



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

STAFF REPORT

TO: FAIRVIEW MUNICIPAL ADVISORY COUNCIL
HEARING DATE: May 03, 2022

GENERAL INFORMATION

APPLICATION TYPE AND NUMBER: Ministerial Project Review Permit for PLN2021-00202

OWNER/ APPLICANT: REACHONE, LLC / COMMUNITY HOUSING DEVELOPMENT CORPORATION

PROPOSAL: To allow construction of a multi-unit, four-story building: 40-foot tall (to top of parapet), 42 affordable housing studio units plus one, 2-bedroom manager's dwelling unit (43 units total), a community room and associated office, and 32 on-site parking spaces; located on a property that also contains an existing church (church to remain).

ADDRESS AND SIZE OF PARCEL: 2889 Kelly Street, Fairview area of unincorporated Alameda County; Assessor's Parcel Number (APN): 416-0180-020-00; parcel size: 27,444 sq.ft.

ZONING: *Fairview Specific Plan*, "R-1" Single-Family Residence zoning district; each lot must include 5,000 square feet of developable site area; one primary dwelling unit per parcel allowed.

GENERAL PLAN DESIGNATION: *Fairview Land Use Map*, land use designation of "Low Density Residential": corresponds to areas that are single family residential in character, with a variety of lot sizes. The maximum allowable density ranges from 7.2 to 8.7 units per net acre and no minimum density applies. Zoning districts compatible with this designation include R-1-B-E-6,000, and R-1. Minimum lot sizes in Low Density Residential areas are 6,000 and 5,000 square feet, depending on zoning.

ENVIRONMENTAL REVIEW: Under California Government Code Section 65913.4 (also known as Senate Bill 35 (SB 35)), and State Density Bonus Law Government Code Section 65915, this application is considered a ministerial project review of affordable residential development. Because the State Statute mandates that the project review process is ministerial and that projects are judged purely on objective standards that do not involve the exercise of discretion, the California Environmental Quality Act (CEQA) does not apply to the SB 35 process, per Title 14 of the California Code of Regulations, Section 15268(a): "Ministerial projects are exempt from the requirements of CEQA".

RECOMMENDATION

Staff recommends that the Fairview Municipal Advisory Council listen to the presentation by the County staff and by the project proponent, listen to public comment, and discuss the proposal to familiarize the public with the project.

Under SB 35, the only applicable standards are those “that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal” per Government Code § 65913.4 (a)(5).

Projects that comply with objective standards cannot be required to obtain a discretionary use permit, per Government Code § 65913.4(a). Per Government Code § 65913.4(a)(5), consistency with objective standards is determined after “excluding any additional density or any other concessions, incentives, or waivers of development standards granted pursuant to the Density Bonus Law in Section 65915”. County staff has conducted this review and has determined that the project is consistent with County development regulations and objective standards.

Staff anticipates that the Planning Director will approve the ministerial permit for this proposal soon after the informational hearing at the Fairview MAC.

PARCEL ZONING HISTORY

February 21, 1948, Zoning Unit, ZU-4, originally classified the property and the surrounding area into the R-1-A (Single Family Residence with Agriculture) Zoning District.

January 08, 1968, Zoning Unit, ZU-806, rezoned the area from the R-1-A (Single-Family Residence with Agriculture) to the R-1 (Single-Family Residence) Zoning District.

August 09, 1965, Variance, V-3419, was denied; the proposal was for a reduction to on-site parking for a church facility, from 31 required parking spaces to 24 parking spaces.

October 04, 1965, Conditional Use Permit, C-1556, approved a church facility.

November 18, 1981, Conditional Use Permit, C-4134, allowed a child-care center for up to 30 children.

November 18, 1984, Conditional Use Permit, C-4792, allowed continued operation of a child-care center.

December 23, 1980, the first *Fairview Specific Plan* was adopted.

September 04, 1997, the second *Fairview Specific Plan* was adopted.

June 03, 2021, the third *Fairview Specific Plan* was adopted.

SITE AND CONTEXT DESCRIPTION

Physical Features: Located at the southwest corner of Kelly Street and Maud Avenue, the 27,444 sq. ft. trapezoid-shaped, single-family zoned property, slopes downhill from east to west. It measures roughly 90.5 feet wide along the Kelly Street frontage, by 150.53 feet long along the Maud Avenue frontage. There is currently a church building on the property (“Blessings of Faith Worship Center”), and a parking lot that accommodates roughly 21 on-site parking spaces.

Surrounding Area: The subject property is surrounded by single-family residential zoning district, and single-family dwellings on all sides. The First Baptist Church of Russel City is located approximately 70 feet south of the subject property, on the same side of Maud Avenue. At approximately 974 feet south of the subject property along Maud Avenue, is located Fairview Elementary School. There are several vacant properties to the south along the east side of Maud Avenue, which are being reviewed for subdivision and construction of single-family dwellings. There are other vacant properties located further west along Kelly Street. No subdivision or development applications have been received for these parcels.

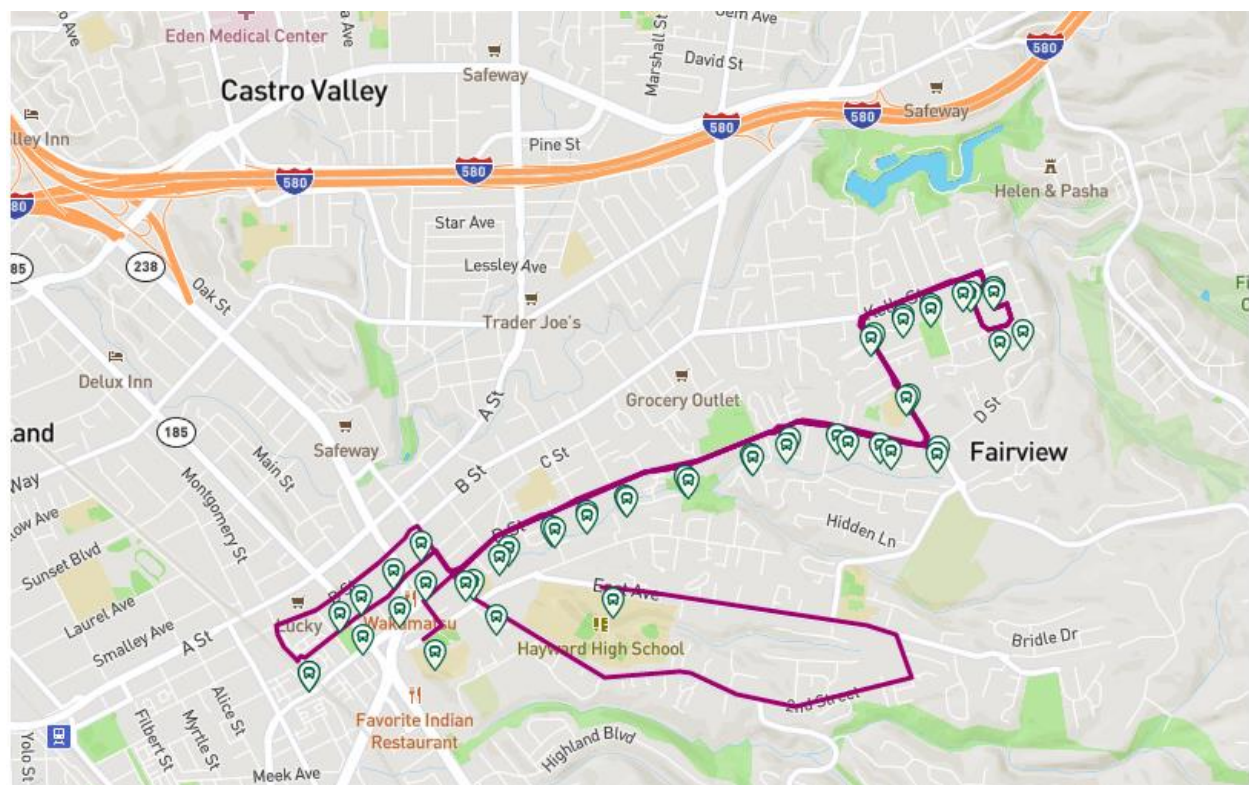
The border with the City of Hayward is located approximately 840 feet to the west along, Kelly Street. Sparks Way Commons rental housing, owned by Eden Housing, is located approximately 873 feet walking distance to the north, surrounding Castleberry Court. Lakeridge Park is located approximately 1,022 feet to the east along Kelly Street.



Proposed project within context of site and immediate surroundings:



There is an AC Transit bus stop for transit line 95, located along the Maud Avenue frontage to the subject property, and another on the east side of Maud Avenue, travelling between the Fairview area and the Hayward BART station, per AC Transit website <https://www.actransit.org/bus-lines-schedules/95#>.



The following is the schedule for the bus service for that AC Transit line 95, as obtained from their website <https://www.actransit.org/bus-lines-schedules/95#> on Monday, April 11, 2022:

95 Every day To Hayward BART				
Note	Kelly St. & Eddy St.	D St. & Maud Ave.	B St. & Foothill Blvd.	Hayward BART
	6:24a	6:27a	6:34a	6:37a
	7:04a	7:07a	7:17a	7:20a
	7:44a	7:47a	7:57a	8:00a
	8:24a	8:27a	8:37a	8:40a
	9:04a	9:07a	9:14a	9:17a
	9:44a	9:47a	9:54a	9:57a
	10:24a	10:27a	10:34a	10:37a
	11:04a	11:07a	11:14a	11:17a
	11:44a	11:47a	11:54a	11:57a
	12:24p	12:27p	12:34p	12:37p
	1:04p	1:07p	1:14p	1:17p
	1:44p	1:47p	1:54p	1:57p
	2:24p	2:27p	2:34p	2:37p
	3:04p	3:07p	3:14p	3:17p
	3:45p	3:48p	3:55p	3:58p
SSuHol	4:25p	4:28p	4:35p	4:38p
MT-WThF	4:28p	4:31p	4:38p	4:41p
	5:05p	5:08p	5:15p	5:18p
	5:45p	5:48p	5:55p	5:58p
	6:25p	6:28p	6:35p	6:38p
	7:05p	7:08p	7:15p	7:18p
	7:45p	7:48p	7:55p	7:58p
MTWThF — Mondays, Tuesdays, Wednesdays, Thursdays and Fridays only				
SSuHol — Saturdays, Sundays and holidays only				

95 AC TRANSIT SCHEDULE				
EFFECTIVE: December 5, 2021				
(dates in notes updated through June 11, 2022)				
Hayward Hayward BART B Street / C Street D Street Bret Harte Middle School Hayward High School				
Fairview District Maude Avenue Kelly Street				

95 Monday through Friday except holidays To Fairview District						
Note	Hayward BART	C St. & Foothill Blvd.	Hayward High School	Bret Harte Middle School (Hayward)	D St. & Maud Ave.	Kelly St. & Eddy St.
	6:10a	6:13a	—	—	6:19a	6:24a
	6:50a	6:53a	—	—	6:59a	7:04a
	7:30a	7:33a	—	—	7:39a	7:44a
	8:10a	8:13a	—	—	8:19a	8:24a
	8:50a	8:53a	—	—	8:59a	9:04a
	9:30a	9:33a	—	—	9:39a	9:44a
	10:10a	10:13a	—	—	10:19a	10:24a
	10:50a	10:53a	—	—	10:59a	11:04a
	11:30a	11:33a	—	—	11:39a	11:44a
	12:10p	12:13p	—	—	12:19p	12:24p
	12:50p	12:53p	—	—	12:59p	1:04p
	1:30p	1:33p	—	—	1:39p	1:44p
W-6	—	—	—	1:45p	1:52p	1:57p
	2:10p	2:13p	—	—	2:19p	2:24p
	2:50p	2:53p	—	—	2:59p	3:04p
W-6	—	—	2:58p	—	3:09p	3:14p
XW-6	—	—	—	3:30p	3:37p	3:42p
	3:30p	3:33p	—	—	3:40p	3:45p
XW-6	—	—	4:03p	—	4:14p	4:19p
	4:13p	4:16p	—	—	4:23p	4:28p
	4:50p	4:53p	—	—	5:00p	5:05p
	5:30p	5:33p	—	—	5:40p	5:45p
	6:10p	6:13p	—	—	6:19p	6:24p
	6:50p	6:53p	—	—	6:59p	7:04p
	7:30p	7:33p	—	—	7:39p	7:44p
W-6 — Operates every Wednesday except Apr. 13.						
XW-6 — Operates every Monday except Feb. 14, Feb. 21, Apr. 11 and May. 30; Tuesday except Apr. 12; Thursday except Mar. 31 and Apr. 14; and Friday except Apr. 15.						

