

**SPECIAL PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 28, 2021**

PRESENTATIONS

STAFF & APPLICANT PRESENTATIONS

ITEM #1 PH 21-085

Proposed Demolition of an Existing 74,750-Square-Foot Commercial Building and Construction of a New 47-Lot Single-Family Residential Subdivision on a 5.4-Acre Site Located at 1000 La Playa Drive (Assessor's Parcel Number 442-0038-001), Requiring Approval of General Plan Amendment, Rezone and Vesting Tentative Tract Map Application No. 202004457, and Approval of a Mitigated Negative Declaration with Mitigation Monitoring and Reporting Plan Prepared for the Project in Accordance with the Requirements of the California Environmental Quality Act (CEQA);
Applicant: D.R. Horton Bay, Inc.; Owner: Quach's Hayward LLC.

La Playa Commons

Proposed 47-Unit
Single-Family Residential Development
at 1000 La Playa Drive

Planning Commission Hearing
October 28, 2021
Steve Kowalski, Associate Planner

Entitlements Required:

1. **General Plan Amendment*** to change land use designation from Retail & Office Commercial to Medium Density Residential
2. **Rezone*** from Neighborhood Commercial (CN) District to Planned Development (PD) District
3. **Vesting Tentative Tract Map** to create Tract 8581

*All General Plan Amendments & Rezones require City Council approval



Project Site

Site Details

- 5.4 acres
- Vacant 74,540-square-foot commercial building (formerly Burlington Coat Factory)
- Current Zoning: CN
Neighborhood Commercial
- Current General Plan Land Use Designation:
Retail and Office Commercial
- Within Hayward Airport Safety Zones 2 & 6

Background/History

- **1968:** Site originally developed as office use
- **1992:** Site converted to retail use (Burlington Coat Factory)
- **December 2, 2019:** Council Economic Development Committee reviews initial redevelopment concept & provides direction to applicant
 - *Include affordable units on site*
 - *Conduct neighborhood outreach & revise plans in response to feedback*
- **June 16, 2021:** Airport Land Use Commission OK's current proposal, allowing project to proceed with City's entitlement process

Project Details

- Existing commercial building, pavement and all trees to be removed
- 47 two-story single-family dwellings to be constructed
 - Lots sizes ranging from $\pm 3,000$ -6,000 sq. ft.
 - Home sizes ranging from 1,549 to 2,019 sq. ft.
 - 3-4 bedrooms and two-car garages each
 - 100% electric w/ solar roofs and EV-ready garages
- 4 homes affordable to moderate income households; in-lieu fees to be paid for remaining 0.7 fractional unit
- 44 homes accessed by new looped private street connecting to La Playa Drive, remaining 3 homes located along Calaroga Ave
- 0.3-acre open space w/ small outdoor gathering area, bioretention facility and EVAE connecting private street to Calaroga Ave
- 162 new trees to be planted, including 13 street trees along La Playa and 3 street trees along Calaroga Ave

Proposed Site Plan



Compliance with Applicable Single-Family Residential Standards

Lot Feature	Single-Family District Standard	PD District – Proposed	Complies?
Minimum Lot Size	Interior lots: 5,000 sq. ft. Corner lots: 5,914 sq. ft.	Interior lots: 2,925 to 6,161 sq. ft. Corner lots: 3,300 to 4,351 sq. ft.	Most lots do not comply
Min. Lot Frontage	35 feet	20 to 62 feet	Most lots comply
Min. Average Lot Width	50 feet for interior lots 60 feet for corner lots	45 to 60 feet for interior lots 50 to 60 feet for corner lots	Most lots do not comply
Min. Average Lot Depth	80 feet	65 to 90 feet	Most lots do not comply
Min. Setbacks <ul style="list-style-type: none"> • Front • Sides • Street Side • Rear 	20 feet 5 feet 10 feet 20 feet	8 to 35 feet 4 to 6 feet 10 to 16 feet 10 to 29 feet	Most front & rear yards do not comply; most side and street side yards comply
Max. Lot Coverage	40%	22% - 47%	Most lots comply
Max. Height	30 feet	24.5 to 26.5 feet	All lots comply
Min. Parking	Two garage spaces per unit	Two garage spaces per unit	All lots comply

