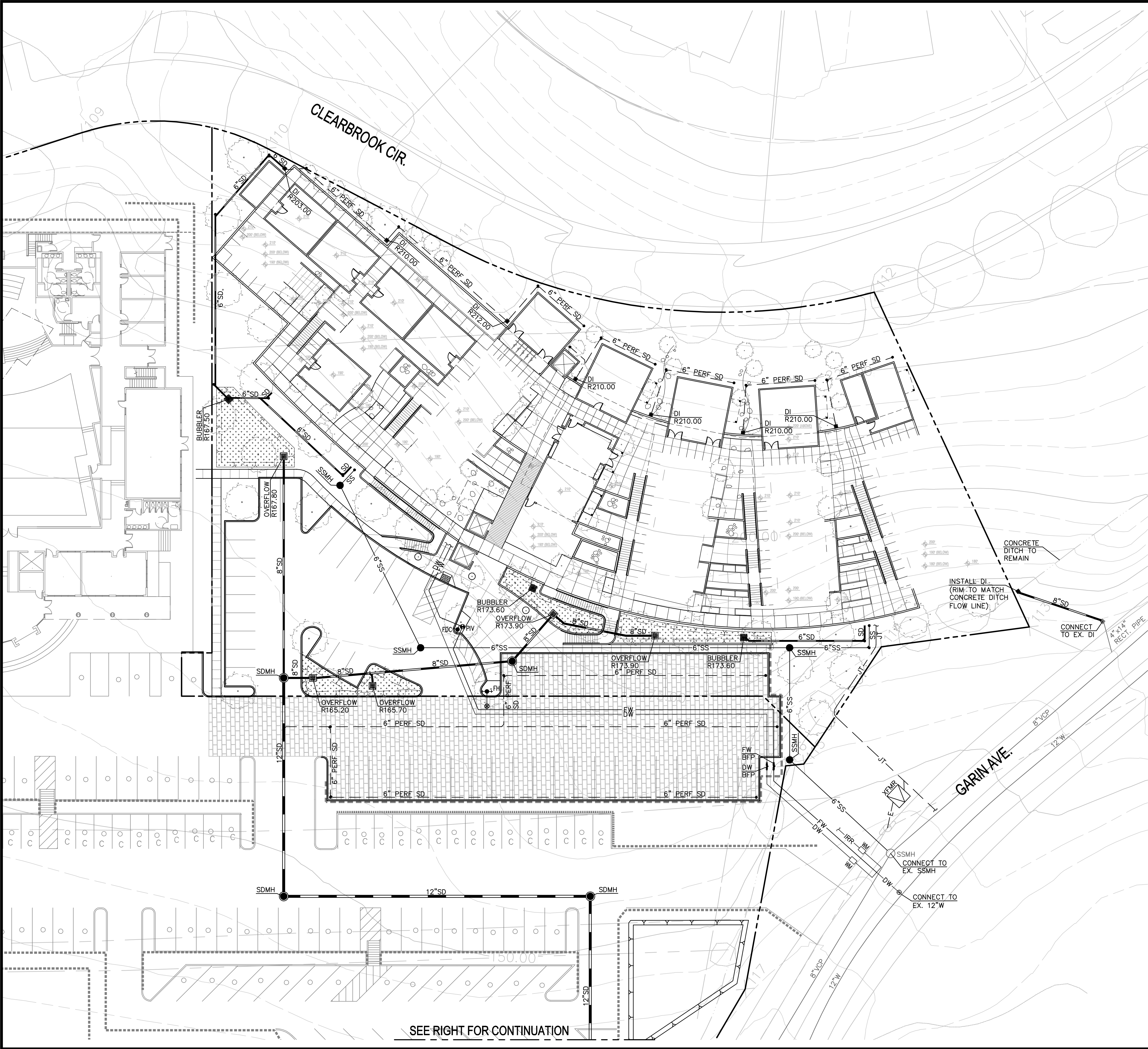


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Associate: JN

Sheet Number:  
**C5.0**





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Key Plan:

General Notes/Legend:

**PRELIMINARY REVIEW  
PROCEDURE (PRP)**

Stamp:

Rev. No.	Revision	Date
Initial Development Permit Submittal		01/25/2018

Project Number:

Project Title:

**PILGRIM BAPTIST CHURCH AND  
AFFORDABLE SENIOR HOUSING**

HAYWARD, CA  
APN: 083-0254-002-03

Sheet Title:

**HOUSING UTILITY PLAN**

Scale:

As indicated

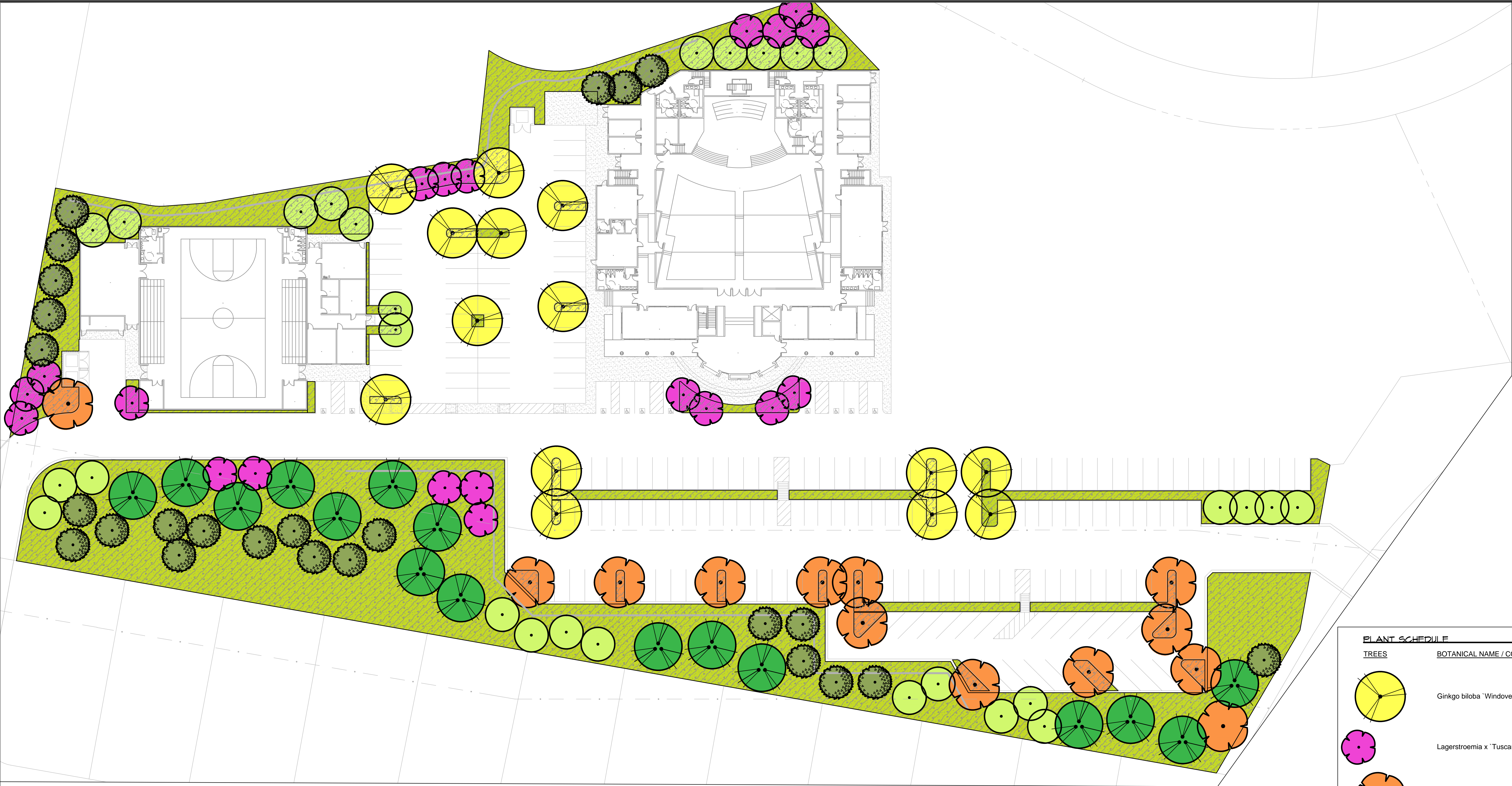
Consultant:

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Checked:	FCG	<b>C6.0</b>
Associate:	JN	



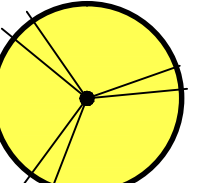
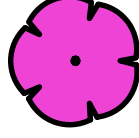
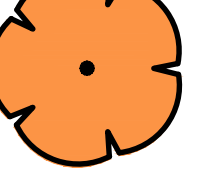
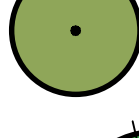
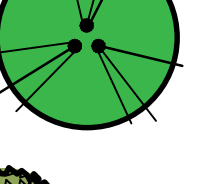



L1

CONCEPT PLANT SCHEDULE

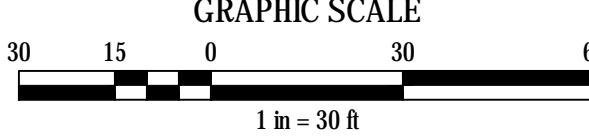
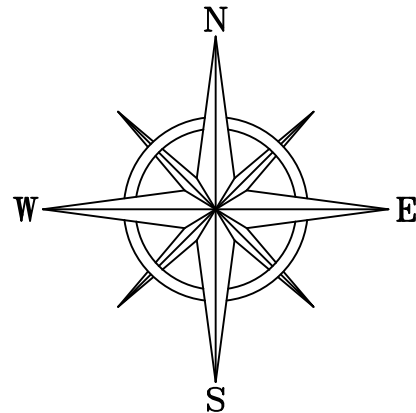
**DROUGHT RESISTANT SHRUBS + GROUND COVER OPTIONS**  
Arctostaphylos densiflora 'Howard McMill' / Howard McMill Manzanita  
Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita  
Berberis thunbergii 'Atropurpurea' / Red Leaf Japanese Barberry  
Berberis thunbergii 'Nana' / Compact Pygmy Barberry  
Ceanothus greggii 'Yankee Point' / California Lilac  
Ceanothus x 'Dark Star' / California Lilac  
Cistus ladanifer / Common Spotted Rockrose  
Cistus x purpureus / Orchid Rockrose  
Corydalis lutea / Creeping Mirror Plant  
Dietes bicolor / Fortnight Lily  
Dietes vegeta / African Iris  
Euryops prostratus / Golden Daisy Bush  
Grevillea x 'Noelle' / Grevillea  
Lantana camara / Lantana  
Lantana montevidensis / Trailing Lantana  
Lantana montevidensis 'Surpass' / Yellow Trailing Lantana  
Mahonia repens / Creeping Mahonia  
Myoporum parvifolium / Trailing Myoporum  
Nandina domestica / Heavenly Bamboo  
Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Ginkgo biloba 'Windover Gold' / Windover Gold Ginkgo	15 gal	14
	Lagerstroemia x 'Tuscarora' / Crape Myrtle Coral Pink	15 gal	20
	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	15 gal	13
	Pyrus calleryana 'Chanticleer' / Chanticleer Pear	15 gal	28
	Quercus agrifolia / Coast Live Oak	15 gal	16
	Umbellularia californica / California Laurel	15 gal	25

PILGRIM BAPTIST CHURCH  
HAYWARD, CALIFORNIA  
PRELIMINARY LANDSCAPE PLAN - JANUARY 2018

MICHAEL P. SCHEELE, LANDSCAPE ARCHITECT  
LEED AP, CLIA, ASLA, CA. CERTIFIED ESBE #151700, SMUD SEED CERTIFIED  
CA. REGISTERED LANDSCAPE ARCHITECT #3661  
PH: 916-364-5527 E: mpslandarch@gmail.com