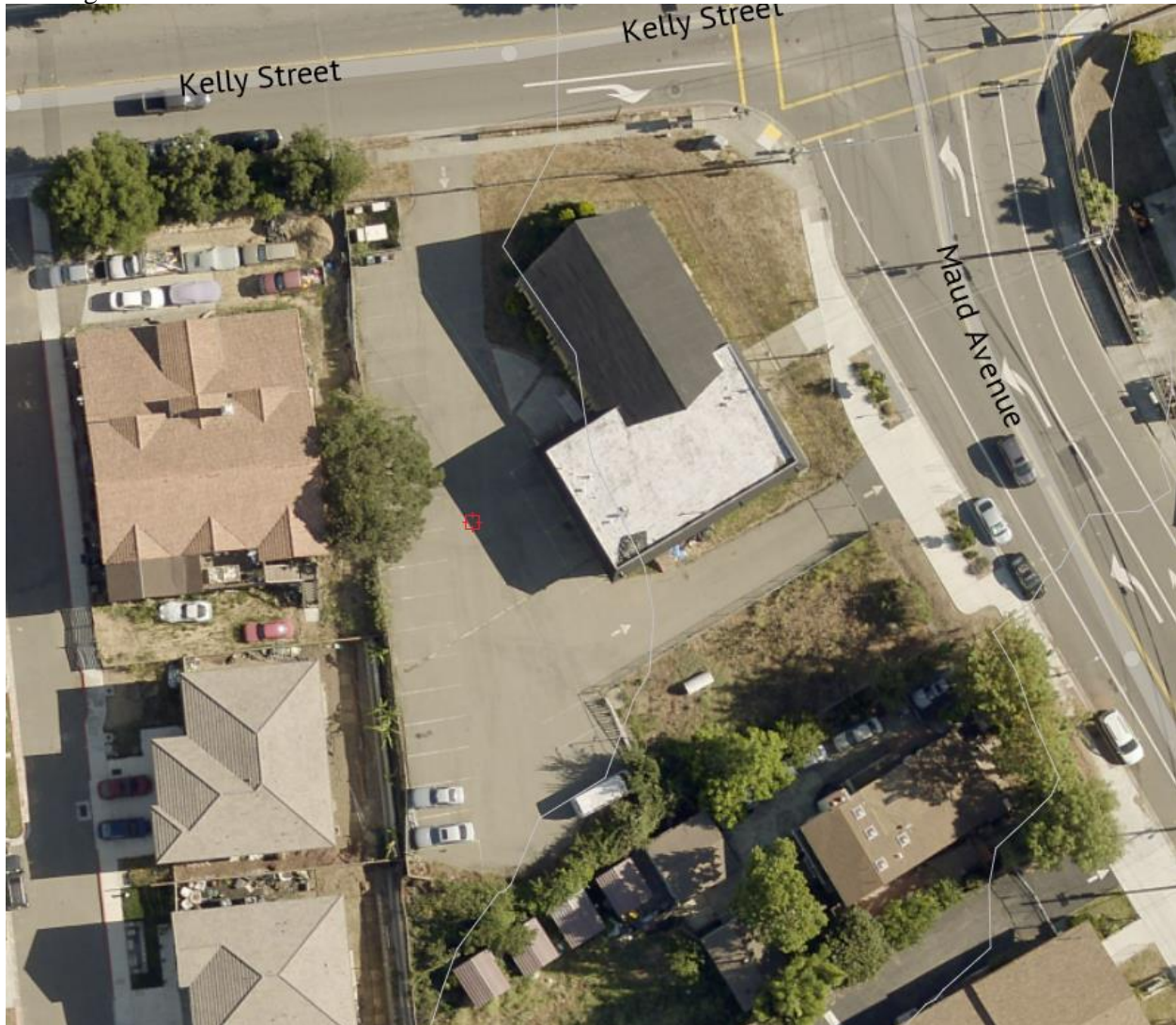
95 Saturdays, Sundays and holidays To Fairview District				
Note	Hayward BART	C St. & Foothill Blvd.	D St. & Maud Ave.	Kelly St. & Eddy St.
	6:10a	6:13a	6:19a	6:24a
	6:50a	6:53a	6:59a	7:04a
	7:30a	7:33a	7:39a	7:44a
	8:10a	8:13a	8:19a	8:24a
	8:50a	8:53a	8:59a	9:04a
	9:30a	9:33a	9:39a	9:44a
	10:10a	10:13a	10:19a	10:24a
	10:50a	10:53a	10:59a	11:04a
	11:30a	11:33a	11:39a	11:44a
	12:10p	12:13p	12:19p	12:24p
	12:50p	12:53p	12:59p	1:04p
	1:30p	1:33p	1:39p	1:44p
	2:10p	2:13p	2:19p	2:24p
	2:50p	2:53p	2:59p	3:04p
	3:30p	3:33p	3:40p	3:45p
	4:10p	4:13p	4:20p	4:25p
	4:50p	4:53p	5:00p	5:05p
	5:30p	5:33p	5:40p	5:45p
	6:10p	6:13p	6:19p	6:24p
	6:50p	6:53p	6:59p	7:04p
	7:30p	7:33p	7:39p	7:44p

PROJECT DESCRIPTION

The Reach One Senior Rental Housing Development is a proposed four story, new construction 100% affordable senior rental housing project serving residents aged 62 and older at or below 50% of Area Median Income (AMI). The building will consist of 42 studios, and 1, two-bedroom manager's unit. The project includes a 900 sq.ft. community room, manager offices and conference room, laundry room, and community rooftop garden of approximately 11,061 sq.ft. An existing church on the property will remain.

The 21 on-site parking spaces will be rearranged and increased to 32 on-site parking spaces. Vehicular access to the property will be from Maud Avenue, with right-in and right-out limitations. The new building will be located along the west property line of the subject lot. The parking lot will be located along the south property line.

Existing Site Conditions:



Seventeen units will be targeted to persons with serious mental illness who are chronically homeless entering the project through the Coordinated Entry System (CES). The specific unit breakdown is below.

Restricted Units for Specified Affordability Requirements (42 Units, excluding manager. unit))

Extremely Low Income

24 units will be restricted to residents at or below 30% Area Median Income

Very Low Income

18 units will be restricted to residents at 31% - 50% Area Median Income

The residents would fall under the following income bracket:

Alameda County Housing & Community Development
Income Limits
(TCAC as of 4/1/2021, HUD as of 4/1/2021, State HCD as of 4/26/2021)

Source	Income Level	HH Size							
		1	2	3	4	5	6	7	8
TCAC	20%	\$19,180	\$21,920	\$24,660	\$27,400	\$29,600	\$31,800	\$33,980	\$36,180
TCAC	30%	\$28,770	\$32,880	\$36,990	\$41,100	\$44,400	\$47,700	\$50,970	\$54,270
HUD ¹	30%	\$28,800	\$32,900	\$37,000	\$41,100	\$44,400	\$47,700	\$51,000	\$54,300
TCAC	35%	\$33,565	\$38,360	\$43,155	\$47,950	\$51,800	\$55,650	\$59,465	\$63,315
TCAC	40%	\$38,360	\$43,840	\$49,320	\$54,800	\$59,200	\$63,600	\$67,960	\$72,360
TCAC	45%	\$43,155	\$49,320	\$55,485	\$61,650	\$66,600	\$71,550	\$76,455	\$81,405
TCAC	50%	\$47,950	\$54,800	\$61,650	\$68,500	\$74,000	\$79,500	\$84,950	\$90,450
HUD ¹	50%	\$47,950	\$54,800	\$61,650	\$68,500	\$74,000	\$79,500	\$84,950	\$90,450
TCAC	55%	\$52,745	\$60,280	\$67,815	\$75,350	\$81,400	\$87,450	\$93,445	\$99,495
TCAC	60%	\$57,540	\$65,760	\$73,980	\$82,200	\$88,800	\$95,400	\$101,940	\$108,540
State HCD	60%	\$57,540	\$65,760	\$73,980	\$82,200	\$88,800	\$95,400	\$101,940	\$108,540
TCAC	70%	\$67,130	\$76,720	\$86,310	\$95,900	\$103,600	\$111,300	\$118,930	\$126,630
TCAC	80%	\$76,720	\$87,680	\$98,640	\$109,600	\$118,400	\$127,200	\$135,920	\$144,720
HUD ¹	80%	\$76,750	\$87,700	\$98,650	\$109,600	\$118,400	\$127,150	\$135,950	\$144,700
TCAC	100%	\$95,900	\$109,600	\$123,300	\$137,000	\$148,000	\$159,000	\$169,900	\$180,900
State HCD	100%	\$87,900	\$100,050	\$113,050	\$125,600	\$135,650	\$145,700	\$155,750	\$165,800
State HCD	120%	\$105,500	\$120,550	\$135,650	\$150,700	\$162,750	\$174,800	\$186,850	\$198,900

Notes:

1. State HCD's 30%, 50%, and 80% income levels match HUD's published 30%, 50%, and 80% income levels.

Project Proposal Comparison to Overriding State Regulations:

Allowable Density per the *Fairview Specific Plan*

Per the R-1 (single-family residential) Zoning District of the *Fairview Specific Plan*, Section 3.4.3(a)6:
8.7 dwelling units per acre

Density Proposed

One 2-Bedroom Managers Unit and 42 Senior and Supportive efficiency units.
68.3 dwelling units per acre

Overriding State regulation

Assembly Bill 352 – Efficiency Units

(Approved by Governor October 02, 2017. Filed with Secretary of State October 02, 2017.)
Section 17958.1 of the Health and Safety Code:

17958.1.

(a) Notwithstanding Sections 17922, 17958, and 17958.5, a city, county, or city and county may, by ordinance, permit efficiency units for occupancy by no more than two persons which have a minimum floor area of 150 square feet and which may also have partial kitchen or bathroom facilities, as specified by the ordinance. In all other respects, these efficiency units shall conform to minimum standards for those occupancies otherwise made applicable pursuant to this part.

...

(c) A city, county, or city and county shall not do any of the following:

(1) Limit the number of efficiency units in an area zoned for residential use and located within one-half mile of public transit or where there is a car share vehicle located within one block of the efficiency unit.

Explanation

The County cannot limit the number of efficiency units in an area zoned for residential use and located within one-half mile of public transit. A bus line is located on the property frontage.

Project Proposal Comparison to Density Bonus Concessions and Incentives:

Proposal and County Regulations per the *Fairview Specific Plan*

	Proposal	County Regulation for R-1 Zone
<i>Incentives and Concessions:</i>		
1. Height and Stories	40' to top of parapet; 4 stories	25' height within 15' of side property line, up to 30' beyond if pitched roof; 2 stories
2. Rear Yard Setback:	15'-1" minimum up to 27'-7"	20' minimum
3. Lot Coverage	43.6%	parcels 20,000 - 43,559 sq.ft.: 25%
<i>Waiver:</i>		
4. Maximum 2 nd Story Floor Area % of 1 st Story Bldg Footprint	100%	80% -- per the Residential Design Standards, Chapter 2
<i>Parking Exemption:</i>		
5. On-Site Parking	32 spaces	2 parking spaces per unit plus one guest parking space per unit; plus 31 parking spaces for the church

Overriding State Regulation (Alameda County Density Bonus Ordinance Chapter 17.106 has been superseded by the State Density Bonus legislation, AB 2345)

Assembly Bill 2345 – Density Bonus

(Approved by Governor September 28, 2020. Filed with Secretary of State September 28, 2020.)

65915.

(a) (1) When an applicant seeks a density bonus for a housing development within, or for the donation of land for housing within, the jurisdiction of a city, county, or city and county, that local government shall comply with this section. A city, county, or city and county shall adopt an ordinance that specifies how compliance with this section will be implemented. Except as otherwise provided in subdivision (s), failure to adopt an ordinance shall not relieve a city, county, or city and county from complying with this section.

...

(b) (1) A city, county, or city and county shall grant one density bonus, the amount of which shall be as specified in subdivision (f), and, if requested by the applicant and consistent with the applicable requirements of this section, incentives or concessions, as described in subdivision (d), waivers or reductions of development standards, as described in subdivision (e), and parking ratios, as described in subdivision (p), if an applicant for a housing development seeks and agrees to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this section,

that will contain at least any one of the following:

...

(C) A senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code, or a mobilehome park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code.

...

(G) One hundred percent of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code.

[Incentives and Concessions:]

(d) (1) An applicant for a density bonus pursuant to subdivision (b) may submit to a city, county, or city and county a proposal for the specific incentives or concessions that the applicant requests pursuant to this section, and may request a meeting with the city, county, or city and county. The city, county, or city and county shall grant the concession or incentive requested by the applicant unless the city, county, or city and county makes a written finding, based upon substantial evidence, of any of the following:

(A) The concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(B) The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

(C) The concession or incentive would be contrary to state or federal law.

(2) The applicant shall receive the following number of incentives or concessions:

...

(C) Three incentives or concessions for projects that include at least 24 percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a development in which the units are for sale.

...

[Waivers:]

(e) (1) In no case may a city, county, or city and county apply any development standard that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted by this section. Subject to paragraph (3), an applicant may submit to a city, county, or city and county a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted under this section, and may request a meeting with the city, county, or city and county. If a court finds that the refusal to grant a waiver or reduction of development standards is in violation of this section, the court shall award the plaintiff reasonable attorney's fees and costs of suit. This subdivision shall not be interpreted to require a local government to waive or reduce development standards if the waiver or reduction would have a

specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. This subdivision shall not be interpreted to require a local government to waive or reduce development standards that would have an adverse impact on any real property that is listed in the California Register of Historical Resources, or to grant any waiver or reduction that would be contrary to state or federal law.

(2) A proposal for the waiver or reduction of development standards pursuant to this subdivision shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to subdivision (d).

...

(o) For purposes of this section, the following definitions shall apply:

(1) "Development standard" includes a site or construction condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation.

...

[Parking:]

(p) (1) Except as provided in paragraphs (2), (3), and (4), upon the request of the developer, a city, county, or city and county shall not require a vehicular parking ratio, inclusive of parking for persons with a disability and guests, of a development meeting the criteria of subdivisions (b) and (c), that exceeds the following ratios:

(A) Zero to one bedroom: one onsite parking space.

(B) Two to three bedrooms: one and one-half onsite parking spaces.

(C) Four and more bedrooms: two and one-half parking spaces.

...

(3) Notwithstanding paragraph (1), if a development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, as provided in Section 50052.5 of the Health and Safety Code, then, upon the request of the developer, a city, county, or city and county shall not impose vehicular parking standards if the development meets either of the following criteria:

...

(B) The development is a for-rent housing development for individuals who are 62 years of age or older that complies with Sections 51.2 and 51.3 of the Civil Code and the development has either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

Explanation

The County must allow the proposed three incentives and concessions, plus one waiver, plus parking exemptions, for a 100% for-rent senior housing affordable unit studio apartment development within one half mile of a public transit bus stop. The regulatory incentives or concessions (a reduction in site development standards or a modification of zoning code requirements or architectural design requirements, including, but not limited to, the reduction in height and stories, setback, and square footage requirements, and in the ratio of vehicular parking spaces that would otherwise be required), would result in identifiable and actual cost reductions to provide for affordable housing costs, or for rents for the targeted units to be set. The project is also eligible for waivers of development standards (without additional legislative or discretionary requirements) that, if otherwise applied, would "physically preclude" the density bonus project.

Proposal and County Regulations per the *Fairview Specific Plan*

Floor Area Ratio (FAR): Allowed: (27,444 sq.ft. lot x 0.10) + 2,500 sq.ft = 5,244.4 sq.ft.
Proposed (includes area of conditioned space): 21,472 sq.ft.

Fairview Specific Plan of 2021

3.4.7 Maximum Floor Area Ratio

(a) Definition and Intent. Floor area ratio (FAR) is the ratio of building area to lot area on a given parcel. Regulating the allowable FAR on a parcel provides a way to avoid massive structures that may not be appropriate in the context of a suburban or rural residential neighborhood. FAR limits work in tandem with lot coverage limits, height limits, and design guidelines to ensure that future development and improvements to existing homes are compatible with the desired character of Fairview.

(b) Site Development Review Thresholds. The FAR limits for Fairview establish thresholds for discretionary action. Improvements that would cause the limits shown below to be exceeded shall require Site Development Review through a noticed public hearing by the Fairview MAC. These limits apply to all Fairview parcels with R-1, R1-L, and R-1-B-E zoning. They do not apply to parcels with R-S, Agricultural, Commercial, or Planned Development zoning.