General Plan Conformance



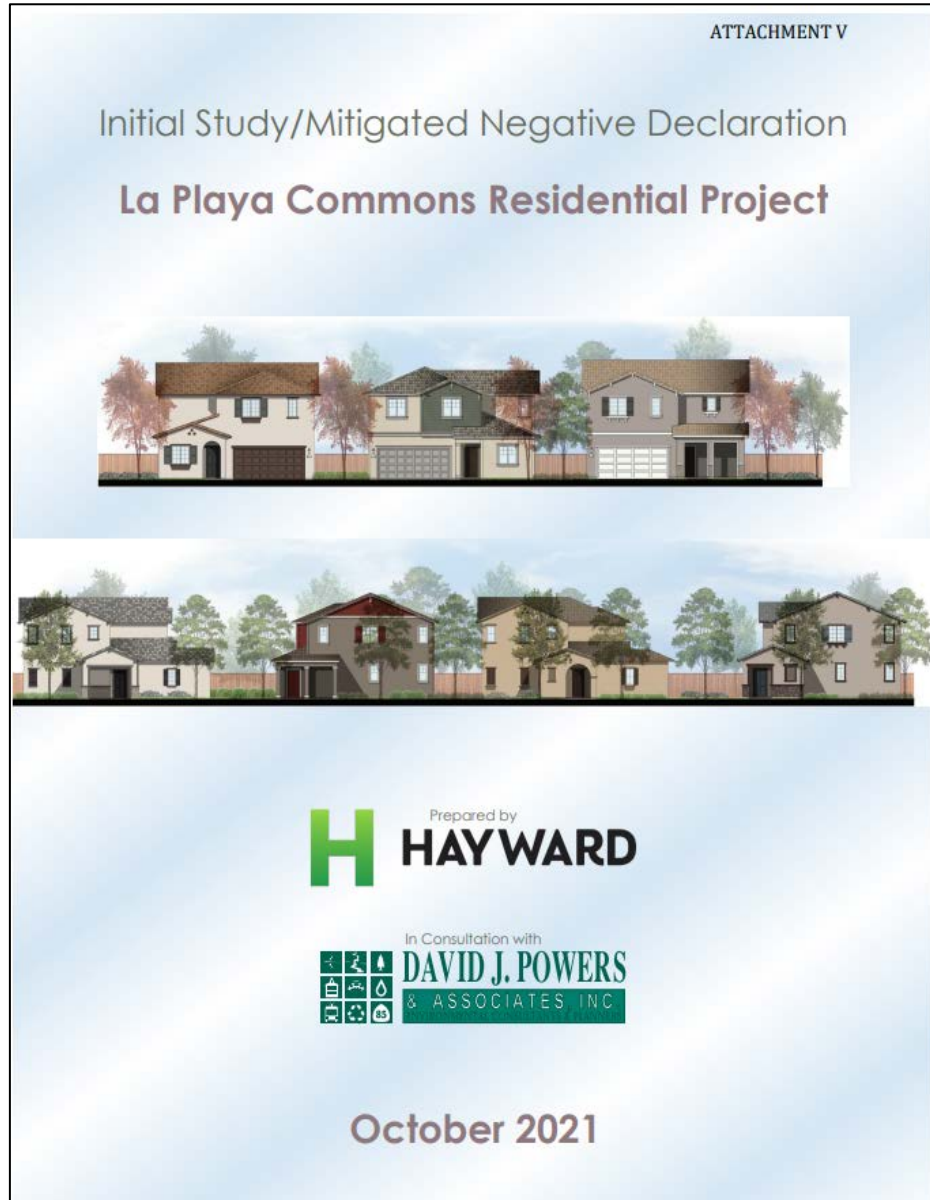
- ✓ **Land Use Policy LU-1.4:** redevelops vacant, outdated site with new residential development
- ✓ **Community Health & Quality of Life Policy HQL-5.3:** provides “eyes on the street” which increases public safety by orienting outer homes toward La Playa & Calaroga
- ✓ **Housing Goal 2 & Policy H-2.3:** includes 4 for-sale units affordable to moderate income households
- ✓ **Housing Policy H-3.1:** increases variety of housing types in neighborhood by featuring smaller lots w/ smaller floor plans for homebuyers seeking more affordable single-family ownership opportunities
- ✓ **Housing Policy H-3.4:** locates new housing opportunities close to shopping/services and major transportation corridors

Compensation for Proposed Exceptions to Development Standards

HMC Section 10-1.2535, Finding (f) states: Exceptions to development standards proposed as part of PD rezone are adequately offset or compensated for by providing functional facilities/amenities not otherwise required or exceeding required standards.