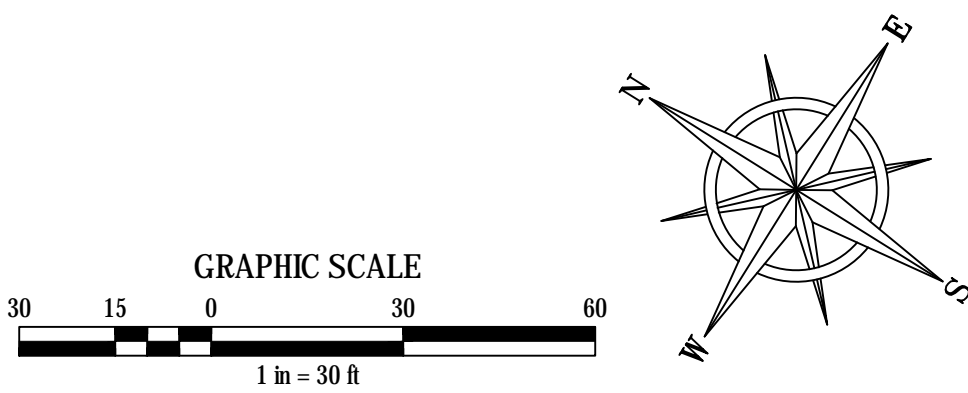
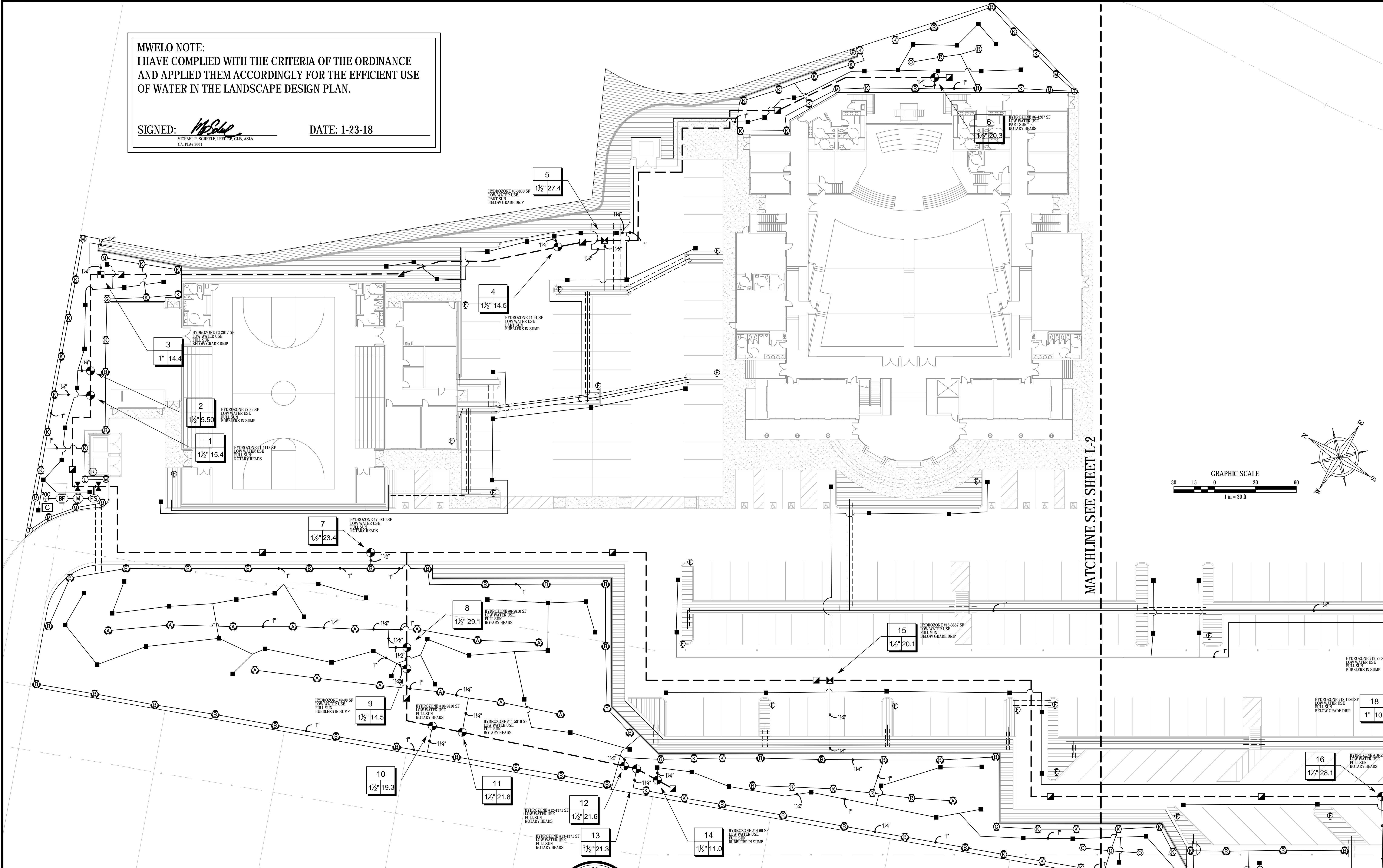




MWELo NOTE:  
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE  
AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE  
OF WATER IN THE LANDSCAPE DESIGN PLAN.

SIGNED:  DATE: 1-23-18

MICHAEL P. SCHEELE, LEED AP, CLIA, ASLA  
CA. PLA# 3661



REVISIONS	△				
	△				
	△				
	△				
NO.	DESCRIPTION	APPD.	DATE		

BENCH MARK  
REFER TO CIVIL PLANS

COMPUTED  
DESIGNED MPS  
DRAWN MPS  
PROJ. ENGR.



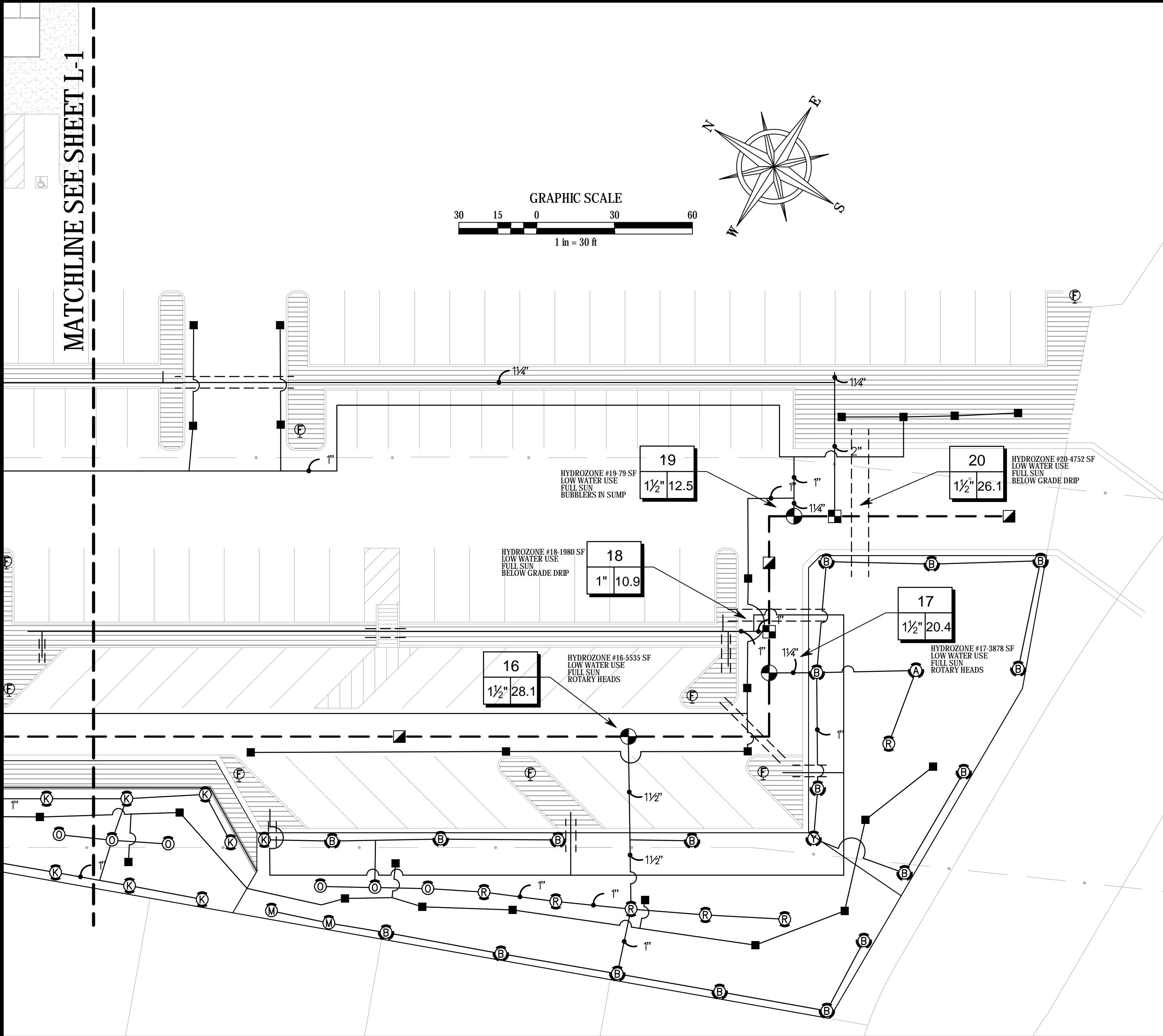
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IMPROVEMENT PLANS FOR  
**HAYWARD BAPTIST CHURCH**  
IRRIGATION PLAN  
HAYWARD, CALIFORNIA

DATE  
01/23/18  
SHEET  
L2  
OF  
X

16-005-00 HAYWARD BAPTIST CHURCH- IRRIGATION PLAN





IRRIGATION NOTES

1. PRE-CONSTRUCTION MEETING. ALONG WITH THE OTHER OBSERVATIONS/INSPECTIONS DESCRIBED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SET UP A PRE-CONSTRUCTION MEETING BETWEEN THE OWNER, THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR (AS APPLICABLE) TO DISCUSS AND COORDINATE BID DOCUMENTS, PROJECT SUBMITTALS, RFI PROCEDURES, LINES OF COMMUNICATION, SCHEDULE, PROPOSED SUBSTITUTIONS ETC. THIS PRE-CONSTRUCTION MEETING SHALL OCCUR AS EARLY AS POSSIBLE BUT NO LATER THAN THREE WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL COMMUNICATE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS (PLANS, SPECIFICATIONS, ADDENDA ETC.) TO THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO BIDDING.
3. THIS IRRIGATION SYSTEM IS DESIGNED FOR A MAXIMUM FLOW OF 29.1 GALLONS PER MINUTE (G.P.M.), WITH A MINIMUM OF 50 STATIC PRESSURE (IN P.S.I.) AT THE POINT OF CONNECTION. THE CONTRACTOR SHALL VERIFY THIS EXISTING PRESSURE PRIOR TO BEGINNING WORK AND CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY SHOULD A DISCREPANCY ARISE WHILE RE-DIRECTING APPLICABLE WORK TO AVOID DELAY. IF A BOOSTER PUMP IS SHOWN ON THE PLANS, THE SYSTEM IS DESIGNED TO UTILIZE A WORKING PRESSURE OF XX P.S.I. AT THE BOOSTER PUMP OUTLET.
4. THE GENERAL CONTRACTOR AND THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL SLEEVING, ELECTRICAL SUPPLY, TELEPHONE CONNECTION, GROUNDING, AND STUBOUT WORK FOR IRRIGATION SYSTEM AS REQUIRED AND APPLICABLE.
5. IRRIGATION SYSTEM DESIGN SHOWN MAY BE PARTIALLY DIAGRAMMATIC. WHERE EQUIPMENT IS SHOWN OUTSIDE PLANTING AREAS OR LIMIT OF WORK LINE, INTENT IS FOR EQUIPMENT TO BE INSTALLED IN PLANTING AREAS (NON-TURF AREAS PREFERRED). CONTRACTOR SHALL INDICATE PRECISE LOCATIONS OF ALL WORK INSTALLED DIFFERENTLY THAN AS SHOWN IN THE CONTRACT DOCUMENTS ON THE RECORD DRAWINGS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
6. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO HEAD LOCATIONS IN FIELD AS NECESSARY. CONTRACTOR SHALL ALSO "FINE-TUNE" AND ADJUST HEADS AND/OR NOZZLES TO PROVIDE OPTIMUM COVERAGE WHILE REDUCING OR ELIMINATING OVER-SPRAY ONTO WALKWAYS AND ADJACENT STRUCTURES. VALVES SHALL BE ADJUSTED TO AVOID MISTING AND PROVIDE SPECIFIED PRESSURE AT THE HEAD.
7. THE CONTRACTOR SHALL PROGRAM CONTROLLER IN ACCORDANCE WITH THE ESTABLISHMENT AND POST-ESTABLISHMENT CONTROLLER SCHEDULES SHOWN IN THE DRAWINGS. CONTRACTOR SHALL NOT START PLANTING UNTIL IRRIGATION SYSTEM IS FULLY OPERATIONAL FROM THE CONTROLLER AUTOMATICALLY. EXCEPTION IS MADE FOR SURFACE DRIP IRRIGATION ZONES WHERE CONTRACTOR MAY CHOOSE TO PLANT FIRST AND BRING TUBING ETC. IN AFTER. CONTRACTOR SHALL HAND-WATER AS NECESSARY AND DURING PERIODS OF CONTROLLER SHUT-DOWN.
8. CONTRACTOR SHALL USE EXTREME CARE WHERE IT IS NECESSARY TO TRENCH NEAR EXISTING TREES. EXCAVATION IN AREAS EXHIBITING ROOTS 3 INCHES AND LARGER SHALL BE DONE BY HAND. ROOTS LARGER THAN 1 INCH SHALL BE CLEANLY CUT BY HAND. ALL ROOTS EXPOSED DURING INSTALLATION SHALL BE COVERED WITH CONTINUALLY MOISTENED BURLAP (OR EQUAL) UNTIL RE-BURIAL.
9. AS APPLICABLE, CONTRACTOR SHALL USE PRESSURE COMPENSATING SCREENS ON SPRAY HEADS AS NECESSARY TO ACHIEVE PROPER SPRAY HEAD RADIUS.
10. CONTRACTOR SHALL REFER TO DETAILS, SPECIFICATIONS, ADDENDA AND OTHER CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING REQUIRED PRESSURE TESTING, OBSERVATIONS/INSPECTIONS, CLOSE-OUT PROCEDURES ETC.
11. ROTORS: WHERE NECESSARY, CONTRACTOR SHALL UTILIZE DIFFERENT STANDARD NOZZLES THAT COME EQUIPPED WITH ROTORS TO ACCOMMODATE MINOR VARIATIONS IN PLANTER WIDTH WHILE MINIMIZING OVER-SPRAY ONTO PAVING AND STRUCTURES.
12. SLEEVES: IRRIGATION PIPING THAT PASSES UNDER HARDSCAPE (ASPHALT, CONCRETE ETC.) AREAS SHALL BE SLEEVED WITH PVC PIPE 2 TIMES THE SIZE OF THE PIPE BEING SLEEVED (OR TWO TIMES THE SUM OF THE PIPE SIZES IF MORE THAN ONE). EXTEND SLEEVES 6 INCHES MIN. PAST PAVING OR STRUCTURE ABOVE AND PLUG ENDS TO PREVENT INTRUSION OF SOIL OR DEBRIS. 6 INCH AND LARGER SLEEVES SHALL BE CLASS 200 PVC AND SMALLER SLEEVES SHALL BE SCH. 40 PVC MINIMUM. CONTRACTORS SHALL COORDINATE ALL SLEEVE INSTALLATIONS WITH ALL AFFECTED TRADES PRIOR TO BEGINNING WORK.
13. SPARE CONTROL WIRES: (NON-"TWO WIRE PATH" SYSTEMS ONLY) CONTRACTOR SHALL INSTALL TWO SPARE CONTROL WIRES (BLUE) AND ONE SPARE COMMON WIRE (GREEN) TO RUN BY AND LOOP INTO (36 INCH PIGTAIL MIN.) EVERY VALVE BOX ON SYSTEM. TERMINATE AND BUNDLE ALL SPARE WIRES INSIDE CONTROLLER ENCLOSURE AND CLEARLY LABEL AS "EXTRA WIRES." REGULAR, NON-SPARE CONTROL WIRES SHALL BE RED, AND REGULAR NON-SPARE COMMON WIRE SHALL BE WHITE. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
12. LOOPED MAINLINES: CONTRACTOR SHALL USE EXTREME CARE WHEN INITIALLY FILLING ANY IRRIGATION SYSTEM DESIGNED WITH A LOOPED MAINLINE. LOOPED MAIN SHALL BE FILLED SLOWLY WITH GRADUAL, CAREFUL OPENING OF THE ISOLATION/GATE VALVES. A TEMPORARY AIR BLOWOFF OR RELEASE POINT SHOULD BE CONSIDERED AT OR NEAR THE POINT OF HIGHEST ELEVATION TO ASSIST AIR RELEASE.



California Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET <sub>a</sub> )		44.2	Project Type		Non-Residential		0.45
Hydrozone # / Planting Description <sup>a</sup>	Plant Factor (PF)	Irrigation Method <sup>b</sup>	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>d</sup>
Regular Landscape Areas							
HZ VALVE 1 Low	0.3	Overhead	0.75	0.40	4113	1645	45085
HZ VALVE 2 Low	0.3	Drip	0.81	0.37	35	13	355
HZ VALVE 3 Low	0.3	Drip	0.81	0.37	2617	969	26562
HZ VALVE 4 Low	0.3	Drip	0.81	0.37	91	34	924
HZ VALVE 5 Low	0.3	Drip	0.81	0.37	3830	1419	38873
HZ VALVE 6 Low	0.3	Overhead	0.75	0.40	4207	1683	46115
HZ VALVE 7 Low	0.3	Overhead	0.75	0.40	5810	2324	63687
HZ VALVE 8 Low	0.3	Overhead	0.75	0.40	5810	2324	63687
HZ VALVE 9 Low	0.3	Drip	0.81	0.37	98	36	995
HZ VALVE 10 Low	0.3	Overhead	0.75	0.40	5810	2324	63687
HZ VALVE 11 Low	0.3	Overhead	0.75	0.40	5810	2324	63687
HZ VALVE 12 Low	0.3	Overhead	0.75	0.40	4371	1748	47913
HZ VALVE 13 Low	0.3	Overhead	0.75	0.40	4371	1748	47913
HZ VALVE 14 Low	0.3	Drip	0.81	0.37	69	26	700
HZ VALVE 15 Low	0.3	Drip	0.81	0.37	3657	1354	37117
HZ VALVE 16 Low	0.3	Overhead	0.75	0.40	5535	2214	60672
HZ VALVE 17 Low	0.3	Overhead	0.75	0.40	3878	1551	42509
HZ VALVE 18 Low	0.3	Drip	0.81	0.37	1980	733	20096
HZ VALVE 19 Low	0.3	Drip	0.81	0.37	79	29	802
HZ VALVE 20 Low	0.3	Drip	0.81	0.37	4752	1760	48231
Totals					62092	24470	670578
Special Landscape Areas							
					1	0	0
					1	0	0
					1	0	0
					1	0	0
Totals					0	0	0
					ETWU Total		670578
					Maximum Allowed Water Allowance (MAWA) <sup>e</sup>		765706

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	24470
Total Area	62092
Average ETAF	0.39

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	24470
Total Area	62092
Average ETAF	0.39

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter MP1000 PROS-12-PRS40-CV Shrub Rotator, 12" (30.48 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc on PRS40 body.	20	40
	Hunter MP2000 PROS-12-PRS40-CV Shrub Rotator, 12" (30.48 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc on PRS40 body.	56	40
	Hunter MP3000 PROS-12-PRS40-CV Shrub Rotator, 12" (30.48 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP rotary nozzle. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc on PRS40 body.	76	40
	Hunter MP Corner PROS-12-PRS40-CV Shrub Rotator, 12" (30.48 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. T=Turquoise adj arc 45-105 on PRS40 body.	2	40
	Hunter RZWS-18-CV 18" long RZWS with installed .25gpm or .50gpm bubbler options, Check Valve, 1/2" swing joint for connection to 1/2" pipe	116	30
	Hunter ICZ-101-25 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	2	
	Hunter ICZ-151-40 Drip Control Zone Kit. 1-1/2" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 40psi. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen.	2	
	Netafim TLFV-1 Automatic Flush Valve, with Insert Inlet	23	
	Area to Receive Dripline Netafim TLHCVXR-033-12 Techline HCVR Pressure Compensating Landscape Dripline with Check Valve and Anti-Siphon feature. 0.33 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. 17mm.	17,985 l.f.	
	Hunter ICV-G 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	15	
	Hunter HQ-44LRC Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1" NPT inlet, 2-piece body.	15	
	Nibco PR-113 250 PSI CWP Bronze Gate Valve, Push-on Ends with Joint Restraints, Size - 2"	2	
	Buckner-Superior 3000 2" Normally Closed Brass Master Valve that Provides Dirty Water Protection and 3-Way Solenoid Design. Available in 1", 1-1/4", 1-1/2", 2", 2-1/2" and 3" sizes.	1	
	Febco 825V 1" Reduced Pressure Backflow Preventer	1	
	Hunter ACC-99D-PED-SS 2-wire decoder controller with 99 station capacity, metal cabinet, stainless steel pedestal	1	
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	1	
	Hunter HFS-200 Flow Sensor for use with ACC controller, 2" Schedule 40 Sensor Body, 24 VAC, 2 amp.	1	
	Point of Connection 1"	1	
	Irrigation Lateral Line: PVC Schedule 40	9,079 l.f.	
	Irrigation Mainline: Blu-Lock and PVC Class 200 Blu-Lock pipe, as manufactured by Hydro Rain, 1/2" to 1", then PVC Class 200 for 1-1/4" and larger.	1,795 l.f.	
	Pipe Sleeve: PVC Schedule 40 Valve Callout	621.9 l.f.	
	Valve Number		
	Valve Flow		
	Valve Size		

REVISIONS	△				
	△				
	△				
	△				
NO.	DESCRIPTION		APPD.	DATE	

BENCH MARK  
REFER TO CIVIL PLANS

COMPUTED	
DESIGNED	MPS
DRAWN	MPS
PROJ. ENGR.	



MICHAEL P. SCHEELE, LANDSCAPE ARCHITECT  
LEED AP, CLIA, ASLA, CA, CERTIFIED ESSB #151700, SMUD SEED CERTIFIED  
CA, REGISTERED LANDSCAPE ARCHITECT #3661  
PH: 916-364-5527 E: mpslandarch@gmail.com  
MPSLA  
Signature Date: 09/21/2016  
Project Date:

IMPROVEMENT PLANS FOR  
**HAYWARD BAPTIST CHURCH**  
IRRIGATION PLAN

HAYWARD, CALIFORNIA

DATE  
01/23/18  
SHEET  
L3  
OF  
X



PLANTING LEGEND

TREE SPECIES					
BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	ON-CENTER SPACING	WATER USE
AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	15 GAL		PER PLAN	LOW
MELALEUCA QUINQUENERVIA	CAJEPUT TREE	24" BOX		PER PLAN	LOW
PLATANUS X ACERIFOLIA 'COLUMBIA'	PLANE TREE	36" BOX		PER PLAN	MODERATE
QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX		PER PLAN	LOW
UMBELLALURIA CALIFORNICA	CALIFORNIA BAY TREE	36" BOX		PER PLAN	LOW
SHRUB SPECIES					
BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	ON-CENTER SPACING	
ARTEMESIA 'POWIS CASTLE'	WORMWOOD	5 GAL		36"	LOW
CALAMAGROSTIS NUTKAENSIS	PACIFIC REED GRASS	5 GAL		24"	LOW
ERIOGONUM LATIFOLIUM	COAST BUCKWHEAT	1 GAL		24"	LOW
FRANGULA CALIFORNICA	CALIFORNIA COFFEEBERRY	5 GAL		24"	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL		24"	LOW
SALVIA SPATHACEA	HUMMING BIRD SAGE	2 GAL		24"	LOW
GROUND COVERS					
BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	ON-CENTER SPACING	WATER USE
ERIGERON GLAUCUS	SEASIDE DAISY	1 GAL		24"	
BACCHARIS PILULARIS 'PROSTRATE'	DWARF COYOTE BRUSH	2-3 GAL		36"	LOW
ERIOGONUM LATIFOLIUM	COAST BUCKWHEAT	1 GAL		18"	LOW
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL		18"	LOW
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	4" POT		12"	LOW
FRAGARIA CHILOENSIS	BEACH STRAWBERRY	1 GAL		36"	LOW
HEUCHERA MICRANTHA	ALUM ROOT	1 GAL		18"	LOW
JUNCUS PATENS	SPREADING RUSH	2-3 GAL		18"	LOW

NOTES:

ALL PLANTING AREAS TO BE IRRIGATED BY A FULLY AUTOMATIC, WEATHER BASED SYSTEM. ZONE TIMING WILL BE DEVELOPED BASED UPON INDIVIDUAL PLANT REQUIREMENTS AND ENVIRONMENTAL FACTORS. ZONE TIMING WILL BE CHANGED BY THE CONTROLLER ON A DAILY BASIS AS WEATHER CONDITIONS CHANGE. ALL ZONES WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION PIPING AND PROVIDED WITH AIR RELIEF AND FLUSH VALVES TO KEEP PIPING AND EMITTERS CLEAN. THE SYSTEM WILL BE PIPED WITH PVC IN THE PLANTING BEDS TO THE EMITTER LINES. BACKFLOW, MASTER VALVE, AND FILTER WILL BE LOCATED IN A MECHANICAL ROOM. ZONE VALVES WILL BE LOCATED IN PLANTING AREAS AS REQUIRED TO SERVICE INDIVIDUAL ZONES.

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Key Plan:

General Notes/Legend:

Stamp:

Rev. No.	Revision	Date
Initial Development Permit Submittal		01/25/2018

Project Number:

Project Title:  
PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING  
HAYWARD, CA  
APN: 083-0254-002-03

Sheet Title:

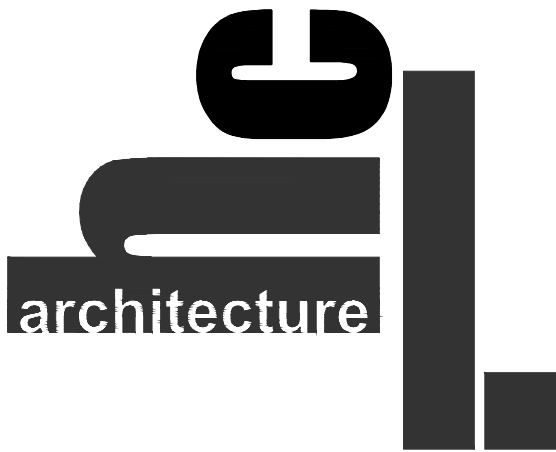
HOUSING NOTES & LEGENDS

Scale:  
As indicated



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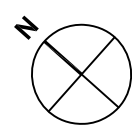
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**PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING**

HAYWARD, CA  
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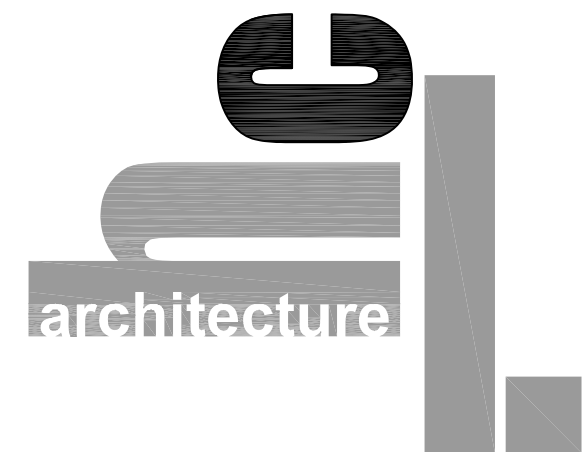
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**HOUSING LANDSCAPE SITE PLAN**

Scale:  
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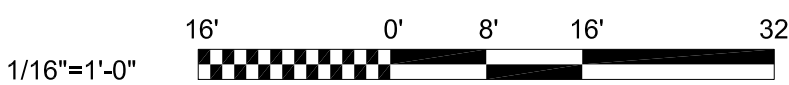


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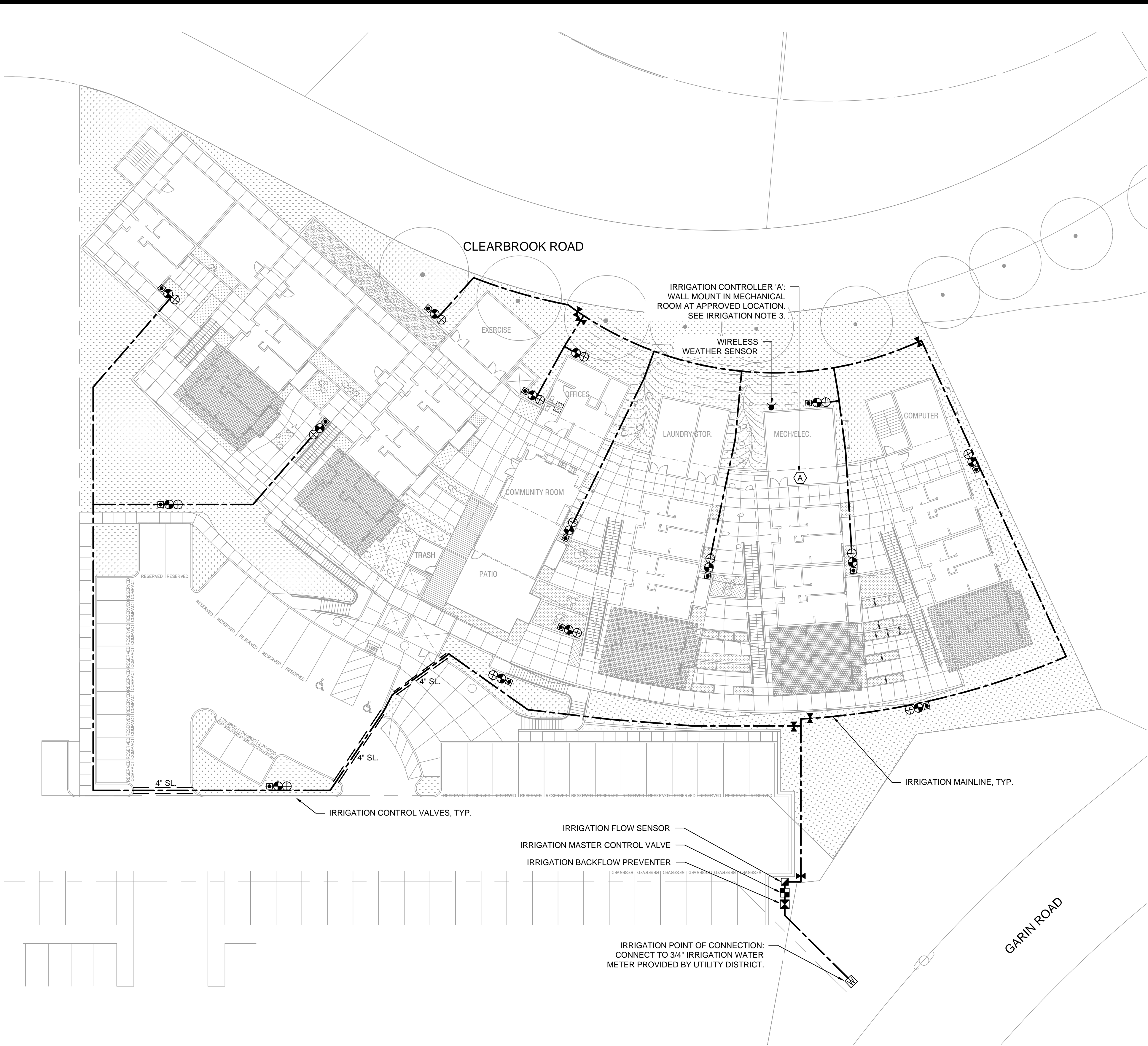