Lot Size	Maximum FAR
Smaller than 5,000 SF	0.55
5,000-9,999 SF	0.15, plus 2000 SF
10,000 SF or larger	0.10, plus 2500 SF

...

(f) Consistency with SB 330. The provisions of Section 3.4.7 are enforceable to the extent they are found to be consistent with SB 330 and determined to not to reduce the potential for additional housing in Fairview. This provision shall remain in effect until the SB 330 sunset date of January 1, 2025, or longer if SB 330 provisions are extended or replaced by equivalent legislation.

Overriding State Regulation

Senate Bill 330 – Housing Crisis Act of 2019

(Approved by Governor October 09, 2019. Filed with Secretary of State October 09, 2019.)

66300.

(a) As used in this section:

(1) (A) Except as otherwise provided in subparagraph (B), “affected city” means a city, including a charter city, that the Department of Housing and Community Development determines, pursuant to subdivision (e), is in an urbanized area or urban cluster, as designated by the United States Census Bureau.

(B) Notwithstanding subparagraph (A), “affected city” does not include any city that has a population of 5,000 or less and is not located within an urbanized area, as designated by the United States Census Bureau.

(2) “Affected county” means a census designated place, based on the 2013-2017 American Community Survey 5-year Estimates, that is wholly located within the boundaries of an urbanized area, as designated by the United States Census Bureau.

(3) Notwithstanding any other law, “affected county” and “affected city” includes the electorate of an affected county or city exercising its local initiative or referendum power, whether that power is derived from the California Constitution, statute, or the charter or ordinances of the affected county or

city.

(4) “Department” means the Department of Housing and Community Development.

(5) “Development policy, standard, or condition” means any of the following:

(A) A provision of, or amendment to, a general plan.

(B) A provision of, or amendment to, a specific plan.

(C) A provision of, or amendment to, a zoning ordinance.

(D) A subdivision standard or criterion.

(6) “Housing development project” has the same meaning as defined in paragraph (2) of subdivision (h) of Section 65589.5.

(7) “Objective design standard” means a design standard that involve no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal of an application.

(b) (1) Notwithstanding any other law except as provided in subdivision (i), with respect to land where housing is an allowable use, an affected county or an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:

(A) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018, except as otherwise provided in clause (ii) of subparagraph (B). For purposes of this subparagraph, “less intensive use” includes, but is not limited to, reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, or new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or anything that would lessen the intensity of housing.

Explanation

The County cannot enforce Floor Area Ratio regulations that affect the potential for housing development given the allowable density bonus regulations for affordable and senior housing. This is reflected in the *Fairview Specific Plan* language in Section 3.4.7(f), which states that the provisions of “Section 3.4.7 Maximum Floor Area Ratio” are enforceable to the extent they are found to be consistent with SB 330 and determined to not to reduce the potential for additional housing in Fairview.

Ministerial Review Process:

This is an application for a development permit pursuant to Government Code 65913.4, otherwise known as Senate Bill 35 (SB 35). The project also utilizes a density bonus pursuant to State Density Bonus Law, Government Code Section 65915, with incentives and concessions, plus one waiver, and parking exemptions to support the proposed project. The project qualifies for the density bonus and three concessions/incentives, plus the waiver and parking exemption because it proposes for-rent senior housing affordable unit studio apartment development (maximum two residents per studio apartment) within one half mile of a public transit bus stop. 100% of the 42 studio units will be affordable to households earning 50% AMI or less.

The project is entitled to SB 35 review because it meets Government Code 65913.4 Eligibility Criteria. As shown in the Table below, the proposed submittal complies with the SB 35 eligibility requirements. The following table lists the criteria for a project’s consideration per the Government Code and confirms that the project complies.

SB 35 Eligibility Checklist

	Government Code Section 65913.4 Eligibility Requirement	Requirement satisfied?
1.	<p>Requirement: Is the project a multifamily housing development with 2 or more units? Subd. (a)(1).</p> <p>Response: The project is a multifamily housing development with more than two units. See attached plan set showing 42 dwelling studio units plus a manager's unit.</p>	Yes
2.	<p>Requirement: Is the project located in an area designated by the U.S. Census Bureau as an urbanized area? Subd. (a)(2)(A).</p> <p>Response: The project is located inside an urbanized area in Alameda County. See: https://www2.census.gov/geo/maps/dc10map/UAUC_RefMap/ua/ua78904_san_francisco-oakland_ca/DC10UA78904.pdf</p>	Yes
3.	<p>Requirement: Is more than 75% of the project site's perimeter developed with urban uses? Subds. (a)(2)(B), (h)(8).</p> <p>Response: SB 35 defines "urban uses" as "any current or former residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses." Based on these standards, the entirety of the Project site's perimeter is developed with urban uses including current residential and civic uses.</p>	Yes
4.	<p>Requirement: Does the site have either a zoning or a general plan designation that allows for residential use or residential mixed-use development, with at least two thirds of the square footage designated for residential use? Subd. (a)(2)(C).</p> <p>Response: <i>Fairview Land Use Map</i>, land use designation of "Low Density Residential": corresponds to areas that are single family residential in character, with a variety of lot sizes. The maximum allowable density ranges from 7.2 to 8.7 units per net acre and no minimum density applies. Zoning districts compatible with this designation include R-1-B-E-6,000, and R-1. Minimum lot sizes in Low Density Residential areas are 6,000 and 5,000 square feet, depending on zoning.</p> <p><i>Fairview Specific Plan</i>, "R-1" Single-Family Residence zoning district; each lot must include 5,000 square feet of developable site area; one primary dwelling unit per parcel allowed.</p>	Yes
5.	<p>Requirement: Has the Department of Housing and Community Development (HCD) determined that the local jurisdiction is subject to SB 35? Gov't Code Sec. 65913.4(a)(4)(A).</p> <p>Response: In June 2019, HCD issued a revised determination regarding which jurisdictions throughout the State are subject to streamlined housing development under SB 35. Alameda County is subject to SB 35 with at least 10% @80% AMI affordable units based on its progress towards providing very low-, low-, moderate- and above moderate-income housing. Therefore, projects are eligible for streamlining under SB 35 for proposed developments. See also: http://www.hcd.ca.gov/community-development/housingelement/docs/SB35_StatewideDeterminationSummary.pdf</p>	Yes
6.	<p>Requirement: Will the project include the required percentage of below market rate housing units? Subd. (a)(3) and (a)(4)(B)</p> <p>Response: The project meets the required 10% of below-market rate housing units since all of its units are affordable housing units (42 Units, excluding manager unit)</p> <p>Extremely Low Income 24 units will be restricted to residents at or below 30% Area Median Income</p> <p>Very Low Income 18 units will be restricted to residents at 31% - 50% Area Median Income</p>	Yes

7.	<p>Requirement: Is the project consistent with “objective zoning standards” and “objective design review standards?” Subd. (a)(5)</p> <p>Response: The project conforms with all applicable objective standards as shown in the plan set and application materials, specifically in “Blessing of Faith Worship Center International Senior & Supportive Housing – Date of Revision April 18, 2022”. The project will also comply with the reduced parking standards as permitted by AB 2345 and discussed in this report herein above.</p>	Yes
8.	<p>Requirement: Is the project located outside of all types of areas exempted from SB 35 Subd. (a)(6-7), (10).?</p> <p><u>Subd.(a)(6) exempt areas:</u></p> <ul style="list-style-type: none"> - Coastal zone - Prime farmland or farmland of statewide importance - Wetlands - High or very high fire hazard severity zones - Hazardous waste sites - Earthquake fault zone (unless the development complies with applicable seismic protection building code standards) - Floodplain or floodway designated by FEMA - Lands identified for conservation in an adopted natural community conservation plan or habitat conservation plan - Habitat for a state or federally protected species - Land under a conservation easement <p>Response: The project site is not located on any of the above areas.</p> <p>Requirement:</p> <p><u>Subd. (a)(7) exempt areas:</u></p> <ul style="list-style-type: none"> - A development that would require the demolition of housing that: - Is subject to recorded rent restrictions - Is subject to rent or price control - Was occupied by tenants within the last 10 years - A site that previously contained housing occupied by tenants within past 10 years - A development that would require the demolition of a historic structure on a national, state, or local register - The property contains housing units that are occupied by tenants, and units at the property are/were offered for sale to the general public by the subdivider or subsequent owner of the property. <p>Response: There have been no dwelling units on the property at any point during the last ten years. The current church building will not be demolished as part of this proposal.</p> <p>Requirement:</p> <p><u>Subd. (a)(10) exempt areas:</u></p> <ul style="list-style-type: none"> - Land governed under the Mobilehome Residency Law - Land governed by the Recreational Vehicle Park Occupancy Law - Land governed by the Mobilehome Parks Act - Land governed by the Special Occupancy Parks Act <p>Response: The project site is not located on land governed by any of the above laws.</p>	Yes
9.	<p>Requirement: If the Project is not a public work, has the proponent certified that all construction workers employed in the development project be paid prevailing wages? Subd. (a)(8)(A).</p>	Yes

	Response: The applicant has certified that all construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages.	
10.	Requirement: Has the applicant made the required “skilled and trained workforce” certification, to the extent applicable? Subd. (a)(8)(B). Response: The “skilled and trained workforce” certification requirement is inapplicable because the development is a 100% affordable housing project. Gov. Code § 65913.4(a)(8)(B)(i).	Not Applicable
11.	Requirement: If the project involves a subdivision, are the criteria in subd. (a)(9) satisfied? Response: The Project does not involve a subdivision.	Not Applicable

STAFF ANALYSIS

The proposed project is subject to two different unit affordability criteria. First, based on Alameda County’s progress toward meeting the Regional Needs Housing Allocation (RHNA), SB 35 requires 10% of units to be dedicated affordable units at less than 80% AMI, per Gov. Code § 65913.4(a)(4)(B)(i). Since all of the proposed project’s units will be affordable to households earning less than 50% AMI, the proposed affordability program satisfies the affordability criterion under SB 35. Second, the project’s compliance with this 10% threshold ensures that it also meets the State Density Bonus Law affordability threshold, per Gov. Code § 65915(b)(1)(A); ACC § 17.106.040.B.

Conformance with SB 35 / Government Code Section 65913.4

The legislature enacted SB 35 in 2017 as a response to California’s housing crisis and, specifically, the negative impact that the lack of housing production is having on the State’s economic vitality, environmental goals and socio-economic diversity. Pursuant to SB 35, cities and counties that are not on track to meet their Regional Housing Needs Allocation (RHNA) targets will be required to follow a streamlined, ministerial approval process for qualified housing projects. On June 25, 2019, State HCD confirmed that Alameda County is not on track to meet its RHNA for very low-, low-, moderate- housing and above moderate-income housing and is therefore subject to SB 35 at the 10% threshold. The SB 35 approval process requires cities and counties to approve SB35-eligible projects that propose 150 units or less within 90 days of submittal of an application and such approval must be based only on whether an eligible project complies with “objective planning standards.” To qualify, the project must meet several criteria, including providing certain percentages of the units affordable to households with incomes below 80% area median income; paying prevailing wage for construction labor; and meeting all objective zoning and design review standards.

The terms “objective zoning standards” and “objective design review standards” are narrowly defined to mean “standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.”

Applicability of the California Environmental Quality Act

Under California Government Code Section 65913.4 (also known as Senate Bill 35 (SB 35)), and State Density Bonus Law Government Code Section 65915, this application is considered a ministerial project review of affordable residential development. Because the State Statute mandates that the project review process is ministerial and that projects are judged purely on objective standards that do not involve the exercise of discretion, the California Environmental Quality Act (CEQA) does not apply to the SB 35 process, per Title 14 of the California Code of Regulations, Section 15268(a): “Ministerial projects are

exempt from the requirements of CEQA”; *see also* Pub. Res. Code 21080(b)(1).

Conformance with Assembly Bill 352 – Efficiency Units (Health and Safety Code Section 17958.1)

The County cannot limit the number of efficiency units in an area zoned for residential use and located within one-half mile of public transit. In this case, a bus line is located on the property frontage.

Conformance with Assembly Bill 2345 – State Density Bonus (Government Code Section 65915)

For purposes of SB 35, the project’s proposed “additional density or any other concessions, incentives, or waivers of development standards granted pursuant to the Density Bonus Law in Section 65915” are not considered when assessing the project’s compliance with the County’s objective standards (Gov. Code § 65913.4(a)(5)). That means that if the base project and its “otherwise allowable gross maximum residential density”, is consistent with the objective standards, then the proposed SB 35 application and its density bonus, waivers/modifications, and/or concessions/incentives must also be deemed consistent. As noted above, the project’s proposal for 100% of units to be affordable to households at less than 50% AMI entitle it to the State density bonus. The benefits afforded under the State Density Bonus Law include waivers/modifications of development standards that would otherwise “physically preclude” the density bonus project and three allowed concessions/incentives, plus parking exemption. As required by the Government Code, a detailed description of the density bonus waivers, concessions and parking exemptions are provided in this staff report.

Conformance with the General Plan: The Alameda County Housing Element, adopted by the Board of Supervisors on May 05, 2015, has the following principles, policies, and programs regarding affordable housing and density bonuses:

Principles: (pg 5)

Provide a mix of affordable housing consistent with the needs of all income groups. Priority should be given to maintaining and improving the supply of housing available to very-low, low and moderate-income households. Over-concentrations of subsidized housing should be avoided.

The housing supply should include a mix of rental and sale housing units that is consistent with demand for these types of units.

Ensure adequate housing opportunities for population groups or persons with special housing needs. Housing facilities for these groups should, to the extent possible, be integrated into existing residential neighborhoods and housing developments and sited to provide convenient access to public and private services and facilities.

Policy 2.10: Promote the use of density bonuses and other incentives to facilitate the development of new housing for extremely low-, very low-, and low-income households.

Policy 2.22: In accordance with State law, require that supportive housing be treated as a residential use.

Policy 2.24: Facilitate housing development for special needs households, including seniors, farmworkers, persons with disabilities and the homeless.

Density Bonus Program (pg 8)

State law requires cities and counties to approve density bonuses for housing developments that contain specified percentages of units affordable to very low, low, or moderate income

households or units restricted to occupancy by seniors. A density bonus may also be granted for the development of child care facilities. Under state law (California Government Code, Section 65915–65918), housing developers may qualify for several types of density bonuses— up to 35 percent—based on the percentage of housing units in a development affordable to very low-income, low-income, moderate-income, or senior households. Furthermore, density bonus units must be restricted to occupancy by seniors or affordable to the targeted income for at least 30 years. In 2012, the County updated its Density Bonus Ordinance to comply with State law. Depending on the percentage of affordable units and the income level(s) to which the units are affordable, jurisdictions must also grant “concessions” (additional incentives) in addition to a density bonus. Under the basic requirements, jurisdictions must provide one concession. If a higher percentage of affordable units is provided (or if deeper affordability is provided), a new development can be provided with two or three concessions.