- All street trees will be 36" box size and bioretention area trees will be 48" box when 24" box is minimum requirement
- Applicant will pay 42% increase in affordable housing in-lieu fees beyond minimum Affordable Housing Ordinance requirement
- Applicant will make \$5000 cash donation to City's public art installation project at Heritage Plaza

Environmental Review



Mitigated Negative Declaration (MND)

- ✓ Project could have impacts related to Air Quality, Biological Resources, Cultural Resources, Geology, Noise & Transportation
- ✓ Draft MND published & circulated for public review/comment from 10/1/21 thru 10/25/21
- ✓ No comments received
- ✓ Mitigation measures that reduce all impacts to less-than-significant levels were identified and included as conditions of approval

A nighttime photograph of a city and a bridge. The bridge, with its lights reflecting on the water, stretches across the upper half of the image. Below the bridge, the city lights are visible, and in the foreground, there are green hills. The text is overlaid on the left side of the image.

STAFF RECOMMENDATION

That the Planning Commission:

Recommend City Council approve the proposed General Plan Amendment, Rezone and Vesting Tentative Tract Map, and adopt the Mitigated Negative Declaration and Mitigation Monitoring & Reporting Plan, based on findings and subject to conditions.

An architectural site plan for a residential development. The plan shows a grid of lots, each with a house footprint and a label like 'PLAN 2A LOT 1'. The lots are arranged around a central area labeled 'STREET A'. There are also labels for 'STREET B' and 'CALROGA AVENUE' on the right side. The plan includes landscaping with trees and shrubs. The entire image has a green tint.

LA PLAYA COMMONS

1000 La Playa Drive, Hayward



D.R. Horton

- D.R. Horton is a residential real estate development company specializing in the development and construction of single-family homes, townhomes and condominium communities.
- With operations in 96 markets in 30 states across the country, D.R. Horton targets a broad spectrum of homebuyers.
- In 2020 we closed over 71,000 homes across the country.

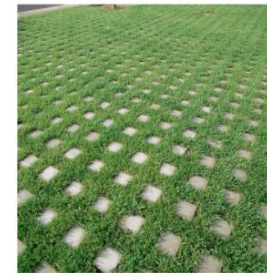




\$5,000 Contribution to the Heritage Elements and art pieces at Heritage Plaza



36 inch Box Trees
along La Playa Drive,
Calaroga Ave, and
Courts A & B
162 New Trees
Onsite



3 EVA TURF BLOCK

NTS



3 TIMBER SEATWALL

NTS



4 PICNIC TABLE

FRESH TO BE BLACK

NTS



PLAN 1A - SPANISH

PLAN 3C - TRADITIONAL

PLAN 2B - MEDITERRANEAN

CALAROGA AVENUE STREETSCAPE



PLAN 3B - MEDITERRANEAN

PLAN 2C - TRADITIONAL

PLAN 3A - SPANISH

PLAN 2B - MEDITERRANEAN

LA PLAYA DRIVE STREETSCAPE

Plan 1

- 1549 S.F.
- 3 Bed/2.5 Bath



FRONT ELEVATION "A"
(SPANISH)



FRONT ELEVATION "B"
(MEDITERRANEAN)

Plan 2

- 1810 S.F.
- 4 Bed/2.5 Bath



FRONT ELEVATION "A"
(SPANISH)



FRONT ELEVATION "B"
(MEDITERRANEAN)

Plan 3

- 1964 S.F.
- 4 Bed/3 Bath
- Bedroom down



FRONT ELEVATION "A"
(SPANISH)



FRONT ELEVATION "B"
(MEDITERRANEAN)



Affordable Housing

Required to provide
10% of project total

4 Moderate BMR
Units Built On-Site

Two Plan 1 & Two Plan 2

Paying fees for
1.0 units

Exceeding
requirements by 0.3
units



COMMENTS
OR
QUESTIONS?