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PRELIMINARY IRRIGATION LEGEND

SYMBOL	MODEL	DESCRIPTION	PSI	GPM
■	PCB-25	HUNTER PRESSURE COMPENSATING BUBBLER INSTALL ON FLEX RISER	30	0.25
⊙	RZWS-18-25-CV	HUNTER ROOT ZONE WATERING SYSTEM	30	0.25
⊕	MC-24E	IRRITROL CONTROLLER - WALL MOUNT		
⊙	CL-100	IRRITROL CLIMATE LOGIC WIRELESS WEATHER SENSOR		
⊕	825YA-1"	FEBCO BACKFLOW PREVENTER - INSTALL WITH RELIEF VALVE DRAIN KIT		
⊕	2160 - 1"	GRISWOLD MASTER REMOTE CONTROL VALVE - NORMALLY OPEN		
⊕	FSI-T10-000	CST FLOW SENSOR		
⊕	T-113-K	NIBCO GATE VALVE - LINE SIZE		
⊕	11000 SERIES	WEATHERMATIC REMOTE CONTROL VALVE		
⊕	11024FCR-10	DRIP OR SUBSURFACE IRRIGATION CONTROL VALVE ASSEMBLY, TO INCLUDE: WEATHERMATIC REMOTE CONTROL VALVE		
⊕	PR-075-L-30	JAIN 30# PRESSURE REGULATOR		
⊕	4EH-3/4A-150	JAIN FILTER		
⊕	33 DNP	RAIN BIRD QUICK COUPLING VALVE		

- SCH 40 PVC SOLVENT WELD PIPE WITH SCH 40 PVC SOLVENT WELD FITTINGS-18" COVER. ALL MAINLINE TO BE SIZE 1-1/2" UNLESS OTHERWISE NOTED ON PLAN.
- SCH 40 PVC SOLVENT WELD PIPE WITH SCH 40 PVC SOLVENT WELD FITTINGS-12" COVER.
- SUBSURFACE IRRIGATION AREA: TORO DL2000 MODEL RGP-212, WITH TORO LOK-EZE FITTINGS. 4" COVER IN PLANTERS; TUBING LAYOUT SHOWN IN SELECTED AREAS. INSTALL AT GREEN ROOF AREAS PER TRAY MANUFACTURER'S RECOMMENDATIONS. PROVIDE SEPARATE LATERAL LINE CONNECTION FOR EACH SUBSURFACE IRRIGATION GRID.
- POINT SOURCE DRIP IRRIGATION: 1/2" NOMINAL DIAMETER POLY TUBING WITH COMPRESSION FITTINGS. HUNTER HE-10-B EMITTERS, 2 EMITTERS PER PLANT.

IRRIGATION NOTES

- IRRIGATION DESIGN CONCEPT: IRRIGATION SYSTEM TO BE DESIGNED TO SUPPLY THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH. ALL PLANTING AREAS TO BE IRRIGATED WITH LOW VOLUME DRIP OR SUBSURFACE IRRIGATION. SUPPLEMENTAL DEEP WATERING OF TREES TO BE BY COMBINATION OF SURFACE AND DEEP ROOT BUBBLER. ALL IRRIGATION EQUIPMENT TO BE COMMERCIAL GRADE, SELECTED FOR DURABILITY AND MINIMAL MAINTENANCE. CONTROL OF SYSTEM TO BE BY "SMART" CONTROLLER, CAPABLE OF DAILY SELF-ADJUSTMENT OF WATERING SCHEDULES BASED ON REAL-TIME DATA FROM ON-SITE WEATHER SENSOR. ALL ASPECTS OF IRRIGATION DESIGN AND INSTALLATION TO BE COMPLIANT WITH CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (WELO), RE-SCAPE CALIFORNIA GUIDELINES, AND CITY OF HAYWARD LANDSCAPE STANDARDS.
- PRELIMINARY WELO COMPLIANCE CALCULATIONS:  
ANNUAL Eto (HAYWARD): 44.2" IRRIGATED AREA: 19,895 SQUARE FEET.  
MAXIMUM APPLIED WATER ALLOWANCE (MAWA): Eto X 0.62 X ETAF X LA  
= 44.2 X 0.62 X 0.55 X 19,895 = 299,861.4 GALLONS/YEAR  
PRELIMINARY ESTIMATED TOTAL WATER USE (ETWU): Eto X 0.62 X ETAF X LA  
= 44.2 X 0.62 X 0.49\* X 19,895 = 267,149.3 GALLONS/YEAR  
\*ASSUMES SITEWIDE PLANT FACTOR (PF) OF 0.4 AND 0.81 IRRIGATION EFFICIENCY.  
ABOVE CALCULATIONS DO NOT INCLUDE ANY POTENTIAL SPECIAL LANDSCAPE AREAS (SLA).
- IRRIGATION SYSTEM DEMAND IS 20 GPM AT 70 PSI MINIMUM STATIC PRESSURE AT THE POINT OF CONNECTION. CONFIRM STATIC PRESSURE PRIOR TO START OF WORK. NOTIFY OWNER'S REPRESENTATIVE IF STATIC PRESSURE IS LOWER THAN STATED DEMAND. IF STATIC PRESSURE IS HIGHER THAN 90 PSI, INSTALL A WILKINS #600 PRESSURE REGULATOR DOWNSTREAM OF BACKFLOW PREVENTER. ADJUST OUTLET PRESSURE TO 70 PSI.
- MAKE IRRIGATION POINT OF CONNECTION AS INDICATED ON PLAN AND COORDINATE WITH OTHER WORK AS REQUIRED. EXACT LOCATION OF BACKFLOW PREVENTER TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- INSTALL IRRIGATION CONTROLLER WHERE INDICATED ON PLAN. EXACT LOCATION OF CONTROLLERS TO BE DETERMINED AT JOBSITE BY OWNER'S REPRESENTATIVE. 120 VOLT A.C. ELECTRICAL SUPPLY IS PROVIDED FOR IN IMMEDIATE VICINITY BY ELECTRICAL SECTION OF CONTRACT. MAKE FINAL 120 VOLT ELECTRICAL CONNECTIONS. USE EMT METAL CONDUIT FOR INDOOR INSTALLATIONS, AND LIQUID-TITE CONDUIT FOR OUTDOOR INSTALLATIONS. INSTALL AS DETAILED AND PER MANUFACTURER'S INSTRUCTIONS. GROUND CONTROLLER AND CONFORM TO APPLICABLE LOCAL CODES.
- INSTALL FLOW SENSOR CABLE IN PVC CONDUIT FROM SENSOR TO CONTROLLER CABINET. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR ADDITIONAL INFORMATION ON CABLE TYPE AND INSTALLATION REQUIREMENTS.
- THE IRRIGATION PLAN IS DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE COMPLETED. IRRIGATION EQUIPMENT OR PIPING MAY BE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY. INSTALL ALL PIPING AND EQUIPMENT WITHIN PLANTING AREAS UNLESS OTHERWISE SHOWN ON PLANS.
- LOCATE VALVE BOXES IN SHRUB AREAS WHERE SHOWN ON PLAN. STAKE PROPOSED LOCATION OF ALL VALVE BOXES AND OBTAIN APPROVAL OF OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- FULL COVERAGE IS REQUIRED. MAKE MINOR MODIFICATIONS TO LAYOUT AS REQUIRED TO OBTAIN COMPLETE COVERAGE AND REVIEW WITH OWNER'S REPRESENTATIVE.
- INSTALL CHECK VALVES ON LATERAL LINES AS REQUIRED TO PREVENT LINE DRAINAGE.
- AVOID TRENCHING WITHIN DRIP LINE OF EXISTING TREES. WHERE TRENCHING WITHIN DRIP LINE IS UNAVOIDABLE REVIEW WITH OWNER'S REPRESENTATIVE PRIOR TO START OF WORK. USE AIR SPADE OR HAND TRENCH ONLY WITHIN THESE AREAS.
- INSTALL PIPE AND WIRE UNDER PAVING IN PVC SCH. 40 SLEEVE WHERE INDICATED ON PLAN. ELSEWHERE UNDER PAVEMENT, INSTALL PIPE IN BED OF CLEAN SAND SURROUNDING PIPE 6" ON ALL SIDES.
- POINT SOURCE DRIP IRRIGATION: INSTALL EMITTERS DIRECTLY INTO 1/2" DRIP LINE. SNAKE DRIP LINE SUCH THAT ALL EMITTERS ARE WITHIN BACKFILLED AREA SURROUNDING NEWLY INSTALLED PLANTS. DO NOT USE SMALL DIAMETER DISTRIBUTION TUBING.
- STAKE EMITTER TUBING IN PLACE AND BURY AS NOTED IN SPECIFICATIONS.

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PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING

HAYWARD, CA

APN: 083-0254-002-03

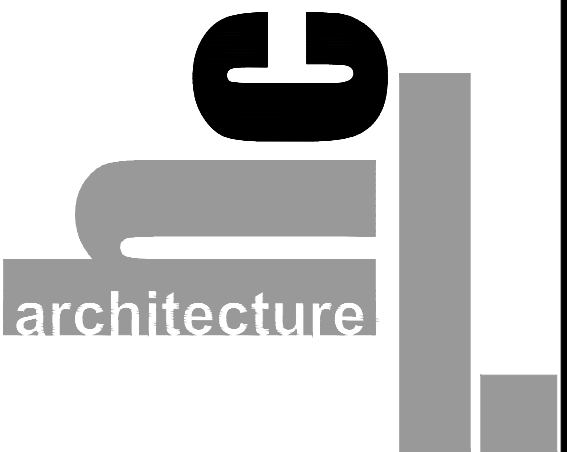
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PRELIMINARY IRRIGATION PLAN

Scale:



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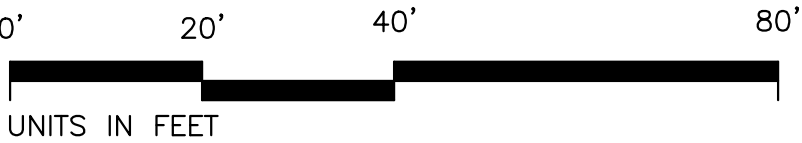
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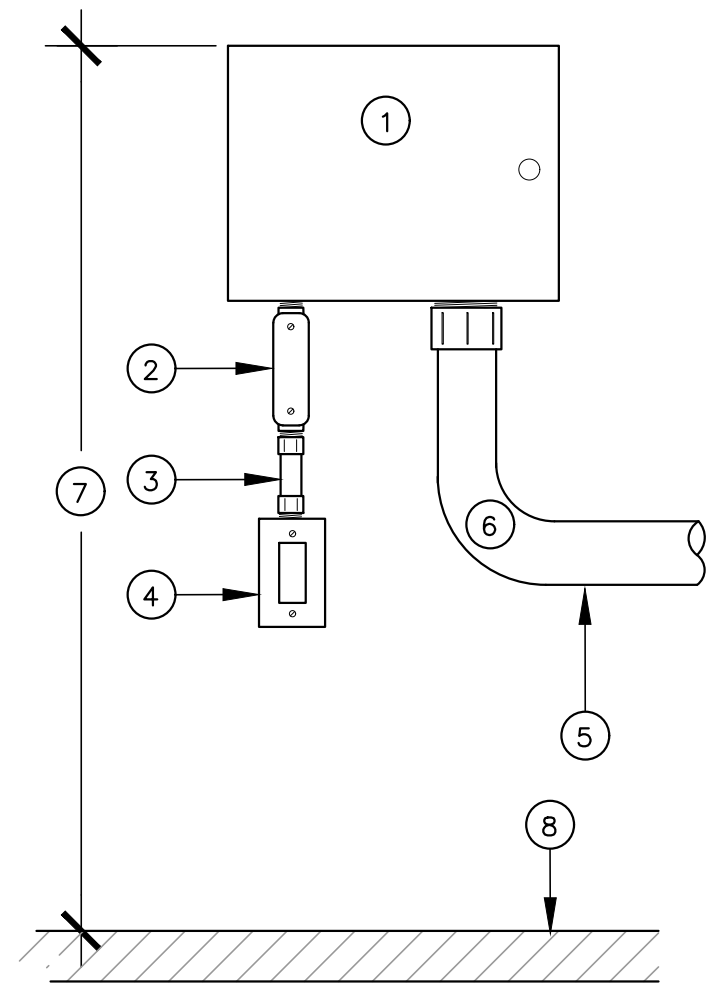
PGAdesign