In addition to an increase in density, the County’s Density Bonus Ordinance provides a variety of incentives. An applicant is eligible for one or more incentives, depending upon the amount of affordable units that are set aside. An incentive may include any of the following:

1. Approval of a mixed-use development if commercial, office, industrial, or other land uses will help to offset the costs of the housing development.
2. Government-assisted financing, including, but not limited to, mortgage revenue bonds issued by the County;
3. A reduction in site development standards
4. Other incentives proposed by the developer or the County which result in identifiable cost reductions, including but not limited to:
 - Waiver or reduction of certain county fees applicable to restricted units in a housing development,
 - Reduction of interior amenities,
 - Priority processing of a housing development which provides restricted units.

Objectives:

- Continue to ensure that the County’s Ordinance reflects State law.
- Create and distribute brochures and other materials necessary to promote the County’s Density Bonus Program to developers.

The State has since updated the Density Bonus regulations, as reflected in Assembly Bill 2345 – Density Bonus, approved by Governor September 28, 2020 (relevant excerpts included herein above). The updated Density Bonus legislation is more permissive toward density bonus requests and concessions and exemptions, such as parking. The adopted County Housing Element policy and state law requirement is to always conform local ordinances and procedures with state legislation.

The proposed housing development will provide affordable housing for special needs population, and contribute to the County’s RHNA responsibilities. Therefore, the project conforms with the principles, goals, and policies of the Alameda County *Housing Element* of the County General Plan.

From the *Eden Area General Plan*, adopted in 2010, the Eden Area also includes the Fairview area. The *Eden Area General Plan* directs us to the *Fairview Specific Plan*, which, most recently updated in 2021, contains the goals, policies, and zoning regulations that apply to this area.

Conformance with the Fairview Specific Plan: The subject site is located in the “Low Density Residential” land use designation, which corresponds to areas that are single family residential in character, with a variety of lot sizes. The maximum allowable density ranges from 7.2 to 8.7 units per net acre and no minimum density applies. Zoning districts compatible with this designation include R-1-B-E-6,000, and R-1. Minimum lot sizes in Low Density Residential areas are 6,000 and 5,000 square feet, depending on zoning.

The property is located in the *Fairview Area Specific Plan*, “R-1” Single-Family Residence zoning district. The zoning district states that each lot must include 5,000 square feet of developable site area. One primary dwelling unit per parcel is allowed, plus other Accessory Dwelling Unit and/or Junior Accessory Dwelling Unit, and other accessory uses, as applicable.

The project will provide affordable housing for a population of 62 years and older in 42 rental studio apartments, at a maximum occupancy of two residents per unit, plus 1, two-bedroom manager’s unit. The resulting density 68.3 dwelling units per acre would be above the 8.7 dwelling units per acre density limitation of the zoning ordinance. The additional two stories and additional, 15 feet maximum of allowable height, the reduction in rear setback, maximum second story floor area percentage, the additional lot coverage, and the parking exemption, are all concessions, waivers, and exemptions that the County must grant per the above State legislation. Therefore, although the project does not meet the development standards in the zoning district, these development standards are superseded by State legislation requiring ministerial approval of 100% affordable housing for seniors on the subject property.

Development Standards in the *Fairview Specific Plan* applicable to this property are based on the zoning and parcel size. The subject property is zoned *Fairview Specific Plan* R-1 (single-family residence), and has an area of 27,444 sq.ft. the median lot width is over 100 feet.

	Requirement	Proposal	Compliance
Density:	1 unit for every 5,000 sq.ft. of land (8.7 du/ac) (pg 3-15)	42 affordable units plus 1 manager’s unit (68.3 du/ac)	Assembly Bill 352 Efficiency Units
Height Maximum:	2 stories or 25 ft, whichever is greater (structures may be up to 30 ft tall provided that the roof is pitched and any portion of the structure over 25 ft tall is at least 15 ft away from the property line) (pg 3-25)	40’ to top of parapet; 4 stories	AB 2345 Density Bonus: Concession
Front Yard Setback:	20 feet minimum (pg 3-20)	20’	<i>Fairview Specific Plan</i>
Side Yard Setback:	10 feet minimum	10’ with allowable 3’ encroachment for bay windows	<i>Fairview Specific Plan</i>
Street Side Yard Setback:	15 feet minimum	20’	<i>Fairview Specific Plan</i>
Rear Yard Setback:	20 feet minimum	15’-1” minimum up to 27’-7”	AB 2345 Density Bonus: Concession
Lot Coverage:	25% maximum (pg 3-22)	43.6 %	AB 2345 Density Bonus: Concession

Floor Area Ratio:	0.10, plus 2,500 sq.ft. (5,244.4 sq.ft.) (pg 3-23) not counting: non-habitable spaces such as garages, storage sheds, mechanical equipment rooms, and attics or basements not eligible for habitation; and spaces outside the walls of the house, such as decks (including covered decks and lanais), patios, atriums, and outdoor stairs.	21,472 sq.ft. (includes area of conditioned space)	SB 330 Housing Crisis Act of 2019
Parking:	2 off-street parking spaces per unit plus 31 parking spaces for the existing church (pg 3-27)		AB 2345 Density Bonus: Parking Exemption
Maximum Second Story Floor Area (%) (Percentage of First Story Building Footprint) – per <i>Residential Design Standards</i> Chapter 2	80%	100%	AB 2345 Density Bonus: Waiver
Open Space: (per the <i>Fairview Specific Plan</i> : “Usable open space areas on private parcels <u>should</u> have the following general characteristics:”)	1,000 sq.ft minimum, with a minimum width of 15 ft (pg 3-24)	11,061 sq. ft. roof garden & courtyard	Not Applicable per the <i>Fairview Specific Plan</i> , since this (“should”) is an advisory statement, not a regulatory requirement. (pg 1-4)
Hillside Sites:	The parcel has an average slope of less than 10%, so not considered a Hillside Site: “On hillside parcels, defined as parcels with an average slope exceeding 10%, buildings shall be located on portions of the site where the slope does not exceed 30%” (pg 3-26)	7.5% average slope	Not Applicable per the <i>Fairview Specific Plan</i>

REFERRAL RESPONSES FROM COUNTY AND CITY OF HAYWARD AGENCIES

City of Hayward Fire Department – In a memo dated December 13, 2021, the City of Hayward Fire Department stated:

1. Please provide the water/fire flow test data information on the plan, include static pressure, residual pressure, pitot pressure, test flow, calculated available water flow at 20 PSI and test date. The data should be less than 5 years old. This information may be requested from the Hayward Public Works Department. A new test should be requested from either Hayward Public Works Department or EBMUD if updated data is not available. Water/fire flow data should be collected from nearest available water supply in proximity to the proposed site on Kelly Street and/or Maud Ave.
2. The proposed driveway will have to be accessible as a fire access road. The driveway is showing 12% grade. Please reflect the following language that applies:

APPENDIX D – FIRE APPARATUS ACCESS ROADS

SECTION D103 MINIMUM SPECIFICATIONS

D103.2 GRADE. Fire apparatus access roads shall not exceed 10 percent.

Exception 1: Grades 10% to 15% shall be constructed with a minimum 6-inch-thick Portland Cement Concrete, upon approval from the Fire Marshal Office.

Exception 2: Grades 15.1% to 20% shall be constructed with a minimum 6-inch-thick Portland Cement Concrete with grooves, upon Fire Chief's approval.

D103.3 TURNING RADIUS. The minimum inside turning radius shall be 17 feet. The minimum outside turning radius shall be 45 feet.

3. Be advised that per Section D105 of the CFC notes:
D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26ft. exclusive of shoulders in the immediate vicinity of the building or portion thereof.
D105.3 Proximity to building. One of more of the required access routes meeting this condition shall be located not less than 15ft. and not greater than 30ft. from the building and shall be positioned parallel to one entire side of the building.
4. Indicate that this proposed building will be protected by an automatic fire sprinkler system in accord with NFPA 13 Standards.

The proposal was modified to include a maximum 10% slope driveway, as shown in the attached drawings submitted on April 18, 2022. The project shall comply with all other standard conditions of approval as part of the Building Permit review process.

Oro Loma Sanitary District – In a memo dated December 23, 2021, the Oro Loma Sanitary District stated:

While it is the District's intention to serve the subject development which is within the Oro Loma Sanitary District sphere of influence for sanitary sewer, a firm commitment to serve this development is subject to the following requirements:

- a) The applicant shall submit a complete sanitary sewer plan prepared by a Registered Civil Engineer for all on-site and off-site improvements for the review and approval of the District. All sanitary sewer improvements shall be designed and constructed in accordance with the District's Design Standards, Specifications and Standard Plans, unless otherwise specifically approved by the District. Sanitary sewer improvements shall include, but are not limited to, sanitary sewer laterals for each parcel or building/residential dwelling, off-site sanitary sewer systems and associated structures necessary for a complete and acceptable sanitary sewer improvement project.
- b) A separate District Permit shall be obtained prior to installation and connection of all on-site and off-site sanitary sewer lines to the District facility and compliance to the conditions set forth in the permit.
- c) The applicant shall pay design review fees, permit fees, inspection fees, connection fees and any other fees charged by the District or other agencies for the review, approval, permitting, inspection and construction of the above listed public and private improvements.
- d) If the design of any sanitary sewer systems requires encroachments onto neighboring properties, written agreements and Grant of Easements with that property owner shall be submitted for the review and approval of the District.
- e) Any existing pipelines or structures that are to remain after development, if damaged during construction, shall be replaced to the satisfaction of the District.
- f) All sanitary sewer lines that are to be maintained by the District shall be located within public rights-of-way; no public sewer shall be installed in private streets or easements. The Developer shall install manhole(s) at the point(s) of connection to public sewers to clearly demarcate maintenance responsibilities.
- g) No private or public sewer lift station shall be constructed within the project boundary.
- h) All of the sanitary sewer facilities constructed within the boundaries of the project shall be privately owned and maintained, unless otherwise noted on the approved improvement plans, up to and including the point of connection of the systems to an existing public facility.
- i) No street paving for any streets shall be constructed unless and until any required sanitary sewer system installation of the sewer facilities in the subject streets has been completed.
- j) The development consists of 43 residential units. The Developer, at its cost and prior to the design review, shall provide capacity analysis of the affected sanitary sewer system and provide alternative solutions if capacity deficiencies exist. If upsizing of the system is required, the Developer shall construct the required improvements as part of the project improvements. Any approved sewer system upgrades shall be completed prior to issuance of the first occupancy permit.

This is a general plan of development. All details of sanitary sewer design and construction are subject to the approval of the District.

The project shall comply with these standard conditions of approval as part of the Building Permit review process.

East Bay Municipal Utility District – In a memo dated April 13, 2022, EBMUD stated that:

Effective January 1, 2018, water service for new multiunit structures shall be individually metered or sub-metered in compliance with Section 537 of California's Water Code & Section 1954.201-219 of California's Civil Code, which encourages conservation of water in multifamily residential and mixed-use multi-family and commercial buildings by requiring metering infrastructure for each dwelling unit, including appropriate water billing safeguards for both tenants and landlords. EBMUD water services shall be conditioned for all development projects that are subject to these metering requirements and will be released only after the project sponsor has satisfied all

requirements and provided evidence of conformance with Section 537 of California's Water Code & Section 1954.201-2019 of California's Civil Code. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing water service to the development. Engineering and installation of water mains and meters requires substantial lead time, which should be provided for in the project sponsor's development schedule. No water meters are allowed to be located in driveways. The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.

The project shall comply with these standard conditions of approval as part of the Building Permit review process.

Alameda County Public Works Agency, Land Development Division – In a memo dated December 6, 2021, Land Development stated:

Should this application receive favorable consideration by the Planning Department, the following preliminary comments and recommendations are hereby provided to assist in establishing the conditions of approval:

1. The development of the site should not augment storm runoff to the existing Alameda County Flood Control District's Zone 2, Line B-12 storm drain facility, an 18-inch underground closed conduit pipe located at the intersection of Kelly Street and Maud Avenue. If the site will have a post-development runoff coefficient that is higher than the original runoff coefficient used in the sizing of the existing 18-inch storm drainage system, mitigation measures will need to be included and implemented by the Developer in the design of the on-site storm drainage facility.
2. Development should provide adequate on-site parking. On-street parking along Kelly Street and Maud Avenue are public parking and cannot be designated for use as residential and visitor parking for the proposed development.
3. Proposed project should provide pedestrian curb ramps at all crosswalks and roadway driveway entrance.
4. The Clean Water/C.3 design requirement for the project should be based on 100% LID treatment.
5. All roadway and storm drain facilities are to conform to Alameda County's Subdivision Design Guidelines and Hydrology and Hydraulics Criteria Summary. All work must be in compliance with Alameda County ordinances, guidelines, and permit requirements.
6. The Applicant shall provide a hydrology and hydraulic calculations accompanied by drainage area map that should show, other than on and off site topography, points of concentrations and drainage sub-areas with designations that are matched with the hydrology calculations. The drainage area map must show at scale, all areas tributary to the project site.
7. No grading shall be permitted until a grading plan and a Storm Water Quality Control Plan, including erosion and sedimentation control, that addresses both construction and post-construction storm water quality included in the project improvement plans have been reviewed and approved by the County and a grading permit is obtained from Public Works Agency in accordance with the provisions of the Alameda County Grading Ordinance.
8. No grading work would be allowed during the rainy season, from October 1 to April 30, except upon a clear demonstration, to the satisfaction of the director of the public works, that at no stage of the work will there be any substantial risk of increased sediment discharge from the site.

9. Applicant shall establish a Homeowners' Association (HOA) and record CC&Rs containing specific language which defines private ownership and financial responsibility of the proposed private driveway, common improvements and stormwater treatment facilities. The CC&Rs shall clearly specify an acceptable funding mechanism for all on-site common improvements.
10. It is important to provide sufficient lighting on-site. Streetlights on private streets shall be privately owned and maintained. Ownership, maintenance, and responsible party for payment of the streetlight energy bills shall be clarified in appropriate formal documents such as HOA and CC&Rs.
11. The private access way will need traffic safety signs in accordance with Alameda County standards, including the private street name, stop, and parking restriction signs.
12. All paved slopes should have a minimum 0.5 percent grade.
13. Site with land disturbances greater than one (1) acre must file a Notice of Intent (NOI) with the State Water Resources Control Board for coverage under the State General NPDES permit for Construction Activities. A copy of the NOI must be submitted to the District prior to issuance of a grading permit for the site or any land disturbance on the site. A Storm Water Pollution Prevention Plan (SWPPP) shall be made available to the District prior to issuance of grading permit or any land disturbance on the site.
14. Before any demolition or grading, destroy known water wells that do not have documented intent of future use. Obtain a destruction permit from Zone 7 for any water well destruction within Zone 7's service boundary. For additional information, the owner or other responsible party should call Zone 7 at (925) 484-2600.
15. The Applicant shall comply with the codes, standards and rules of [the City of Hayward] Fire Department. The Fire Department shall review and approve all improvement plans, road access plans and building plans prior to the tract map recordation.
16. The Applicant shall provide for stormwater protection design solution which conform to the current version of the C.3 technical Guidance as published by the Alameda County Clean Water Program.