LANDSCAPE ARCHITECTS

tel 510.465.1284 PGAdesign.com 444 17th Street, Oakland, CA 94612

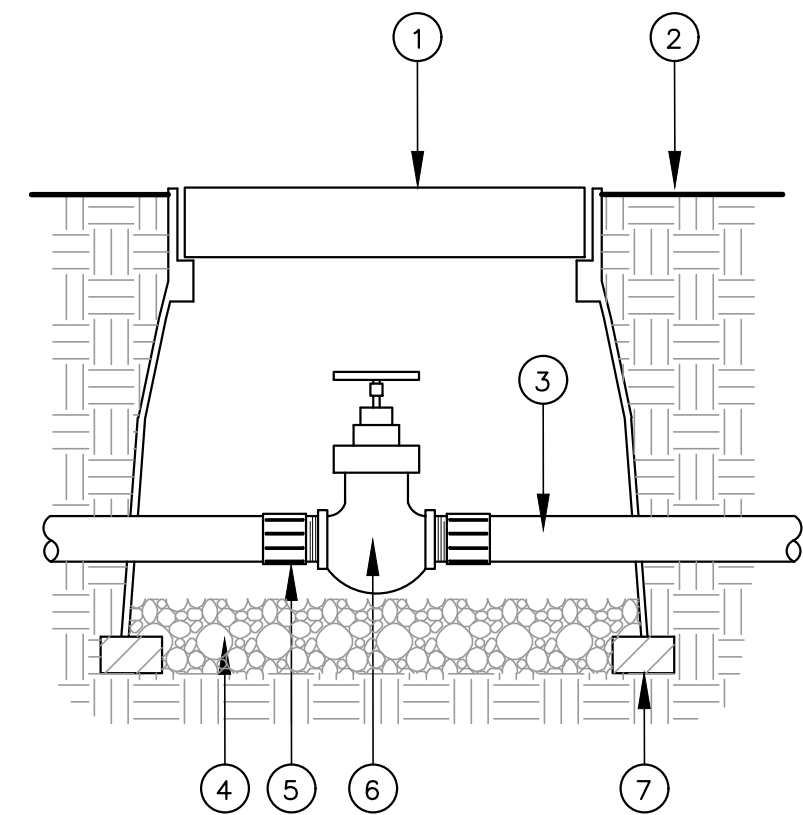






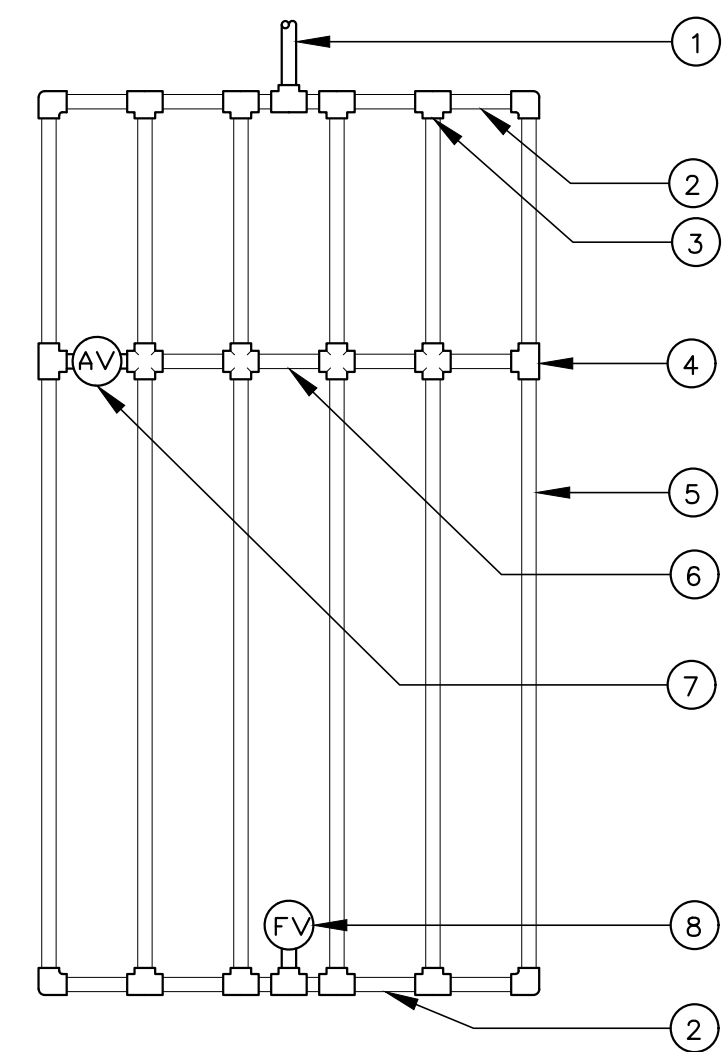
- 1 CONTROLLER
- 2 CONDUIT BODY TYPE L
- 3 EMT STEEL CONDUIT
- 4 120 VOLT POWER SUPPLY WITH GFI POWER SWITCH
- 5 LOW VOLTAGE FIELD WIRING IN CONDUIT
- 6 LONG CONDUIT SWEEP
- 7 5' OR AS DIRECTED
- 8 FINISH FLOOR

1 CONTROLLER - INDOOR WALL MOUNT  
SCALE: NTS



- 1 VALVE BOX
- 2 FINISH GRADE
- 3 MAIN LINE
- 4 FILL BOTTOM OF BOX WITH 3" DEPTH DRAIN ROCK
- 5 MALE ADAPTERS
- 6 GATE VALVE
- 7 BRICK, 2 REQ'D.

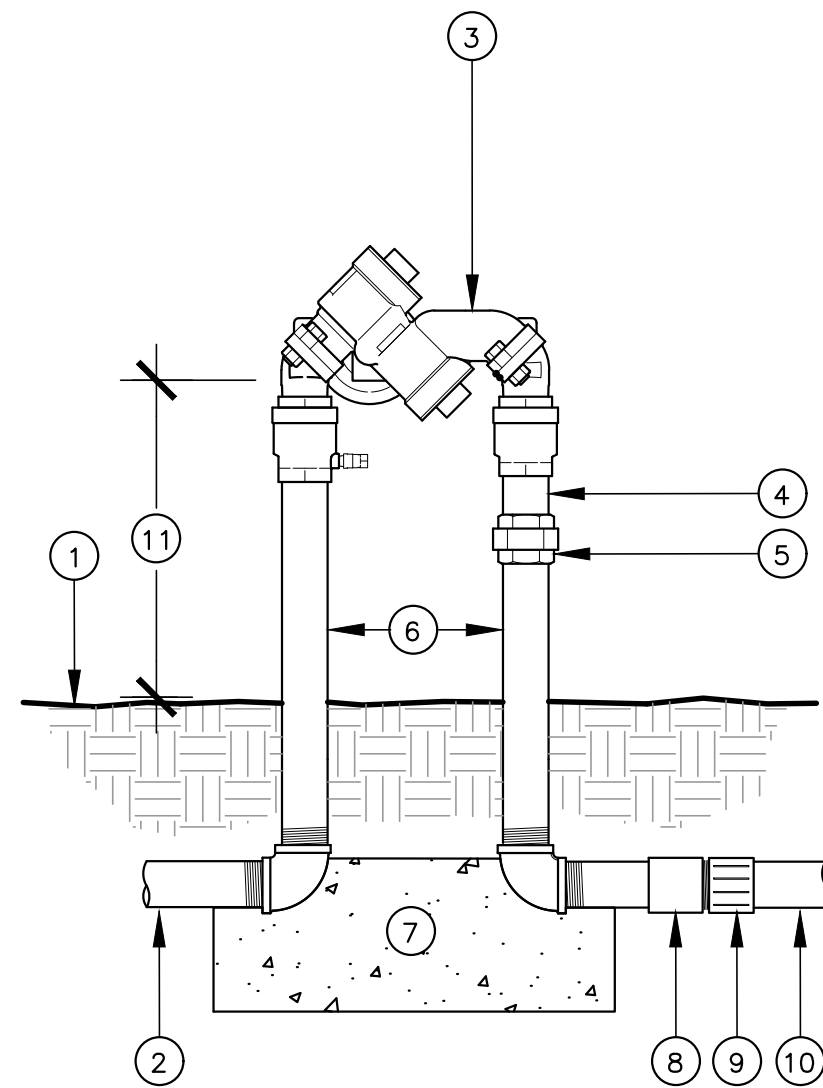
5 GATE VALVE  
SCALE: NTS



- 1 PVC LATERAL LINE
- 2 FLEX PVC SUPPLY AND EXHAUST HEADERS
- 3 SCH 40 PVC FITTING WITH COMPRESSION ADAPTER
- 4 COMPRESSION FITTING
- 5 SUBSURFACE EMITTER TUBING
- 6 "BLANK" TUBING USED TO PLUMB AIR/VACUUM RELIEF VALVE
- 7 AIR/VACUUM RELIEF VALVE: INSTALL AT ALL HIGH POINTS ON EACH EMITTER GRID
- 8 AUTOMATIC FLUSH VALVE

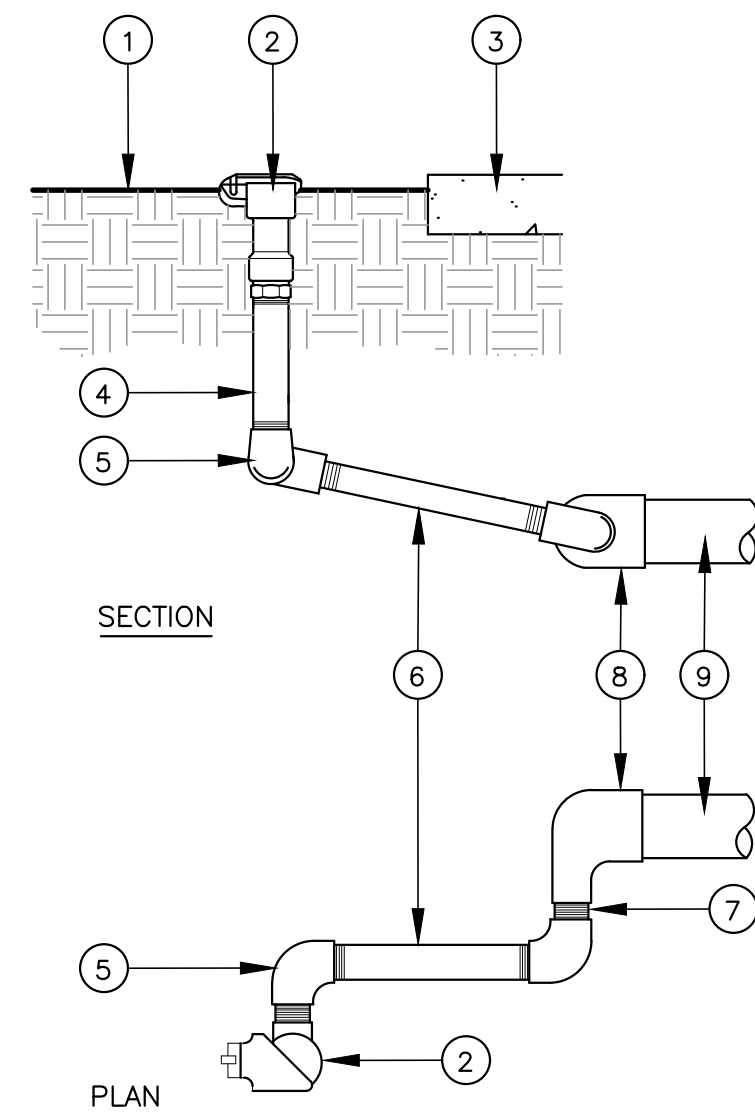
NOTE: PLUMB FLUSH VALVE TO HYDRAULIC CENTER OF EXHAUST HEADER. INSTALL ADDITIONAL MANUAL FLUSH BALL VALVE WHERE INDICATED ON PLAN.

9 SUBSURFACE IRRIGATION LAYOUT  
SCALE: NTS



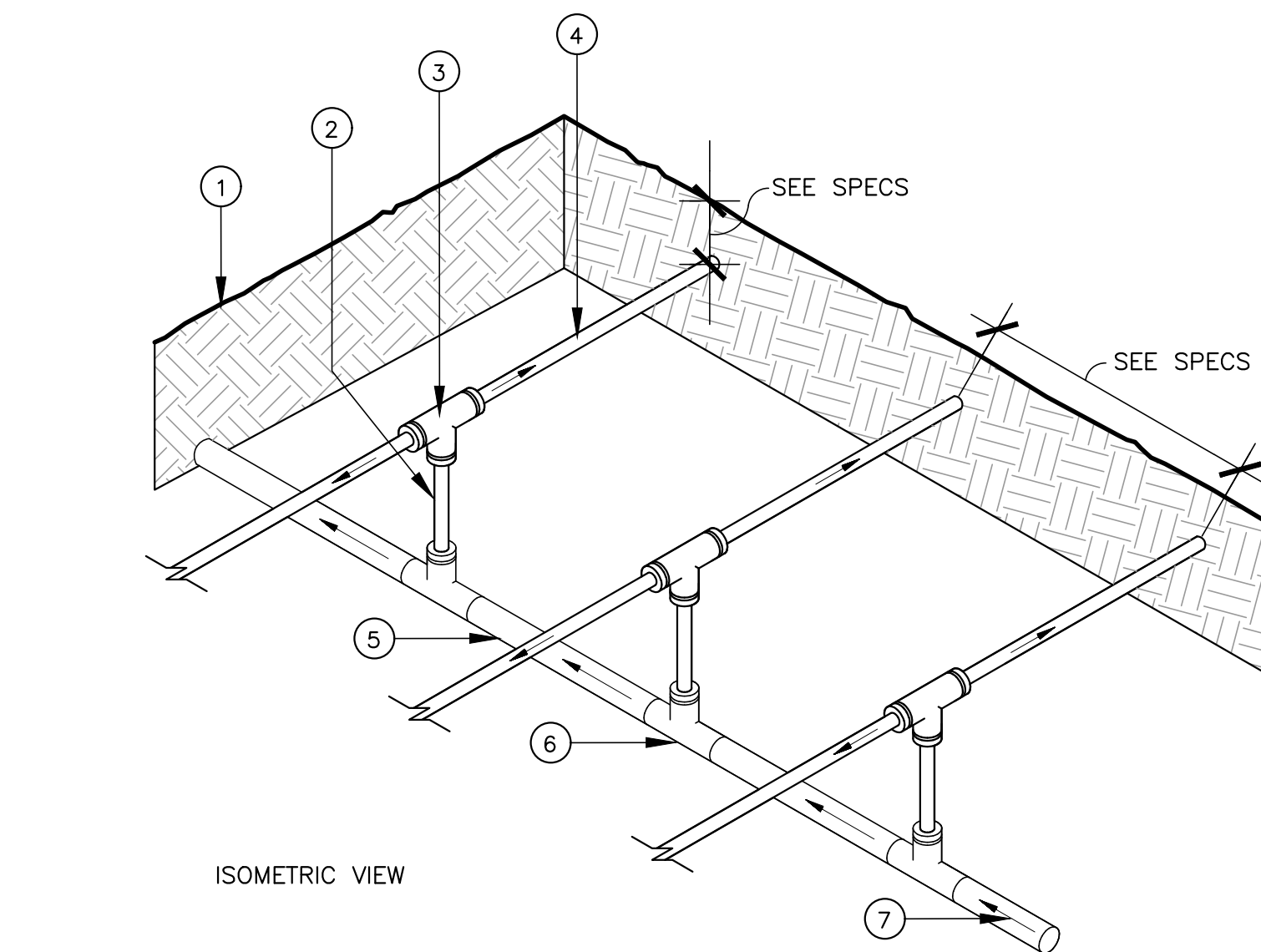
- 1 FINISH GRADE
- 2 FROM WATER METER OR P.O.C.
- 3 BACKFLOW PREVENTER
- 4 4" PIPE NIPPLE
- 5 UNION
- 6 PIPE NIPPLES-- LENGTH AS REQ'D.
- 7 CONCRETE THRUST BLOCK
- 8 THREADED COUPLING
- 9 PVC MALE ADAPTER
- 10 PVC MAINLINE
- 11 12" MINIMUM