Per information provided previously in this report, the State has superseded local regulation regarding on-site parking. Therefore, the County cannot require on-site parking to meet local Zoning Ordinance regulations as requested in Condition #2 from the Land Development Division, above. The project shall comply all other standard conditions of approval as part of the Building Permit review process.

Alameda County Public Works Agency, Grading Division – In a referral response dated December 17, 2021, the Grading Division stated that they had no comment.

Alameda County Sheriff's Office – In a referral response dated November 24, 2021, the Sheriff's Office stated that they had no comment.

PUBLIC COMMENTS

Community Responses – County Planning Department staff mailed out public notices on the project to a ½-mile radius of the property perimeter, and posted public notices about the project within that area. Staff has received several responses from the members of the surrounding community. All responses have stated objection to the proposal, with comments that the multi-unit proposal is out of character with the surrounding single-family residential area, that the lack of on-site parking will create parking and traffic congestion in an area already experiencing traffic and parking congestion due to other surrounding uses, including religious assembly and school uses. Also, the proposed four-story building will be too tall as compared to the surrounding two-story residential units, interspersed with the religious assembly and school buildings.

Staff again notes that local regulations for the project have been superseded by State legislation protecting development of multi-unit affordable housing projects. The additional two stories and additional, 15 feet maximum of allowable height, the reduction in rear setback, maximum second story floor area percentage, the additional lot coverage, and the parking exemption, are all concessions, waivers, and exemptions that the County must grant per the above State legislation. Therefore, although the project does not meet the development standards in the zoning district, these development standards are superseded by State legislation requiring ministerial approval of 100% affordable housing for seniors on the subject property.

CONCLUSION

The proposed development contains a four story, new construction 100% affordable senior rental housing building, serving residents aged 62 and older at or below 50% of Area Median Income (AMI). The building will consist of 42 studios, and 1, two-bedroom manager's unit. The project includes a 900 sq.ft. community room, manager offices and conference room, laundry room, and community rooftop garden of approximately 11,061 sq.ft. An existing church on the property will remain. The 21 on-site parking spaces will be rearranged and increased to 32 on-site parking spaces. The property is located fronting an existing bus line. The proposal complies with the objective development regulations of AB 352 Efficiency Units, SB 35 Ministerial Review of Affordable Housing Projects, AB 2345 Density Bonus regarding concessions, waivers, and parking exemptions, SB 330 Housing Crisis Act regarding limitations on regulations lowering allowable residential development, and applicable County Objective Standards.

Staff recommends that the Eden Municipal Advisory Council listen to the presentation by the County staff and by the project proponent, listen to public comment, and discuss the proposal to familiarize the public with the project.

Under SB 35, the only applicable standards are those “that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal” per Government Code § 65913.4 (a)(5).

Projects that comply with objective standards cannot be required to obtain a discretionary use permit, per Government Code § 65913.4(a). Per Government Code § 65913.4(a)(5), consistency with objective standards is determined after “excluding any additional density or any other concessions, incentives, or waivers of development standards granted pursuant to the Density Bonus Law in Section 65915”. County staff has conducted this review and has determined that the project is consistent with County development regulations and objective standards.

Staff anticipates that the Planning Director will approve the ministerial permit for this proposal soon after the informational hearing at the Fairview MAC.

“Ministerial approval” means that the project would be approved without a right of appeal. Any challenge to the project would need to be resolved in litigation rather than through an appeal to either the Planning Commission or to the Board of Supervisors.

Any conditions of approval for the development shall be limited to those conditions that fulfill objective development standards and regulations. The Planning Director will include those conditions as required by the County Departments of Hayward Fire, County Public Works Land Development, EBMUD, and Oro Loma Sanitary District. However, those conditions of approval are already part of the required development regulations and standards (such as compliance with the Building and Fire Codes), that the project is already subject to, shall be included as a reminder to the applicant.

PROJECT DOCUMENTS AVAILABLE FOR PUBLIC VIEWING

All documents for this staff report and its attachments are available for public review at:

<http://acgov.org/cda/planning/landuseprojects/currentprojects.htm>

ATTACHMENTS

- A. Reach One Senior Housing Development Incentive / Concession Rationale
- B. Referral responses
- C. Correspondence from stakeholders
- D. Project drawings

PREPARED BY: Rodrigo Orduña, *AICP*

Assistant Planning Director



1535-A Fred Jackson Way
Richmond, CA 94801
Tel: (510) 412-9290
Tel: (707) 652-7861
Fax: (510) 215-9276
www.CommunityHDC.org



April 19, 2022

Rodrigo Orduna
Assistant Planning Director
Alameda County Planning Department
Community Development Agency
224 West Winton Avenue, Suite 111
Hayward CA 94544

**Re: Reach One Senior Housing Development
Incentive and Concession Rationale for:
Height and stories, rear yard setback, and lot coverage**

Dear Mr. Orduna:

Community Housing Development Corporation is submitting this letter to explain the need to obtain the following incentives and concessions for the Reach One Senior Housing Development to be able to finance the project: 1) raise the building height to four floors and up to feet; 2) provide a rear yard setback at a minimum of 15'-1" and increasing at an angle; and 3) provide lot coverage of 43.6%. A minimum of 43 units, 42 studios and one manager's unit are needed for the development to be financially feasible. This project, as with other affordable housing projects throughout the state, are severely limited by the cost of construction and the competition for limited available funds. The financial feasibility of the project is extremely critical in the competition for the funds committed by various local, state, and federal funding agencies. The evaluation criteria for those funding sources will include the per-unit costs. At the very least, this development needs 43 units to benefit from an economy of scale for construction costs. Due to the site size limitations, 43 units is only achievable with a fourth floor, reduced setback, and increased lot coverage. It will not be possible for development to move forward without the additional floor, reduced setback, and additional lot coverage, to accommodate the 43 units.

Please feel free to contact me at 510-221-2515 or dgilmore@communityhdc.org if you have any further questions or comments. Thank You.

Sincerely,


Donald Gilmore
Executive Director



1st. Correction Punchlist

Planning Application No.: Alameda County PLN202100202
Staff Planner: Rodrigo Orduna Alameda County Planning Development
Applicant: Joanna Griffith
Job Address: 2889 Kelly Street
Parcel APN: 416 – 0180 – 020 – 00
Reviewed By: A. Westfield
Date: 12/13/21
Proposed Work: Construction of a 40ft. (4-story) R2 building

This correction punchlist is not to be construed as an approval for any code items not noted or commented on. It is the contractor's responsibility to conform to the provisions of all relevant laws, codes, ordinances, rules and regulations. Work shall not commence without approved plans unless specifically allowed by the Fire Chief. All inspections require the "APPROVED" job copy and job card to be available on the job site.

Item No. Correction Comments

- 1 Please provide the water/fire flow test data information on the plan, include static pressure, residual pressure, pitot pressure, test flow, calculated available water flow at 20 PSI and test date. The data should be less than 5 years old. This information may be requested from the Hayward Public Works Department. A new test should be requested from either Hayward Public Works Department or EBMUD if updated data is not available. Water/fire flow data should be collected from nearest available water supply in proximity to the proposed site on Kelly Street and/or Maud Ave.
2. The proposed driveway will have to be accessible as a fire access road. The driveway is showing 12% grade. Please reflect the following language that applies:

APPENDIX D FIRE APPARATUS ACCESS ROADS

SECTION D103 MINIMUM SPECIFICATIONS

D103.2 GRADE. Fire apparatus access roads shall not exceed 10 percent.

Exception 1: Grades 10% to 15% shall be constructed with a minimum 6-inch-thick Portland Cement Concrete, upon approval from the Fire Marshal Office.

Exception 2: Grades 15.1% to 20% shall be constructed with a minimum 6-inch-thick Portland Cement Concrete with grooves, upon Fire Chief's approval.

D103.3 TURNING RADIUS. The minimum inside turning radius shall be 17 feet. The minimum outside turning radius shall be 45 feet.

3 Be advised that per Section D105 of the CFC notes:

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26ft. exclusive of shoulders in the immediate vicinity of the building or portion thereof.

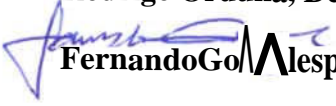
D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15ft. and not greater than 30ft. from the building and shall be positioned parallel to one entire side of the building.

4. Indicate that this proposed building will be protected by an automatic fire sprinkler system in accord with NFPA 13 Standards.

MEMORANDUM

DATE: December 6, 2021

TO: Rodrigo Orduna, Development Planning Division

FROM:  Fernando Gomez, Alesp Development Services

SUBJECT: PLN2021-00202, SDR and CUP - 2889 Kelly Street

Land Development Department have completed the initial review of the transmitted November 19, 2021 dated project referral letter and attached plan drawings exhibits regarding the above project application to construction of a four-story, 40-foot tall, 42 affordable housing studio units plus one, 2-bedroom manager's dwelling unit, a community room and associated office, and 32 on-site parking spaces, located on a property that also contains an existing church, at 2889 Kelly Street, Fairview area of unincorporated Alameda County with County Assessor's Parcel Number 416-0180-020-00.

Should this application received favorable consideration by the Planning Department, the following preliminary comments and recommendations are hereby provided to assist in establishing the conditions of approval:

1. The development of the site is not to augment storm runoff to the existing Alameda County Flood Control District's Zone 2, Line B-12 storm drain facility, an 18-inch underground closed conduit pipe located at the intersection of Kelly Street and Maud Avenue. If the site will have a post-development runoff coefficient that is higher than the original runoff coefficient used in the sizing of the existing 18-inch storm drainage system, mitigation measures will need to be included and implemented by the Developer in the design of the on-site storm drainage facility.
2. Development should provide adequate on-site parking. On-street parking along Kelly Street and Maud Avenue are public parking and cannot be designated for use as residential and visitor parking for the proposed development.
3. Proposed project should provide pedestrian curb ramps at all crosswalks and roadway driveway entrance.
4. The Clean Water/C.3 design requirement for the project should be based on 100% LID treatment.
5. All roadway and storm drain facilities are to conform to Alameda County's Subdivision Design Guidelines and Hydrology and Hydraulics Criteria Summary. All work must be in compliance with Alameda County ordinances, guidelines, and permit requirements.
6. The Applicant shall provide a hydrology and hydraulic calculations accompanied by drainage area map that should show, other than on and off site topography, points of concentrations and drainage sub-areas with designations that are matched with the hydrology calculations. The drainage area map must show at scale, all areas tributary to the project site.

7. No grading shall be permitted until a grading plan and a Storm Water Quality Control Plan, including erosion and sedimentation control, that addresses both construction and post-construction storm water quality included in the project improvement plans have been reviewed and approved by the County and a grading permit is obtained from Public Works Agency in accordance with the provisions of the Alameda County Grading Ordinance.
8. No grading work would be allowed during the rainy season, from October 1 to April 30, except upon a clear demonstration, to the satisfaction of the director of the public works, that at no stage of the work will there be any substantial risk of increased sediment discharge from the site.
9. Applicant shall establish a Homeowners' Association (HOA) and record CC&Rs containing specific language which defines private ownership and financial responsibility of the proposed private driveway, common improvements and stormwater treatment facilities. The CC&Rs shall clearly specify an acceptable funding mechanism for all on-site common improvements.
10. It is important to provide sufficient lighting on-site. Streetlights on private streets shall be privately owned and maintained. Ownership, maintenance, and responsible party for payment of the streetlight energy bills shall be clarified in appropriate formal documents such as HOA and CC&Rs.
11. The private access way will need traffic safety signs in accordance with Alameda County standards, including the private street name, stop, and parking restriction signs.
12. All paved slopes should have a minimum 0.5 percent grade.
13. Site with land disturbances greater than one (1) acre must file a Notice of Intent (NOI) with the State Water Resources Control Board for coverage under the State General NPDES permit for Construction Activities. A copy of the NOI must be submitted to the District prior to issuance of a grading permit for the site or any land disturbance on the site. A Storm Water Pollution Prevention Plan (SWPPP) shall be made available to the District prior to issuance of grading permit or any land disturbance on the site.
14. Before any demolition or grading, destroy known water wells that do not have documented intent of future use. Obtain a destruction permit from Zone 7 for any water well destruction within Zone 7's service boundary. For additional information, the owner or other responsible party should call Zone 7 at (925) 484-2600.
15. The Applicant shall comply with the codes, standards and rules of file Alameda County Fire Department. The Fire Department shall review and approve all improvement plans, road access plans and building plans prior to the tract map recordation.
16. The Applicant shall provide for stormwater protection design solution which conform to the current version of the C.3 technical Guidance as published by the Alameda County Clean Water Program.

Please let me know at once if you should have any questions.

Thank you.



ORO LOMA SANITARY DISTRICT

BOARD OF DIRECTORS

Rita Duncan, President
Fred Simon, Vice-President
Shelia Young, Secretary
Benny Lee, Director
Paul Stelzmann, Director

GENERAL MANAGER

Jason Warner

December 23, 2021

Rodrigo Roduna
Alameda County Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544

via: Rodrigo.orduna@acgov.org

SUBJECT: Case No. PLN2021-00202 – Site Development Review and Conditional Use Permit
APN: 416 0180-020-00
LOCATION: 2889 Kelly Street, Fairview area of unincorporated Alameda County

While it is the District's intention to serve the subject development which is within the Oro Loma Sanitary District sphere of influence for sanitary sewer, a firm commitment to serve this development is subject to the following requirements:

- a) The applicant shall submit a complete sanitary sewer plan prepared by a Registered Civil Engineer for all on-site and off-site improvements for the review and approval of the District. All sanitary sewer improvements shall be designed and constructed in accordance with the District's Design Standards, Specifications and Standard Plans, unless otherwise specifically approved by the District. Sanitary sewer improvements shall include, but are not limited to, sanitary sewer laterals for each parcel or building/residential dwelling, off-site sanitary sewer systems and associated structures necessary for a complete and acceptable sanitary sewer improvement project.
- b) A separate District Permit shall be obtained prior to installation and connection of all on-site and off-site sanitary sewer lines to the District facility and compliance to the conditions set forth in the permit.
- c) The applicant shall pay design review fees, permit fees, inspection fees, connection fees and any other fees charged by the District or other agencies for the review, approval, permitting, inspection and construction of the above listed public and private improvements.
- d) If the design of any sanitary sewer systems requires encroachments onto neighboring properties, written agreements and Grant of Easements with that property owner shall be submitted for the review and approval of the District.
- e) Any existing pipelines or structures that are to remain after development, if damaged during construction, shall be replaced to the satisfaction of the District.
- f) All sanitary sewer lines that are to be maintained by the District shall be located within public right-of-ways; no public sewer shall be installed in private streets or easements. The Developer shall install manhole(s) at the point(s) of connection to public sewers to clearly demarcate maintenance responsibilities.
- g) No private or public sewer lift station shall be constructed within the project boundary.
- h) All of the sanitary sewer facilities constructed within the boundaries of the project shall be privately owned and maintained, unless otherwise noted on the approved improvement plans, up to and including the point of connection of the systems to an existing public facility.

- i) No street paving for any streets shall be constructed unless and until any required sanitary sewer system installation of the sewer facilities in the subject streets has been completed.
- j) The development consists of 43 residential units. The Developer, at its cost and prior to the design review, shall provide capacity analysis of the affected sanitary sewer system and provide alternative solutions if capacity deficiencies exist. If upsizing of the system is required, the Developer shall construct the required improvements as part of the project improvements. Any approved sewer system upgrades shall be completed prior to issuance of the first occupancy permit.

This is a general plan of development. All details of sanitary sewer design and construction are subject to the approval of the District.

If you have any questions, or need additional information, please call 510-276-4700.

Sincerely,



William Haisted, P.E.
Technical Services Manager

Cc:

Tally Knott, Reachone, LLC: winnrr@aol.com

Joanna Griffith, Community Housing Development Corporation: dgilmore@communityhdc.org

Enc:

Fee Estimate

Sewer Study Criteria

Standard Procedure	Engineering Department	No. 002
	Sanitary Sewer Study Criteria	Effective: 05/01/01

1. Purpose

The sanitary sewer study shall analyze the impact of the proposed project on the capacity of the existing sanitary sewer system impacted by the proposed project. The developer shall pay for all costs associated with the study. If a study is required, no “will serve” letter will be issued until the District determines what improvements, if any, the existing system will require.

2. Trigger

A sanitary sewer study shall be required for a proposed project if it exceeds one or more of the following criteria:

- a. 10 or more residential dwelling units
- b. 10,000 square feet of office or commercial facility
- c. 1,000 square feet of restaurant
- d. Laundromat and/or industrial laundry

3. Criteria

- a. At a minimum, two manhole locations shall be flow monitored for a two-week wet weather period to determine existing flow characteristics. The locations shall be at the sewer line nearest the project site, and at the nearest trunk line. The monitoring shall be dynamic, continuous and be recorded at 15 minute intervals.
- b. The analysis of this data will use the following peaking factors for dry weather flow:
 - 4.5 for local lines
 - 1.5 for trunk lines
- c. In lieu of wet weather monitoring, wet weather flow will be calculated at 400% of peak dry weather flow.
- d. Fixture units equivalents shall be used to determine the amount of proposed project flow.
- e. 60 gal/person/day shall be used for proposed residential flows.

4. Findings

- a. Existing capacity of system.
- b. The post-development capacity of the system.
- c. % of pipe full at peak flow.
- d. Confirm adequacy of existing local and trunk lines for both existing and anticipated future flows. Recommended actions required to mitigate any impact that overcharges the system.

5. Flow Monitoring

Developers may use a reputable company of their choice to perform flow monitoring required by the Sanitary Sewer Study. The following companies are two of many companies that will provide services of the type required by this criteria. The District is not recommending these firms, but merely makes their names available as a customer service.

- | | |
|--|--|
| b. Total Flow
23520 Foley Street
Hayward, CA 94545 | Attn: Jeff Blum
(510) 774-9223
jeff.blum@totalflowinc.com |
| c. V&A Consulting Engineers, Inc.
1000 Broadway, Suite 320
Oakland, CA 94607 | Attn: Kevin Krajewski
(510) 987-8124 Office
kkrajewski@vaengineering.com |

6. Hydro Model

Developers are required to provide the District with the hydraulic model of the findings of the study for the proposed development. The model must be in a format compatible with the District's hydraulic modeling system.

Please call Bill Halsted at 510-481-6963 for more information about the hydraulic model.

Written by:	M. P. Cortez
Reviewed by:	M. Cameron
Approved by:	Operations Committee, ___/___/___
Updated:	9/19/18
File Name:	i:\groups\eng\wp\procedur\sewer study criteria



ORO LOMA SANITARY DISTRICT
ENGINEERING DEPARTMENT
2655 GRANT AVENUE
SAN LORENZO, CALIFORNIA 94580
TEL: (510) 276-4700 FAX: (510) 276-1528

FEE ESTIMATE:
2889 Kelly Street
43 Residential Units

I PERMIT FEES

Permit (Sewer Disconnect)	-	units	x	\$	30.00	per unit	= \$	-
Permit (New)	1	units	x	\$	30.00	per unit	= \$	30.00

II INSPECTION FEES

Inspection	1	units	x	\$	250.00	per unit	= \$	250.00
Mainline Extension	-	feet	x	\$	2.00	per foot or \$400.00 minimum.	= \$	-

III CONNECTION FEES

= \$ 297,517.00

A COMMERCIAL AND INDUSTRIAL

New Use: Flow Based

= \$ -

D _c	=	-	D _{AGPD}	x	1	UC	x	\$	29.70	= \$	-
BOD _c	=	-	D _{MGD}	x	130	BOD	x	8.34	x	1	UC x \$ 1,420.38 = \$ -
SS _c	=	-	D _{MGD}	x	100	SS	x	8.34	x	1	UC x \$ 1,377.34 = \$ -

Existing Use (credit):

= \$ -

Minimum Fee: - units x \$ (6,919.00) per unit = \$ -

Flow Based: (customer provided data)

D _c	=	-	D _{AGPD}	x	1	UC	x	\$	29.70	= \$	-
BOD _c	=	-	D _{MGD}	x	130	BOD	x	8.34	x	1	UC x \$ 1,420.38 = \$ -
SS _c	=	-	D _{MGD}	x	100	SS	x	8.34	x	1	UC x \$ 1,377.34 = \$ -

B RESIDENTIAL

= \$ 297,517.00

ADU Connection Charge (Proportional charge based on square footage, when ADU is built with new construction on a Single Family Residence)

ADU 2	-	Sq Ft	0%	x	\$	6,919.00	per unit	= \$	-
ADU 1	-	Sq Ft	0%	x	\$	6,919.00	per unit	= \$	-
Primary Residence	-	Sq Ft							
Connection Charge	43.00	units	x	\$	6,919.00	per unit	= \$	297,517.00	
Credit (Single Family Residential)	-	units	x	\$	6,919.00	per unit	= \$	-	

IV SPECIAL FEES

Annexation Fee	-	units	x	\$	1,500.00	per unit	= \$	-
Mapping Fee / TV / Hydraulic Modeling (\$1,000.00 min)							= \$	-

V DEVELOPER DEPOSIT

Annexation Deposit (set by District)							= \$	-
Inspection (10% of Engineer's Estimate \$500.00 minimum)							= \$	-

VI PLAN CHECK

Plan Review/Check (5% of Engineer's Estimate \$500.00 minimum)							= \$	1,000.00
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VII SEWER SERVICE CHARGE

Sewer Service Charge	43	units	x	\$	318.00	per unit	= \$	13,674.00
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TOTAL \$ 312,471.00

Fees are payable to the **ORO LOMA SANITARY DISTRICT**.

Please mail checks to the Oro Loma Sanitary District at 2655 Grant Ave, San Lorenzo, CA 94580; include a copy of this fee estimate with your payment.

The District does not accept credit cards.

NOTES:

- Fees and deposits shall be adjusted to the applicable current rates at the time of permit issuance. Sewer Connection Charge and Sewer Service Charge Rates shown are 2021 - 2022 rates. Rates are adjusted every July 1 of calendar year as adopted by OLSD ordinance.
- Sewer Connection Fee calculation is based from information provided by the applicant and adjusted based on current fees, charges, the California Uniform Plumbing code, and prices of similar projects.
- BOD and SS count are based from California Guidelines or sampling as compiled in OLSD Historic Wastewater Customer and Discharge Characteristics – Annual Base 1995-1996.
- Fees, charges and deposits shall be adjusted to the current applicable rates at the time of permit issuance.
- This is a Draft estimate base from above available information Final estimate and additional charges shall be determined by the Technical Services Manager.

DEFINITIONS:

BOD: Biochemical Oxygen Demand, In PPM or MGL	D _{MGD} : DAGPD, In Millions of Gallons Per Day.
BOD _c : Biochemical Oxygen Demand, Cost.	SS: Suspended Solids, In PPM or MGL
D _{AGPD} : Discharge, Average Gallons Per Day	SS _c : Suspended Solids, Cost
D _c : Discharge, Cost.	UC: Unit Count

By: wdh

Date: 12/20/2021

REVIEW OF AGENCY PLANNING APPLICATION

THIS IS NOT A PROPOSAL TO PROVIDE WATER SERVICES			
The technical data supplied herein is based on preliminary information, is subject to revision and is to be used for planning purpose ONLY			
DATE: 04/13/2022		EBMUD MAP(S): 1548B434	EBMUD FILE:S-11140
AGENCY: Alameda County Community Development Agency Attn: Rodrigo Orduna 224 West Winton Ave. Room 111 HAYWARD, CA 94544		AGENCY FILE: PLN2021-00202	FILE TYPE: Development Plan
APPLICANT: Joanna Griffith 1535-A Fred Jackson Way Richmond, CA 94801			OWNER: Tally Knott, Reachone LLC 2889 Kelly Street Hayward, CA 94541
DEVELOPMENT DATA			
ADDRESS/LOCATION: 2889 Kelly Street City:HAYWARD Zip Code: 94541			
ZONING:R-1 PREVIOUS LAND USE: Low density residential			
DESCRIPTION: Construction of a four-story, 40 ft. tall building with 42 affordable housing studio units plus one 2-bedroom manager's dwelling unit, a community room and office. Located on a property that also contains an existing church (church will remain).			TOTAL ACREAGES.65 ac.
TYPE OF DEVELOPMENT: <div style="text-align: center;">Multi Family Residential:43 Units</div>			
WATER SERVICES DATA			
PROPERTY: in EBMUD		ELEVATION RANGES OF STREETS: 314-324	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 314-328
All of development may be served from existing main(s) Location of Main(s):Kelly Street		None from main extension(s) Location of Existing Main(s):	
PRESSURE ZONE	SERVICE ELEVATION RANGE	PRESSURE ZONE	SERVICE ELEVATION RANGE
C2B	200-400		
COMMENTS			
<p>Effective January 1, 2018, water service for new multiunit structures shall be individually metered or sub-metered in compliance with Section 537 of California's Water Code & Section 1954.201-219 of California's Civil Code, which encourages conservation of water in multifamily residential and mixed-use multi-family and commercial buildings by requiring metering infrastructure for each dwelling unit, including appropriate water billing safeguards for both tenants and landlords. EBMUD water services shall be conditioned for all development projects that are subject to these metering requirements and will be released only after the project sponsor has satisfied all requirements and provided evidence of conformance with Section 537 of California's Water Code & Section 1954.201-2019 of California's Civil Code. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing water service to the development. Engineering and installation of water mains and meters requires substantial lead time, which should be provided for in the project sponsor's development schedule. No water meters are allowed to be located in driveways. The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.</p> <p>LJ</p>			
CHARGES & OTHER REQUIREMENTS FOR SERVICE: Contact the EBMUD New Business Office at (510)287-1008.			
<div style="border-top: 1px solid black; display: inline-block; width: 60%;"></div> Chien Wang,Associate Civil Engineer; DATE WATER SERVICE PLANNING SECTION			



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Chris Bazar
Agency Director

PROJECT REFFERAL

Date: November 19, 2021

Albert Lopez
Planning Director

RE: Case No.: PLN2021-00202
Site Development Review and Conditional Use Permit

224
West Winton Ave
Room 111

Due Date: 12/10/2021

Hayward
California
94544

phone
510.670.5400
fax
510.785.8793

www.acgov.org/cda

- * ACPWA BUILDING DEPARTMENT
- * ACPWA TRANSPORTATION
- * ACPWA GRADING DIVISION
- * ACPWA LAND DEVELOPMENT
- * ALAMEDA COUNTY CODE ENFORCEMENT DIVISION
- * CITY OF HAYWARD FIRE DEPARTMENT
- * ALAMEDA COUNTY SHERIFF'S OFFICE, PERMITS
- * ALAMEDA COUNTY HOUSING AND COMMUNITY DEVELOPMENT
- * EAST BAY MUNICIPAL UTILITY DISTRICT
- * ORO LOMA SANITARY DISTRICT
- * HAYWARD UNIFIED SCHOOL DISTRICT

The following application is referred to you for your information and comment on compliance with your respective development standards and regulations:

PLN2021-00202 / COMMUNITY HOUSING DEVELOPMENT CORPORATION, SB 35 MINISTERIAL REVIEW, application to allow construction of a four-story, 40-foot tall (to top of parapet), 42 affordable housing studio units plus one, 2-bedroom manager's dwelling unit, a community room and associated office, and 32 on-site parking spaces, located on a property that also contains an existing church (church to remain), at 2889 Kelly Street, Fairview area of unincorporated Alameda County, and in the *Fairview Area Specific Plan*, "R-1" Single-Family Residence zoning district, and in the *Fairview Area General Plan*, land use designation of "Low Density Residential".

County Assessor's Parcel Number (APN): 416 0180-020-00.

Because the State Statute mandates that the project review process is ministerial and that projects are judged purely on objective standards that do not involve the exercise of discretion, the California Environmental Quality Act does not apply to the SB 35 process: Title 14 of the California Code of Regulations, Section 15268(a): "Ministerial projects are exempt from the requirements of CEQA".

Receipt of your comments regarding this project by the indicated due date will enable the consideration of your comments in the analysis of the proposal, and inclusion of relevant information in the preparation of a written staff report. If you have no comments on this proposal, please initial and date below that your organization, department, or agency has no comment and return this notice by the indicated due date.