2 BACKFLOW PREVENTER  
SCALE: NTS

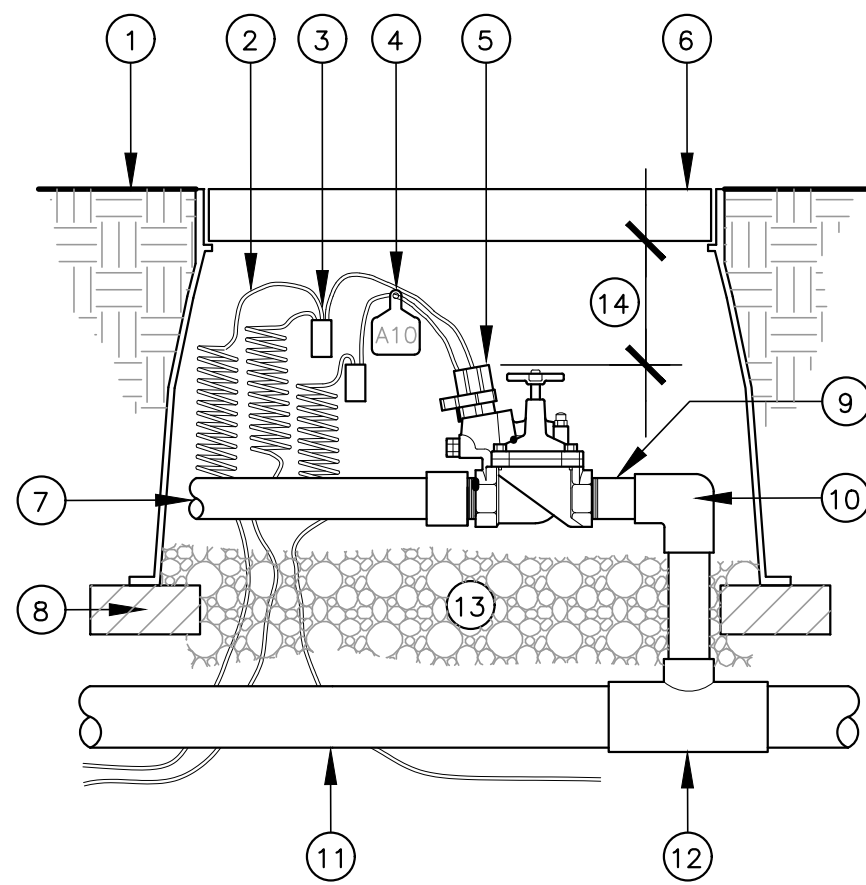


- 1 FINISH GRADE
- 2 QUICK COUPLER
- 3 PAVEMENT OR ADJACENT VALVE BOX
- 4 SCH. 80 PVC NIPPLE 4" LONG
- 5 SCH. 80 90° ELL, T x T, 3 REQ'D.
- 6 SCH. 80 PVC NIPPLE, LENGTH AS REQUIRED
- 7 3" SCH. 80 PVC NIPPLE, 2 REQ'D.
- 8 FEMALE ADAPTER OR SxT ELL
- 9 MAINLINE

6 QUICK COUPLING VALVE  
SCALE: NTS



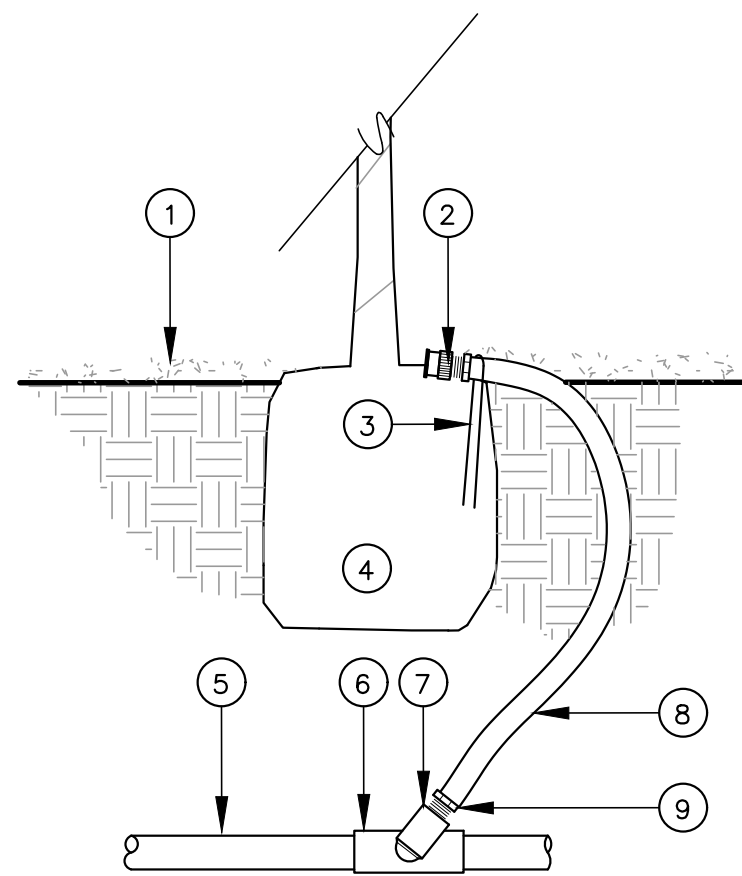
10 SUBSURFACE TYPICAL CENTER-FEED SUPPLY MANIFOLD  
SCALE: NTS



- 1 FINISH GRADE
- 2 CONTROL WIRES
- 3 WATERPROOF SPLICE
- 4 VALVE NUMBER TAG
- 5 REMOTE CONTROL VALVE
- 6 VALVE BOX
- 7 LATERAL LINE
- 8 BRICK, 4 REQ'D
- 9 SCH. 80 PVC NIPPLE, T.O.E.
- 10 SCH. 80 PVC ELL, SxT
- 11 MAINLINE
- 12 SCH. 40 PVC TEE OR ELL
- 13 DRAIN ROCK
- 14 3" MINIMUM

NOTE: WRAP FILTER FABRIC AROUND AND UNDER VALVE BOX PRIOR TO INSTALLATION OF DRAIN ROCK.

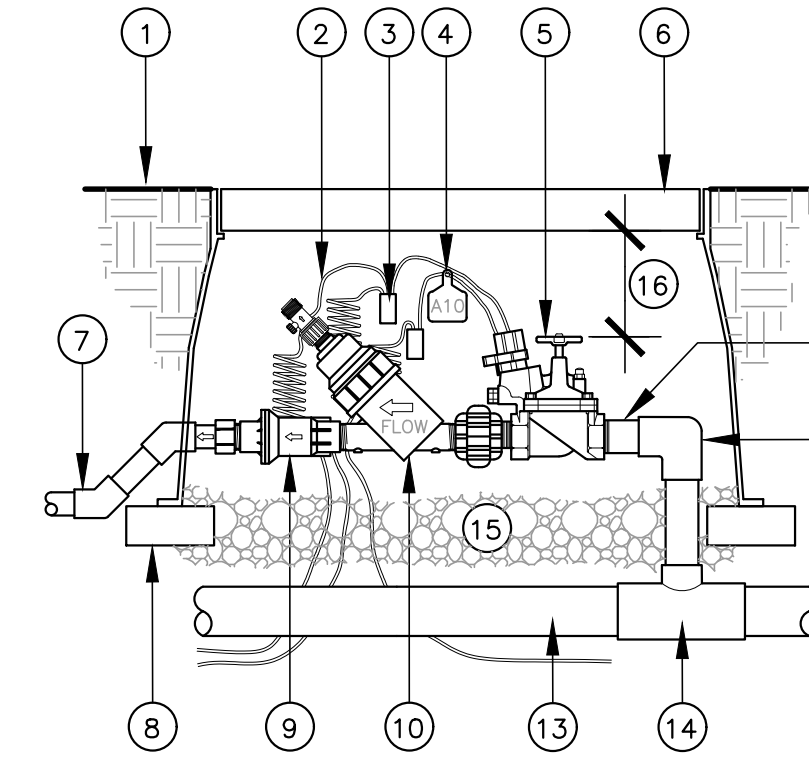
3 REMOTE CONTROL VALVE  
SCALE: NTS



- 1 FINISH GRADE WITH MULCH COVER
- 2 BUBBLER OR EMITTER
- 3 WIRE STAPLE INTO ROOTBALL
- 4 ROOTBALL
- 5 LATERAL LINE
- 6 SxSxT TEE
- 7 SCH 40 PVC STREET ELL
- 8 1/2" IPS FLEX PVC TUBE
- 9 MALE ADAPTER

INSTALL BUBBLER ON TOP OF ROOTBALL. STAKE IN PLACE WITH WIRE STAPLE AND COVER WITH MULCH.

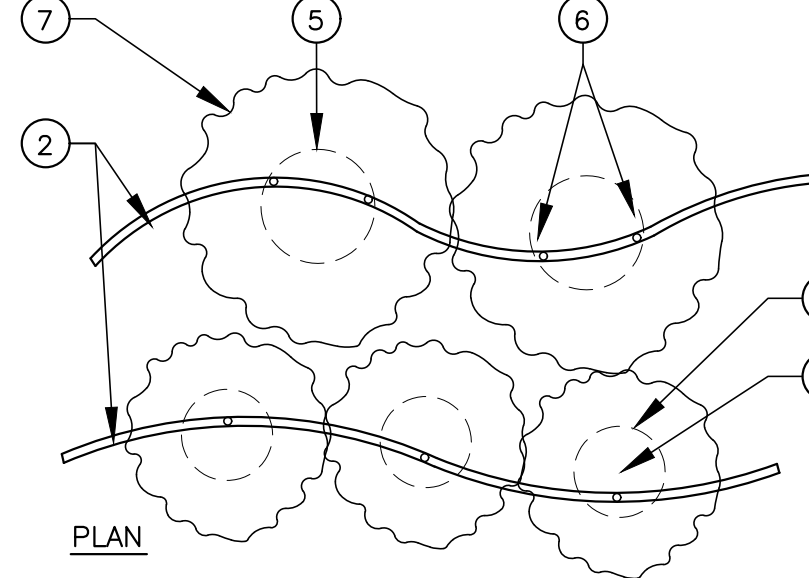
7 BUBBLER OR EMITTER ON FLEX RISER  
SCALE: NTS



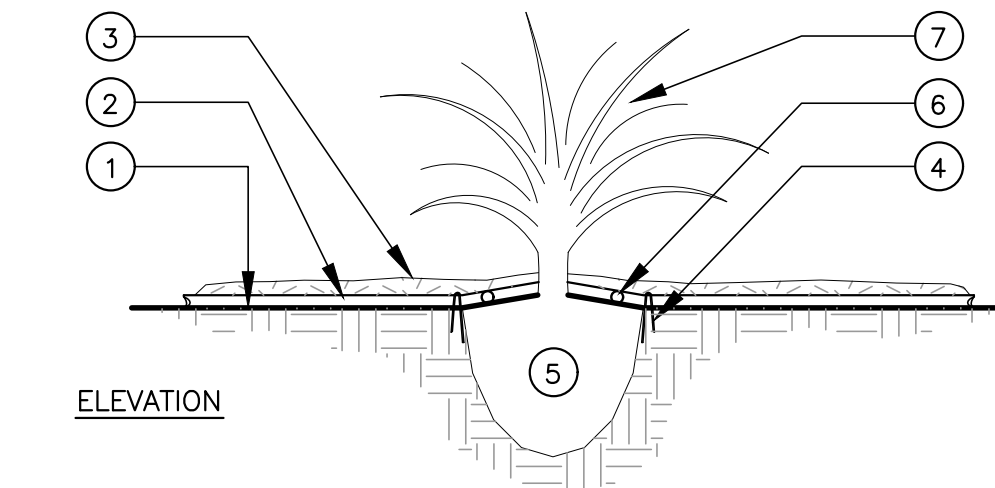
- 1 FINISH GRADE
- 2 CONTROL WIRES
- 3 WATERPROOF SPLICE
- 4 VALVE NUMBER TAG
- 5 REMOTE CONTROL VALVE
- 6 VALVE BOX
- 7 LATERAL LINE
- 8 BRICK, 4 REQ'D
- 9 PRESSURE REGULATOR
- 10 FILTER
- 11 SCH. 80 PVC NIPPLE, T.O.E.
- 12 SCH. 80 PVC ELL, SxT
- 13 MAINLINE
- 14 SCH. 40 PVC TEE OR ELL
- 15 DRAIN ROCK
- 16 3" MINIMUM

NOTE: WRAP FILTER FABRIC AROUND AND UNDER VALVE BOX PRIOR TO INSTALLATION OF DRAIN ROCK.

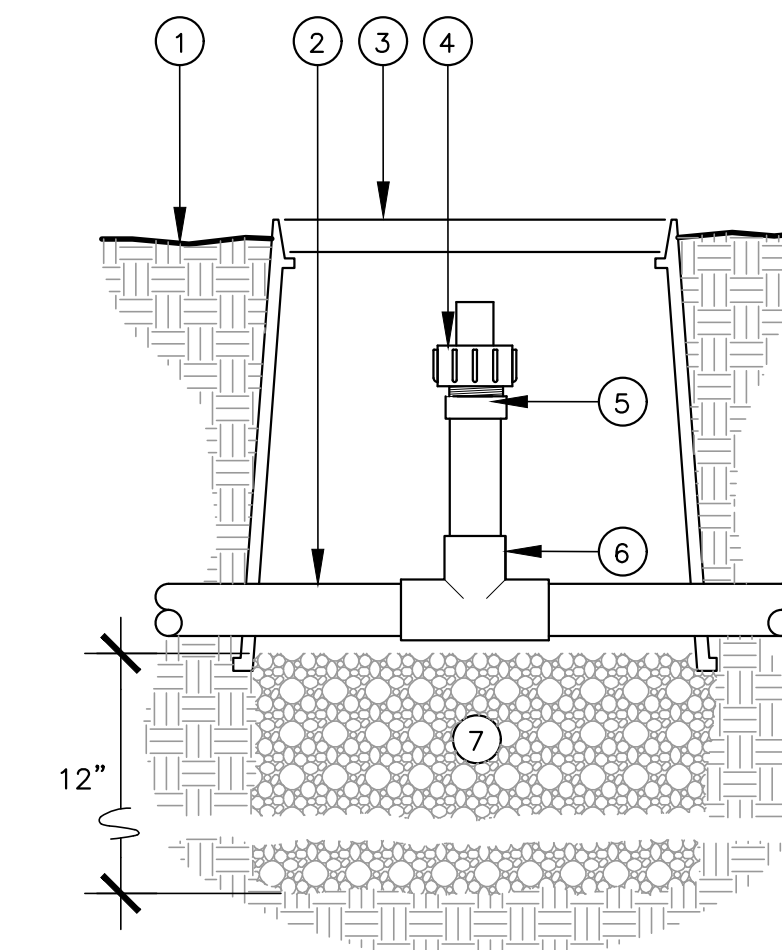
4 DRIP ZONE REMOTE CONTROL VALVE  
SCALE: NTS



- 1 FINISH GRADE
- 2 DRIP TUBING
- 3 MULCH TO CONCEAL TUBING
- 4 TUBING STAKE
- 5 ROOT BALL
- 6 (2) DRIP EMITTERS AT 5 GAL. PLANT, TYP.
- 7 SHRUB
- 8 (1) DRIP EMITTER AT 5 GAL. PLANT, TYP.



8 DRIP EMITTERS  
SCALE: NTS



- 1 FINISH GRADE
- 2 FLEX PVC EXHAUST HEADER
- 3 6" ROUND VALVE BOX
- 4 AUTOMATIC FLUSH VALVE
- 5 PVC MALE ADAPTER
- 6 PVC TEE
- 7 3/4" DRAIN ROCK SUMP

NOTE: INSTALL FLUSH VALVE TO HYDRAULIC CENTER OF EXHAUST MANIFOLD.

11 AUTOMATIC FLUSH VALVE  
SCALE: NTS



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HAYWARD, CA  
APN: 083-0254-002-03

Sheet Title:

PRELIMINARY IRRIGATION DETAILS

Scale:

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Checked: CK  
Associate:

Sheet Number:  
L7





1

## CENTRAL COMMUNITY TERRACE

SCALE : 1/8" = 1'-0"

SECTION - ELEVATION

1/8"=1'-0"  
8' 0' 4' 8' 16'

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**PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING**  
HAYWARD, CA  
APN: 083-0254-002-03

Sheet Title:  
**HOUSING LANDSCAPE SECTION 1**

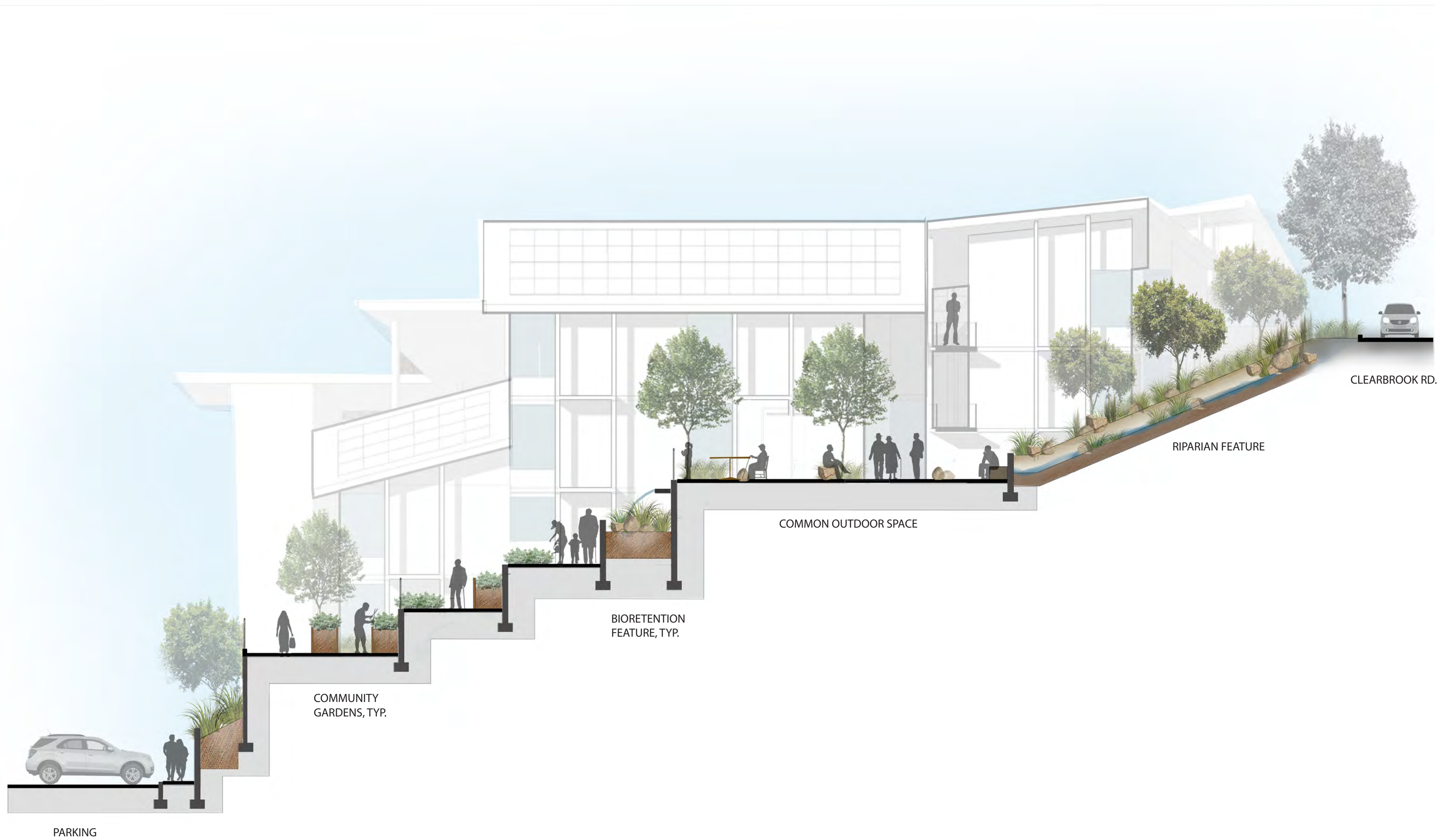
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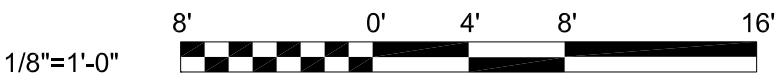


2

COMMUNITY GARDEN TERRACE

SCALE : 1/8" = 1'-0"

SECTION - ELEVATION



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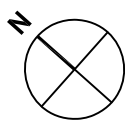
Project Number:

Project Title:  
**PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING**  
HAYWARD, CA  
APN: 083-0254-002-03

Sheet Title:

**HOUSING LANDSCAPE SECTION 2**

Scale:  
As indicated



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Checked:	L9
Associate:	



**ZONING MAP  
29831 CLEARBROOK CIRCLE**







# CITY OF HAYWARD

Hayward City Hall  
777 B Street  
Hayward, CA 94541  
[www.Hayward-CA.gov](http://www.Hayward-CA.gov)

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File #: MIN 18-049

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**DATE:** April 12, 2018

**TO:** Planning Commission

**FROM:** Interim Development Services Director

**SUBJECT**

Minutes of the Planning Commission Meeting of January 25, 2018

**RECOMMENDATION**

That the Planning Commission approve the minutes of the Planning Commission meeting of January 25, 2018

**SUMMARY**

The Planning Commission held a meeting on January 25, 2018

**ATTACHMENTS**

Attachment I      Revised Draft Minutes of January 25, 2018





**MINUTES OF THE REGULAR MEETING OF THE  
CITY OF HAYWARD PLANNING COMMISSION  
Council Chambers  
Thursday, January 25, 2018, 7:00 p.m.  
777 B Street, Hayward, CA 94541**

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**MEETING**

A regular meeting of the Hayward Planning Commission was called to order at 7:00 p.m. by Chair Goldstein.

**CALL TO ORDER Pledge of Allegiance**

Commissioner Enders led the Pledge of Allegiance.

**ROLL CALL**

Present: COMMISSIONERS: Willis Jr., Bonilla Jr., Enders, Schott  
CHAIRPERSON: Goldstein  
Absent: COMMISSIONER: McDermott, Faria

Staff Members Present: Brick, Handa, Hinkle, Lee, Lochirco, Pearson

General Public Present: 37

**PUBLIC COMMENTS:**

There were none.

**PUBLIC HEARINGS:** For agenda item No. 1, the decision of the Planning Commission is final unless appealed. The appeal period is 10 days from the date of the decision. If appealed, a public hearing will be scheduled before the City Council for final decision.

1. Proposed Vesting Tentative Parcel Map, Site Plan Review and Environmental Review to merge 11 parcels and construct a 507,500-square-foot industrial building at 2655-2893 West Winton Avenue (APNs 438-0030-001-04, 438-0030-001-06, 438-0030-001-08, 438-0030-006-00, 438-0030-008-02, 438-0030-009-02, 438-0030-013-01, 438-0030-013-02, 438-0030-014-00, 438-0030-015-00, & 438-0101-020-01). Application No. 201702969; Paceline Investors (Applicant) on behalf of Industrial Property Trust (Owner).

Associate Planner Jay Lee provided a synopsis of the staff report.

Commissioner Schott inquired about the \$125,000 grant by the Applicant for solar, and if a facility has been identified for its use. Mr. Lee responded that the grant would be issued to the City, for use at its discretion, and that a facility has not yet been identified.





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Chair Goldstein asked if, in keeping with the Complete Streets initiative, there were plans to install bike lanes and similar features near the project. Mr. Lee confirmed that a buffered bike lane would be added on West Winton, as well as a meandering pathway.

Chris Sanford, Industrial Property Trust, and Teresa Goodwin, HP Architects, gave a presentation providing additional information regarding the project.

Commissioner Willis Jr. inquired whether solar could be installed prior to the tenants moving in, to capitalize on the opportunity to produce clean energy. Mark English, Paceline Investors, stated that the East Bay Community Energy (EBCE) tariffs are currently set too low to make installing a solar array economically viable at this time. Mr. English noted that the idea of the grant was to fund a project that would have significant impact to the user, rather than building a solar array “on spec” that may have minimal impact on their tenants. Mr. English commented that building the roof solar-ready provides their tenants optimum flexibility.

Commissioner Willis Jr. asked if EBCE was the only potential buyer for the energy produced. Mr. English replied that two other options were the future occupant and PG&E. Mr. English noted that PG&E’s tariff structure is lower than EBCE’s, and PG&E recently discontinued their solar power purchase program. Commissioner Willis Jr. commented that it is a pity that solar panels could not be installed over the entire roof.

Commissioner Willis Jr. commented on the information distributed by Lozeau Drury LLP, and on protection of wetlands and endangered species, and asked Mr. English if the project would be subject to mitigation measures. Mr. English pointed out that there is a 10-foot high concrete masonry wall that extends the entire length of the western boundary of the property and separates the property and its impacts from neighboring wildlife.

Commissioner Schott inquired about the divisibility of the building. Ms. Goodwin noted that while it is an ideal single-tenant building, the space and utilities could be divided for two tenants.

Commissioner Enders asked staff if the City has taken steps to mitigate sea level rise. Mr. Lee reported that the City has had a resiliency study done, and participates on the Hayward Area Shoreline Planning Agency (HASPA), a joint powers authority that is creating the Shoreline Master Plan. The goal of the Shoreline Master Plan is to analyze the problem and propose alternatives for the best ways to adapt to sea level rise along the entire shoreline. Commissioner Enders inquired about the cost for a Shoreline Master Plan. Mr. Lee noted that a figure of \$700,000 was discussed.





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Chair Goldstein opened the public hearing at 7:48 p.m.

Michael Lozeau, with Lozeau Drury LLP, on behalf of Laborers International Union of North America (LIUNA) Local 304, stated that his firm filed comments with the City earlier today and submitted copies for the record. Mr. Lozeau apologized for the late submission of the comments, noting that they had just recently learned of the project. Mr. Lozeau expressed concerns regarding whether the Negative Declaration meets CEQA standards, or whether there is a fair argument of possible significant environmental impacts. Mr. Lozeau cited concerns about air quality and greenhouse gas emissions, impacts to wildlife, visual and aesthetic impacts.

Xavier Pantoja, Hayward resident and member of Sprinkler Fitters Union Local 483, spoke favor of the project, noting that it would bring good paying construction jobs to the area and improve the appearance of the property.

Bryan Dominguez, Hayward resident and member of Local 483, spoke in support of the project. He noted that he is a lifelong Hayward resident, his union is located in Hayward, and the project will put a lot of local people to work. Mr. Dominguez commented that as a bicycle rider, it will be nice to have a safe street to ride on.

Aaron Lanzarin, Hayward resident and member of Sheetmetal Workers Local 104, spoke in favor of the project, commenting that the project would improve the appearance of the area.