November 19, 2021
PLN2021-00202
Referral – Page 2

Please send a copy of your recommendation(s) to the applicant.

If you have any questions, please contact me at 510-670-5400, or at the email below.

Sincerely,



Rodrigo Orduna, AICP
Development Planning Division
rodrigo.orduna@acgov.org

cc: Land Owner: Tally Knott
Reachone, LLC
2889 Kelly Street
Hayward, CA 94541
winner@aol.com

Applicant: Joanna Griffith
Community Housing Development Corporation
1535-A Fred Jackson Way
Richmond, CA 94801
dgilmore@communityhdc.org

A.C. No Comment – Response Date 12/7/2021
If "No Comment", Respondent Initials

Attachments: Project Application Information



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
P L A N N I N G D E P A R T M E N T

Chris Bazar
Agency Director

PROJECT REFFERAL

Date: November 19, 2021

Albert Lopez
Planning Director

RE: Case No.: PLN2021-00202
Site Development Review and Conditional Use Permit

224
West Winton Ave
Room 111

Due Date: 12/10/2021

Hayward
California
94544

phone
510.670.5400
fax
510.785.8793

www.acgov.org/cda

- * ACPWA BUILDING DEPARTMENT
- * ACPWA TRANSPORTATION
- * ACPWA GRADING DIVISION
- * ACPWA LAND DEVELOPMENT
- * ALAMEDA COUNTY CODE ENFORCEMENT DIVISION
- * CITY OF HAYWARD FIRE DEPARTMENT
- * **ALAMEDA COUNTY SHERIFF'S OFFICE, PERMITS**
- * ALAMEDA COUNTY HOUSING AND COMMUNITY DEVELOPMENT
- * EAST BAY MUNICIPAL UTILITY DISTRICT
- * ORO LOMA SANITARY DISTRICT
- * HAYWARD UNIFIED SCHOOL DISTRICT

The following application is referred to you for your information and comment on compliance with your respective development standards and regulations:

PLN2021-00202 / COMMUNITY HOUSING DEVELOPMENT CORPORATION, SB 35 MINISTERIAL REVIEW, application to allow construction of a four-story, 40-foot tall (to top of parapet), 42 affordable housing studio units plus one, 2-bedroom manager's dwelling unit, a community room and associated office, and 32 on-site parking spaces, located on a property that also contains an existing church (church to remain), at 2889 Kelly Street, Fairview area of unincorporated Alameda County, and in the *Fairview Area Specific Plan*, "R-1" Single-Family Residence zoning district, and in the *Fairview Area General Plan*, land use designation of "Low Density Residential".

County Assessor's Parcel Number (APN): 416 0180-020-00.

Because the State Statute mandates that the project review process is ministerial and that projects are judged purely on objective standards that do not involve the exercise of discretion, the California Environmental Quality Act does not apply to the SB 35 process: Title 14 of the California Code of Regulations, Section 15268(a): "Ministerial projects are exempt from the requirements of CEQA".

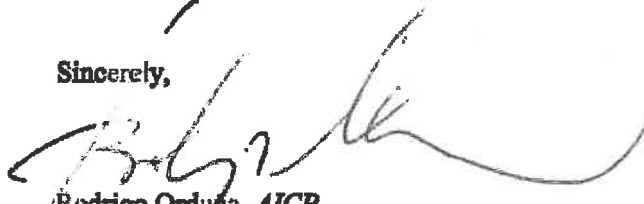
Receipt of your comments regarding this project by the indicated due date will enable the consideration of your comments in the analysis of the proposal, and inclusion of relevant information in the preparation of a written staff report. If you have no comments on this proposal, please initial and date below that your organization, department, or agency has no comment and return this notice by the indicated due date.

November 19, 2021
PLN2021-00202
Referral – Page 2

Please send a copy of your recommendation(s) to the applicant.

If you have any questions, please contact me at 510-670-5400, or at the email below.


Sincerely,



Rodrigo Orduna, AICP
Development Planning Division
rodrigo.orduna@acgov.org

cc: Land Owner: Tally Knott
Reachone, LLC
2889 Kelly Street
Hayward, CA 94541
winam@aol.com

Applicant: Joanna Griffith
Community Housing Development Corporation
1535-A Fred Jackson Way
Richmond, CA 94801
dgilmore@communityhdc.org

 No Comment – Response Date 11/24/21
If "No Comment", Respondent Initials

Attachments: Project Application Information

Orduna, Rodrigo, CDA

From: Vignan Pratap <vignanpratap@yahoo.com>
Sent: Monday, April 18, 2022 4:30 PM
To: cathy.langley@comcast.net; Orduna, Rodrigo, CDA
Subject: 43 unit Maud/Kelly Development.

Re: (Huge development of 4 stories 43 units corner of Maud and Kelly. This project is being bulldozed into Fairview under state law SB 35. I've been advised by the county planning dept that county supposedly has no jurisdiction over the development. Supposedly the developer doesn't have to provide parking or road infrastructure. We are fighting this. Because it would be developed with the church intact, a tax exemption exists)

Dear Sir/ALCO Planning

If the above is correct - It is of great concern to all nearby property owners. This development does not conform to the surrounding. Does it meet the neighborhood zoning? There would be a huge increase of traffic in the area whereas Kelly, Maud or D St cannot or will not be widened. The surrounding infrastructure can't handle the current traffic or people. The new development will make it worse.

Lets be fair to all developments - same amount of parking spaces be allowed. Why is there an acceptance?

I object to the development,

V Pratap
3211 Jelincic Drive, Hayward, CA 94542

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Orduna, Rodrigo, CDA

From: Cindy <cnickla@acgov.org>
Sent: Saturday, April 16, 2022 11:46 AM
To: Orduna, Rodrigo, CDA
Subject: Re: PLN2021-00202/Community Housing Development Corporation, SB 35 Ministerial Review

Hello Rodrigo,

Thank you for your response. As you can imagine the neighborhood is very concerned about this project-especially the SB 35 designation that takes away our say. I thought some of the state laws quoted as justification for the design a bit questionable and am looking forward to seeing what the experts have to say.

Sincerely,
Cindy

> On Apr 14, 2022, at 5:02 PM, Orduna, Rodrigo, CDA <rodrigo.orduna@acgov.org> wrote:

>

> Greetings, Cindy.

>

> I will get you the staff report as soon as I have it ready. Yes, please email me your comments.

>

> Regards,

>

> Rodrigo

>

> Rodrigo Orduña, AICP

> Assistant Planning Director

> Alameda County Planning Department

> Community Development Agency

>

> rodrigo.orduna@acgov.org

> telephone 510-670-6503

>

> 224 West Winton Avenue, Suite 111

> Hayward, CA 94544

> <http://www.acgov.org/cda>

>

> General Plan and Zoning Information is now available via the Public Access Map (PAM)

>

>

> CONFIDENTIALITY NOTICE: This e-mail message including attachments, if any, is intended only for the person(s) or entity(ies) to which it is addressed any may contain confidential and/or privileged material. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

>

> ***The Planning Dept is working normal business hours and remotely in compliance with the Shelter in Place Order issued by the County Public Health Officer***

>

> -----Original Message-----

> From: Cindy <cmicklatche@mail.com>

> Sent: Wednesday, April 13, 2022 10:40 PM

> To: Orduna, Rodrigo, CDA <rodrigo.orduna@acgov.org>

> Subject: PLN2021-00202/Community Housing Development Corporation, SB 35 Ministerial Review

>

> Dear Rodrigo Orduna,

>

> Could I please have a copy of the staff report for the above project at 2889 Kelly Street, Fairview Area, Unincorporated Alameda Co.?

>

> Also, can you please confirm that any written correspondence regarding issues with this project be sent to you at the address provided on the Notice of Virtual Public Hearing?

>

> Thank you,

> Cindy Micklatcher

> ** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

>

>

Orduna, Rodrigo, CDA

From: Vieira, Spenser
Sent: Saturday, April 16, 2022 9:12 AM
To: Orduna, Rodrigo, CDA
Subject: PLN2021-00202

Hello

I live at 22649 Woodroe Avenue and I received a letter from your department regarding a proposed development located at the corner of Kelly and Maud. Can you please email me a copy of your staff report for this project? I do have some questions on this project, but I would like to review staff report prior to submitting me my questions.

Thank you for your time.

Regards,
Spenser Vieira

**** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. ****

Orduna, Rodrigo, CDA

From: Chris Higgins <chris@higginsfamily.net>
Sent: Wednesday, April 13, 2022 1:23 PM
To: Lopez, Albert, CDA; Orduna, Rodrigo, CDA
Cc: Karen Carey; VONNA TAYLOR; caabco@aak.com
Subject: Kelly/Maud proposed 42 unit development

In earlier discussions I thought you indicated that the definition of adequate public transit is proximity to public transit with a frequency of 20 minutes or less at rush hour. The 95 line runs a 40 minute frequency.

I don't think the project conforms to the existing design guidelines. We won't know until the 28th if it complies with the modified design guidelines. It does not seem to comply with the Fairview Specific plan FAR limit. Not sure how they get an exemption for that.

The location is in an area that is part of the urban/wildland interface. In fact a number of insurance companies are no longer writing new policies. Last year our State Farm agent said we were fortunate that we were covered because they had stopped writing policies in Fairview.

This location has a bad walk and transit score. See link below for how these scores are calculated.
<https://www.walkscore.com/methodology.shtml>

It has a walk score of 40 indicating most errands require a car. It has a transit score of 29 indicating there are few nearby transit options

I will try to get you a more detailed list of concerns in advance of the May MAC meeting so you can double check all of these.

One more concern just popped into my head. We (The MAC) endorsed the new Fairview Specific Plan with a negative mitigated declaration with the caveat that a Fairview wide traffic study was required to make it complete.

--

Chris Higgins

chris@higginsfamily.net

510.414.4171

** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

Orduna, Rodrigo, CDA

From: cathylangley@cathylangley.com [mailto:cathylangley@cathylangley.com]
Sent: Friday, March 25, 2022 10:49 AM
To: Orduna, Rodrigo, CDA
Subject: 2889 Kelly St

Hello

Please provide details regarding this ridiculous proposed development.

Thank you

Cathy

Sent from my MetroPCS 4G LTE Android Device

This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **



BLESSING OF FAITH WORSHIP CENTER INTERNATIONAL SENIOR & SUPPORTIVE HOUSING

DATE OF REVISION: APRIL 19, 2022

PROJECT NARRATIVE

THE PROPOSED PROJECT IS LOCATED IN THE EXISTING PARKING LOT OF THE BLESSINGS CHRISTIAN CENTER AT THE CORNER OF KELLY AVE. AND MAUDE ST. IN THE FAIRVIEW DISTRICT OF ALAMEDA COUNTY. THE PROJECT CONSISTED OF NEW CONSTRUCTION OF 42 STUDIO UNITS, A 2 BEDROOM MANAGER'S UNIT, A COMMUNITY ROOM AND ASSOCIATED OFFICE. THE CHURCH INITIATED THIS PROJECT FOR THE PURPOSE OF PROVIDING SUPPORTIVE CARE SERVICES FOR THE SENIOR AND AT-RISK COMMUNITY.

THIS PROJECT PROPOSES TO UTILIZE THE STREAMLINE MINISTERIAL APPROVAL PROCESS AS OUTLINED IN IN SENATE BILL SB35, AND IF APPROVED WOULD EXEMPT THE PROJECT FROM THE CEQA PROCESS. AN APPROVAL CHECKLIST IS SHOWN ON SHEET A0.2.

THE PROJECT IS LOCATED IN AN R1 RESIDENTIAL ZONE; HOWEVER, WE PROPOSE TO INCREASE THE DENSITY TO AN R4 ZONE BY UTILIZING 42 STUDIO/EFFICIENCY UNITS WHICH ARE "LIMITLESS" AS OUTLINED IN AB 352.

THE BUILDING HEIGHT HAS BEEN INCREASED FROM THE EXISTING LIMIT OF 25 FT. TO 40 FT. (TOP OF PARAPET). THIS IS JUSTIFIED BY THE USE OF AB 1763 "DENSITY BONUS" WHICH WOULD ALLOW AN INCREASE OF UP TO 3 ADDITIONAL STORIES, OR 25 FT., IF THE PROJECT IS LOCATED WITHIN ½ MILE OF PUBLIC TRANSIT.

THE PARKING REQUIREMENT HAS BEEN REDUCED AS ALSO STIPULATED IN AB 1763 WHICH WOULD PROHIBIT IMPOSING ANY MINIMAL PARKING REQUIREMENT FOR A SUPPORTIVE HOUSING DEVELOPMENT. THERE WERE 21 PREVIOUS PARKING SPACES, WHICH HAVE BEEN RELOCATED ON SITE, AND 11 ADDITIONAL PARKING SPACES HAVE BEEN ADDED FOR TENANTS AND STAFF. THIS WOULD BRING THE TOTAL COUNT TO 32 PARKING SPACES.

REQUIRED SETBACKS ARE PROVIDED AT THE FRONT AND SIDE YARDS; AN AVERAGE OF 20 FT. IS PROVIDED AT THE REAR YARD.

PROJECT INFORMATION

PARCEL APN#	416 - 180 - 20
PROJECT LOCATION	NAME: BLESSINGS OF FAITH WORSHIP CENTER ADDRESS: 2889 KELLY STREET CITY: HAYWARD, CA
PROJECT DESCRIPTION	PROPOSED SCOPE OF WORK INCLUDES THE FOLLOWING: - PROVIDING NEW 4-STORY BUILDING ADDITION LOCATED IN EXISTING PARKING LOT WITH A TOTAL OF 43 UNITS CONSISTING OF 42 STUDIO UNITS AND (1) TWO BEDROOM UNIT AND COMMUNITY ROOM AND OFFICES; - PROVIDING 32 PARKING SPACES ON THE GROUND FLOOR LEVEL; - NEW EGRESS STAIRS AND ELEVATOR TO CONNECT GROUND FLOOR AND ROOF TERRACE.
OCCUPANCY GROUP	GROUP R2
TYPE OF CONSTRUCTION	TYPE V CONSTRUCTION

LIST OF DRAWINGS

A 0.1	TITLE SHEET	A 3.1	PROPOSED ELEVATIONS
A 0.2	AREA TABULATIONS & ZONING INFORMATION	A 3.2	PROPOSED ELEVATIONS
A 0.3	CONTEXT PHOTO	A 3.3	PROPOSED ELEVATION AND SECTION
A 0.4	BIRD EYE VIEW RENDERING	A 3.4	PROPOSED SECTIONS
A 0.5	STREET VIEW RENDERING	A4.1	ENLARGED UNIT PLANS
A 0.6	STREET VIEW RENDERING	A5.1	MATERIALS & COLORS
A 1.1	PROPOSED SITE PLAN	L - 1	CONCEPTUAL LANDSCAPE PLAN
A 2.1	FIRST FLOOR PLAN		
A 2.2	SECOND & THIRD FLOOR PLAN		TOPOGRAPHIC SURVEY
A 2.3	FOURTH FLOOR & ROOF PLAN		

APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE (CBC), PARTS 1 & 2,
TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS (C.C.R.)