Mike Taylor, Hayward resident and member of Sheetmetal Workers Local 104, commented on the improvements to the site and the opportunity to have a reasonable commute and see industrial growth in Hayward.

Stan Smith, Hayward resident and business manager of Sprinkler Fitters Local 453, noted that the union office is approximately one-half mile from the proposed site, and he looks forward to having a quality neighbor. Mr. Smith stated that Mr. Sanford and Mr. English made a commitment to work with many of the trades to ensure quality construction, with many of the jobs being filled by apprentices in state-approved training programs. Mr. Smith urged the Commission to approve the project.

Adolph Jacob, Hayward resident and apprentice electrician with IBEW Local 595, spoke in favor of the project. Mr. Jacob expressed excitement to see a new project going up in his hometown, and an opportunity for apprentices like himself to learn new things.

Obray Van Buren, Hayward resident and business representative for Plumbers Local 342, spoke in support of the project. Mr. Van Buren stated that in the short term, the project will





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create construction jobs for local people, and in the long term it will create jobs that will last a lifetime. He urged the Commission to approve the project, to create additional workforce opportunities.

Zachariah Oquenda, Hayward resident, spoke in favor of the project, commenting how the project fits with the scope of the General Plan, especially with the industrial tech and innovation corridor, and noted that development of the property will eliminate the blight and abatement issues and create employment opportunities. Mr. Oquenda suggested that in keeping with the Complete Communities concept, the City consider ways to work with developers and tenants to bring transit and other forms of transportation into the area.

David Gold, Land Use and CEQA partner at Morrison & Foerster, commented on the thorough work by staff on the Initial Study, Mitigated Negative Declaration, staff report, Conditions of Approval and Mitigation Monitoring and Reporting Program. Mr. Gold noted that the project is compliant with the City's General Plan and zoning, and in 2014 the City adopted an EIR in its General Plan and studied this site for industrial uses. Mr. Gold urged the Commission to put aside the letter that was received just prior to the hearing.

Chair Goldstein closed the public hearing at 8:09 p.m.

Commissioner Willis Jr. commented that he liked the project, despite the objections regarding the environmental impacts. Commissioner Willis Jr. noted that the Eden Shores Homeowner's Association neighborhood of 534 homes collectively pay \$27,000 per year to the California Department of Fish and Wildlife toward mitigation measures and habitat preservation.

Commissioner Bonilla Jr. asked how many jobs the project is estimated to create. Mr. Sanford estimated the project would generate 200-300 short term construction jobs, representing 30+ trades. Depending upon the tenant, the long-term projection could be 200-250 jobs per shift. Commissioner Bonilla Jr. inquired if the developer has considered how it might bring in or partner with public transportation to make the site more accessible. Mr. Sanford stated there are two AC Transit bus stops within a block of the site, and a bike rack will be installed. Commissioner Bonilla Jr. encouraged the developer to stay actively involved in the mitigation of liquefaction, which is of real concern to the community. Mr. Sanford stated that it has been accounted for in the building design.

Commissioner Schott commented that the building will create impacts, and that there is an extreme shortage of industrial space in the city. Commissioner Schott stated that he would personally like to see the solar installed rather than a grant to the City, because of the message it would send. Commissioner Schott commented on the letter from Lozeau Drury





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LLP, noting that using Local 304 would create more local jobs, and could be accommodated on a project of this size.

Chair Goldstein added that the unions in Hayward are very friendly to the City, and it benefits the community to maintain those good relations. Chair Goldstein expressed hope that the Applicant could work out the issues with Local 304.

Commissioner Enders asked Mr. Lozeau for clarification on Local 304's position on the project. Mr. Lozeau stated that Local 304 has commented on the need for a full EIR. Commissioner Enders commented that this project will be great for bringing quality jobs to the city, and it was obvious that the developer worked closely with staff to bring forward a great project. Commissioner Enders expressed appreciation for the decorative art on the outside of the building, solar readiness, elimination of the blight, extra landscaping and walking/biking path.

Commissioner Enders expressed concerns about not having a full EIR for this project, especially with Caltrans and East Bay Regional Park District supporting a full EIR, and recognized she may be the only person in the room that feels this way. Commissioner Enders suggested that the developer consider paying into an improvement district to address issues of sea level rise. Mr. Lee commented that, pending funding, the Shoreline Master Plan will identify adaptation measures on a regional scale. Commissioner Enders asked where funding for the Plan would typically come from. Mr. Lee mentioned grants for which the City has applied. Commissioner Enders commented that it would be in the Applicant's best interest to see the Shoreline Master Plan developed, and recommended that the Applicant pay a small fee toward its development. Commissioner Enders reiterated her environmental concerns, and her preference for a full EIR.

Commissioner Schott commented that in June 2017 the voters approved Measure AA, a \$12 annual regional parcel tax for wetlands restoration, and asked if the City could apply for Measure AA funds for the Shoreline Master Plan. Mr. Lee responded that while the City applied for Measure AA funds for another project, the Shoreline Master Plan was not the best fit for the grant requirements. Mr. Lee indicated that the Plan could be a more competitive project for next year's grants, which will consider large scale planning projects.

Commissioner Willis Jr. made a motion to approve the staff recommendation, subject to the Conditions of Approval. Commissioner Schott seconded the motion.

Commission Schott asked the maker of the motion if he would consider changing one of the conditions to require that solar panels be installed on the roof, rather than a grant to the City. Commissioner Willis Jr. noted the Applicant's response to the question when he posed it earlier, and asked if the Applicant would be agreeable to this change. Mr. English commented





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that the \$125,000 would do more good in the form of a grant to go toward a specific program or set of projects; however, the Applicant would agree to the change.

Chair Goldstein commented that since the developer is already making the grant, there is nothing to add by requiring solar to be built on the roof; however, leaving the roof space open creates the possibility for a tenant to install their own solar. Commissioner Schott agreed to support the original motion.

Chair Goldstein also expressed concern with not having a full EIR.

Commissioner Willis Jr. made a motion to approve the staff recommendation, subject to the Conditions of Approval. Commissioner Schott seconded the motion. The motion passed with the following vote:

AYES:	Commissioners Willis Jr., Bonilla Jr., Schott, Chair Goldstein
NOES:	Commissioner Enders
ABSENT:	Commissioners McDermott, Faria
ABSTAIN:	None

## **APPROVAL OF MINUTES**

### **2. Approval of minutes of the Planning Commission Meeting of December 14, 2017**

A motion was made by Commissioner Schott, seconded by Commissioner Bonilla Jr., to approve the minutes of the Planning Commission Meeting of December 14, 2017. The motion carried with the following vote:

AYES:	Commissioners Willis Jr., Bonilla Jr., Enders, Schott
NOES:	None
ABSENT:	Commissioners McDermott, Faria
ABSTAIN:	Chair Goldstein

### **3. Approval of minutes of the Planning Commission Meeting of January 11, 2018**

A motion was made by Commissioner Schott, seconded by Commissioner Willis Jr., to approve the minutes of the Planning Commission Meeting of January 11, 2018. The motion carried with the following vote:

AYES:	Commissioners Willis Jr., Bonilla Jr., Schott, Chair Goldstein
NOES:	None
ABSENT:	Commissioners McDermott, Faria





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ABSTAIN: Commissioner Enders

**COMMISSION REPORTS**

Oral Report on Planning and Zoning Matters:

Principal Planner Jeremy Lochirco announced that Commissioner Heather Enders submitted her resignation from the Planning Commission. Commissioner Enders is moving out of Hayward, and tonight will be her last meeting.

Heather Enders was appointed to the Planning Commission in September 2014, and has been passionate about many issues facing the community. Mr. Lochirco thanked Commissioner Enders on behalf of the Development Services Department and the City of Hayward for her many years of service to the residents of Hayward.

Commissioners' Announcements, Referrals:

None.

**ADJOURNMENT**

Chair Goldstein adjourned the meeting at 8:34 p.m.

**APPROVED:**

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Ray Bonilla, Jr. Secretary  
Planning Commission

**ATTEST:**

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Marian Handa, Acting Deputy City Clerk  
Office of the City Clerk





# CITY OF HAYWARD

Hayward City Hall  
777 B Street  
Hayward, CA 94541  
[www.Hayward-CA.gov](http://www.Hayward-CA.gov)

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File #: MIN 18-050

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**DATE:** April 12, 2018

**TO:** Planning Commission

**FROM:** Interim Development Services Director

**SUBJECT**

Minutes of the Planning Commission meeting of March 22, 2018

**RECOMMENDATION**

That the Planning Commission approve the minutes of the Planning Commission meeting of March 22, 2018

**SUMMARY**

The Planning Commission held a meeting on March 22, 2018

**ATTACHMENTS**

Attachment I      Draft Minutes of March 22, 2018





**MINUTES OF THE REGULAR MEETING OF THE  
CITY OF HAYWARD PLANNING COMMISSION  
Council Chambers  
Thursday, March 22, 2018, 7:00 p.m.  
777 B Street, Hayward, CA 94541**

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**MEETING**

A regular meeting of the Hayward Planning Commission was called to order at 7:00 p.m. by Chair Goldstein.

**CALL TO ORDER Pledge of Allegiance**

Chair Goldstein led in the Pledge of Allegiance.

**ROLL CALL**

Present: COMMISSIONERS: Willis Jr., Goldstein, Schott, McDermott, Faria  
CHAIRPERSON: Goldstein  
Absent: COMMISSIONER: Bonilla, Jr.  
Vacancy: ONE

Commissioner Schott entered the Council Chambers at 7:04 p.m.

Staff Members Present: Brick, Buizer, Chan, Langbauer, Lochirco

General Public Present: 12

**PUBLIC COMMENT:**

There were none.

**PUBLIC HEARINGS:** For agenda item No. 1, the decision of the Planning Commission may make a recommendation to the City Council.

1. Proposed Single-Family Residence on a Vacant 0.13-Acre Hillside Lot Located at 2398 Rainbow Court, Requiring Site Plan Review and Grading Permit and Variance Application No. PL 201705626; and the Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. Siddiq Miakhail (Applicant)

Associate Planner Langbauer provided a synopsis of the staff report along with a PowerPoint Presentation.

In response to Commissioner Faria's concern about the depth of the lot and how to support of the proposed house, Associate Planner Langbauer said that the impacts can be mitigated. In response to Ms. Faria about the bad condition of the roads and her concerns about





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emergency vehicles being able to drive up those roads, Principal Planner Lochirco said the street maintenance for Rainbow Court was a joint effort between the homeowners and the City and adjoining streets such as Parkside. Mr. Lochirco said in general, public roadways are the responsibility of the City and private roadways are usually the responsibility of the homeowners.

Commissioner Schott spoke about the Old Highland area and the roadways are considered public streets.

Commissioner McDermott commented about the bad condition of the streets and expressed concern with the increased building in that area the impact from the construction trucks using those roadways. Ms. McDermott said the proposed project presentation was thorough.

In response to Commissioner Willis' question about the design of the roof, Mr. Miakhail, owner/applicant, said that the rooftop will be utilized as a deck and that he wanted to take advantage of the space. Associate Planner Langbauer responded to Mr. Willis that the Conditions of Approval include the mitigation measures and the applicant must include the mitigation measures in the proposed project plans and staff will be inspecting the project. Mr. Willis favors the proposed project and said this will be a very nice home.

Mr. Miakhail, owner/applicant, said the City and residents will work together to get the streets repaired, the owners will reimburse the City and then the City will be responsible for further maintenance of the streets. Mr. Miakhail spoke about the proposed project and presented a PowerPoint presentation. He described the sustainable aspects of the house and the landscape.

Commissioner Faria commented that the proposed project will add to the neighborhood and appreciated all the efforts to make the proposed project environmentally friendly. Ms. Faria favored the project.

Commissioner Schott favored the proposed project and said this is his old neighborhood and he knows the challenges of the topography of Rainbow Court. Mr. Schott said it will be exciting to watch a home being built in a month.

Chair Goldstein opened the public hearing at 7:27 p.m.

Mr. Jim Drake, Hayward resident, expressed concern that the applicant should find out about the sewer connection fees as he believes the fee is \$95,000. Mr. Miakhail said his calculations for the sewer connection fee came to approximately \$12,000 to \$16,000. Chair Goldstein stated that the owner does know what the costs are up front.





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Commissioner McDermott commented that this project is nothing different from other project that the Commission have approved in the past. She said this is a very different home and commended the owner for all the environmental aspects of the proposed project. Ms. McDermott said she will be supporting the proposed project.

Chair Goldstein closed the public hearing at 7:30 p.m.

Commissioner Willis made a motion to approve the staff's recommendation. Commissioner Schott seconded the motion.

The motion passed with the following vote:

AYES:	Commissioners Willis Jr., Schott, McDermott, Faria Chair Goldstein
NOES:	None
ABSENT:	Bonilla Jr.
ABSTAIN:	None
VACANCY:	One

## **APPROVAL OF MINUTES**

2. Approval of the Planning Commission Meeting Minutes of January 25, 2018.

The Planning Commission Minutes of January 25, 2018, were continued as there are corrections to the minutes by Commissioner Willis and Commissioner Schott.

3. Approval of the Planning Commission Meeting Minutes of February 22, 2018.  
Commissioner Willis made a motion, seconded by Commissioner McDermott, to approve the Planning Commission Meeting Minutes of February 22, 2018. The motion passed with the following votes:

**5:0:0 (AYES: Willis Jr., Goldstein, Schott, McDermott, Faria; ABSENT: Bonilla Jr., VACANCY: One)**

## **COMMISSION REPORTS**

### **Oral Report on Planning and Zoning Matters:**

Principal Planner Lochirco announced that the Commissioners still have the opportunity to join the Community Event at Weekes Park scheduled for Saturday, May 12, 2018. If interested the Commissioners can contact the City Clerk's Office by Friday, March 23, 2018.





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**Commissioners' Announcements, Referrals:**

In response to Commissioner Faria's inquiry about the completion date of the senior housing project on A street, Principal Planner Lochirco said that this project is still under construction and the applicant has not requested occupancy yet. Mr. Lochirco said that staff can report back at a future time with any status changes to the project.

**ADJOURNMENT**

Chair Goldstein adjourned the meeting at 7:38 p.m.

**APPROVED:**

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Mariellen Faria, Vice-Chair  
Planning Commission

**ATTEST:**

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Denise Chan, Senior Secretary  
Office of the City Clerk