2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.

2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.

2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.

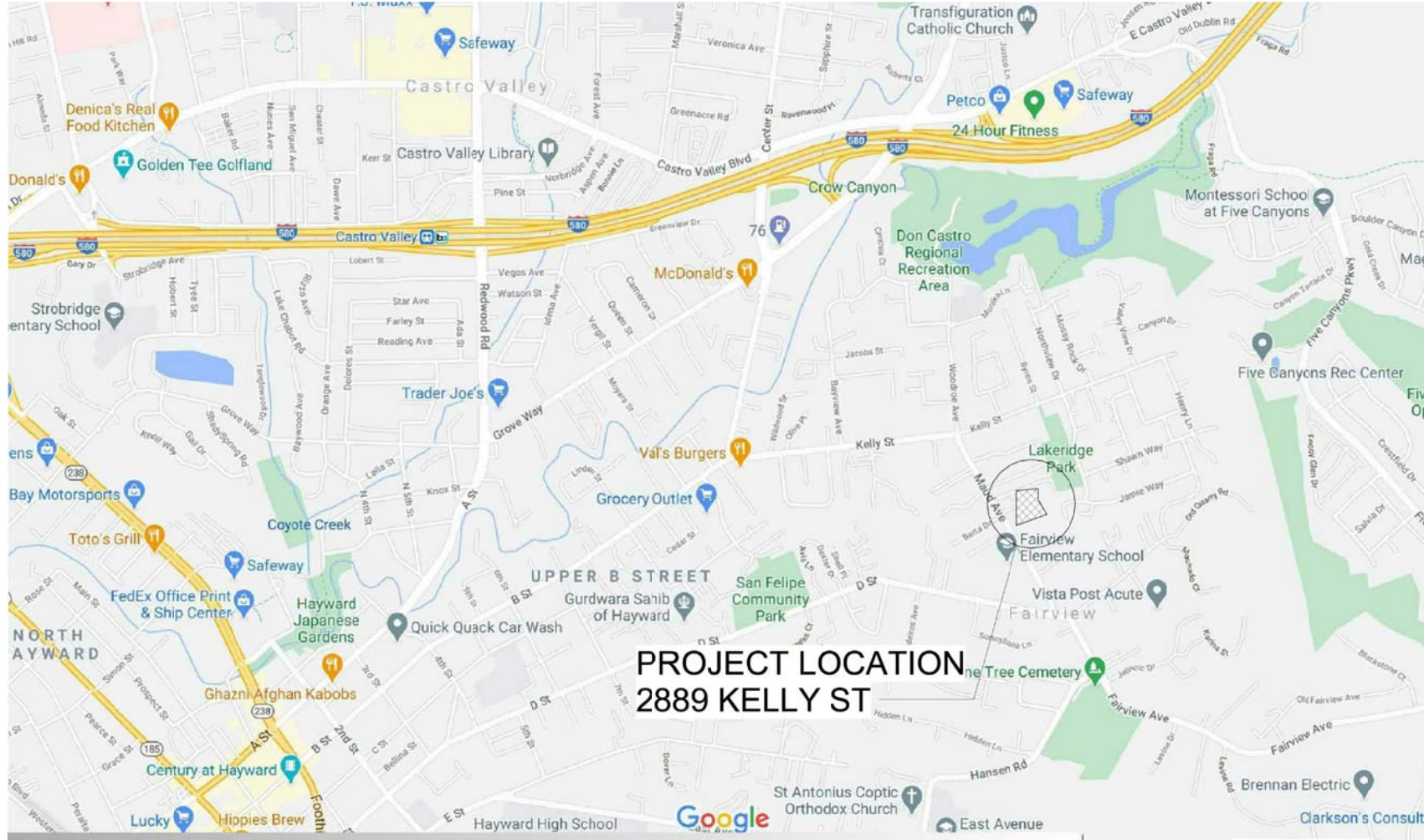
2019 CALIFORNIA FIRE CODE (CFC)

2019 CALIFORNIA ENERGY CODE

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

PROJECT DIRECTORY

PROJECT SPONSOR: BLESSINGS OF FAITH WORSHIP CENTER INTERNATIONAL 2889 KELLY STREET HAYWARD, CA 94541 T: (510) 984-4484			
DEVELOPMENT TEAM:			
BACBO BAY AREA COMMUNITY BENEFIT ORGANIZATION OF NORTH RICHMOND 7901 OAKPORT STREET STE 1200 OAKLAND, CA 94621 T: (510) 775 0454	CHDC COMMUNITY HOUSING DEVELOPMENT CORPORATION OF NORTH RICHMOND 1535 FRED JACKSON WAY, RICHMOND, CA 94801 T: (510) 412-9290	DCG STRATEGIES, INC. 7600 DULIN BLVD. SUITE 275 DUBLIN, CA 94568 T: (925) 479-1350	LANDIS DEVELOPMENT 1814 FRANKLIN STREET SUITE 810 OAKLAND, CA 94612
ARCHITECT KODAMA DISENO ARCHITECTS 3160 COLLEGE AVE., STE 201 BERKELEY, CA 94705 STEVE KODAMA, PRINCIPAL ARCHITECT EMAIL: SKODAMA@KODAMADISENO.COM T: (510) 986-0694 EXT14		SURVEYOR ACKLAND INTERNATIONAL, INC 333 HEGENBERGER ROAD, STE 206 OAKLAND CA 94621 EKUNDAYO SOWUNMI, P.E., QSD/QSP EMAIL: KUNDAYO.SOWUNMI@GMAIL.COM T: (510) 564-4284	



VICINITY MAP

ZONING INFORMATION			
	PERMITTED	PROPOSED	NOTES/COMMENTS
APN: 416-180-20 ADDRESS: 2889 KELLY STREET,HAYWARD, CA 94541 LOT SIZE: 27,444 SF (0.63 AC) EXISTING OCCUPANCY: RELIGIOUS ASSEMBLY EXISTING BLDG. HEIGHT: +/- 25'-0", ONE STORY EXISTING BLDG. AREA: 4,620 SF ZONING DISTRICT: R-1 SINGLE FAMILY RESIDENTIAL Fairview Specific Plan Zoning - 3.4.3(a)6 CONSTRUCTION TYPE: TYPE V - 1 HOUR PROPOSED OCCUPANCY: MIXED USE - RESIDENTIAL	ONE UNIT PER 5000 SF	(1) TWO BEDROOM (42) EFFICIENCY UNITS	PER AB352 SECTION 17958.1: THIS BILL WOULD PROHIBIT A CITY, COUNTY FROM LIMITING THE NUMBER OF EFFICIENCY UNITS IN CERTAIN LOCATIONS NEAR PUBLIC TRANSIT OR UNIVERSITY CAMPUSES, AS SPECIFIED. (1) LIMIT THE NUMBER OF EFFICIENCY UNITS IN AN AREA ZONED FOR RESIDENTIAL USE AND LOCATED WITHIN ONE-HALF MILE OF A PUBLIC TRANSIT OR WHERE THERE IS A CAR SHARE VEHICLE LOCATED WITHIN ONE BLOCK OF THE EFFICIENCY UNIT.
HEIGHT IN FEET: Fairview Specific Plan Zoning - 3.4.5(c) Per Title 7 Planning & Land-use Chapter 4.3 Density Bonus & Incentives	25 FEET	36.5 FEET 40 FEET TO TOP OF PARAPET	GOVERNMENT CODE TITLE 7 CHAPTER 4.3 DENSITY BONUSES AND OTHER INCENTIVES 6915... * DEVELOPMENT STANDARDS INCLUDES A SITE OR CONSTRUCTION CONDITION, INCLUDING, BUT NOT LIMITED TO, A HEIGHT LIMITATION, A SETBACK REQUIREMENT, A FLOOR AREA RATIO, AN ONSITE OPEN SPACE REQUIREMENT, OR
HEIGHT IN STORIES: Fairview Specific Plan Zoning - 3.4.9(c) Per Title 7 Planning & Land-use Chapter 4.3 Density Bonus & Incentives	2 STORIES	4 STORIES	GOVERNMENT CODE TITLE 7 CHAPTER 4.3 DENSITY BONUSES AND OTHER INCENTIVES 6915... * DEVELOPMENT STANDARDS INCLUDES A SITE OR CONSTRUCTION CONDITION, INCLUDING, BUT NOT LIMITED TO, A HEIGHT LIMITATION, A SETBACK REQUIREMENT, A FLOOR AREA RATIO, AN ONSITE OPEN SPACE REQUIREMENT, OR
GROUND FLOOR HEIGHT: (FLOOR TO FLOOR) UPPER FLOORS HEIGHT: (FLOOR TO FLOOR)	NA NA	9 FEET 9 FEET	
FRONT SETBACK: Fairview Specific Plan Required Yard - 3.4.5(c)	20 FEET	20 FEET	
SIDE SETBACK: Fairview Specific Plan Required Yard - 3.4.5(c)	9 FEET	10 FEET	
REAR SETBACK: Fairview Specific Plan Required Yard - 3.4.5(c)	20 FEET	15'-1" to 27'-4"	GOVERNMENT CODE TITLE 7 CHAPTER 4.3 DENSITY BONUSES AND OTHER INCENTIVES 6915... * DEVELOPMENT STANDARDS INCLUDES A SITE OR CONSTRUCTION CONDITION, INCLUDING, BUT NOT LIMITED TO, A HEIGHT LIMITATION, A SETBACK REQUIREMENT, A FLOOR AREA RATIO, AN ONSITE OPEN SPACE REQUIREMENT, OR
LOT COVERAGE: Fairview Specific Plan Maximum Lot Coverage - 3.4.6(c)	25% MAXIMUM (pg 3-22)	11,965 / 27,444 = 43.6%	AB 2345 - DENSITY BONUS: CONCESSION
FLOOR AREA RATIO: Requirement: 0.1 plus 2500 sq ft (5,244.4 sq ft) (pg 3-23) not counting: non-habitable spaces such as garages, storage, sheds, mechanical equipment rooms, and attics or basements not eligible for habitation; and spaces outside the walls of the house, such as decks (including covered decks and lanais), patios, atriums, and outdoor stairs.	2744 + 2500 = 5744.4 SF	21,472 SF (includes area of conditioned space)	SB 330 HOUSING CRISIS ACT OF 2019
OPEN SPACE: (per the Fairview Specific Plan; "Usable open space areas on private parcels should have the following general characteristics:")	1,000 SF MINIMUM, WITH A MINIMUM WIDTH OF 15 FT (pg 3-24)	11,061 SF ROOF GARDEN & COURTYARD	NOT APPLICABLE PER THE FAIRVIEW SPECIFIC PLAN, SINCE THIS ("SHOULD") IS AN ADVISORY STATEMENT, NOT A REGULATORY REQUIREMENT (pg 1-4)
MAX. DENSITY: Fairview Specific Plan Zoning - 3.4.3(a)6	LOT AREA 27444 SF / 5000 SF = 5.48 5.5 UNITS	1-2BED UNIT / 0.63 AC = 1.58 UNIT / AC 42 EFFICIENCY UNITS	PER AB352 SECTION 17958.1: THIS BILL WOULD PROHIBIT A CITY, COUNTY FROM LIMITING THE NUMBER OF EFFICIENCY UNITS IN CERTAIN LOCATIONS NEAR PUBLIC TRANSIT OR UNIVERSITY CAMPUSES, AS SPECIFIED. (1) LIMIT THE NUMBER OF EFFICIENCY UNITS IN AN AREA ZONED FOR RESIDENTIAL USE AND LOCATED WITHIN ONE-HALF MILE OF A PUBLIC TRANSIT OR WHERE THERE IS A CAR SHARE VEHICLE LOCATED WITHIN ONE BLOCK OF THE EFFICIENCY UNIT.
MAXIMUM SECOND STORY FLOOR AREA (%) (Percentage of First Story Building Footprint) per Residential Design Standards Chapter 2	80 %	100 %	AB 2345 - DENSITY BONUS: WAIVER
PARKING: 2 OFF-STREET PARKING SPACES PER UNIT PLUS 31 PARKING SPACES FOR THE EXISTING CHURCH (pg 3-27)		11 SPACES (DWELLING UNITS) 21 SPACES (CHURCH)	AB 2345 - DENSITY BONUS: PARKING EXEMPTION
BIKE PARKING: 1 PER 2 UNITS CHURCH: 10% OF CAR PARKING	43 / 2 = 21.5 21 (0.1) = 2.1	22 SPACES 2 SPACES	
AFFORDABLE QUALIFICATIONS FOR THIS PROJECT Restricted Units for Specified Affordability Requirements (42 Units, excluding manager unit) Extremely Low Income 24 units will be restricted to residents at or below 30% Area Medium Income Very Low Income 18 units will be restricted to residents at 31% - 50% Area Medium Income Incentives Requested 1. Height in feet and in stories; 2. Lot Coverage; 3. Rear Setback.			PARKING AB 2345 AN ACT TO AMEND SECTION 65400 AND 65915 OF GOVERNMENT CODE RELATED TO HOUSING This bill would decrease the maximum ratio of vehicular parking for developments with 2 to 3 bedrooms, as specified. This bill would define the term "natural or constructed impediments" for purposes of determining whether a development has unobstructed access to a transit stop. The bill would authorize a developer to request that a city, county or city and county not impose vehicular parking standards if the development meets specified affordability requirements and either (A) provides unobstructed access to a major transit stop or (B) is for-rent housing development for individuals who are 62 years of age or older that will have either paratransit service or unobstructed access to a fixed bus route, as specified

CHAPTER 4.3 DENSITY BONUSES AND OTHER INCENTIVES (65915 - 65918)
2) The applicant shall receive the following number of incentives or concessions: A) One incentive or concession for projects that include at least 10 percent of the total units for lower income households, at least 5 percent for very low income households, or at least 10 percent for persons and families of moderate income in a development in which the units are for sale. B) Two incentives or concessions for projects that include at least 17 percent of the total units for lower income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a development in which the units are for sale. C) Three incentives or concessions for projects that include at least 24 percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a development in which the units are for sale. D) Four incentives or concessions for a project meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b). If the project is located within one-half mile of a major transit stop, the applicant shall also receive a height increase of up to three additional stories, or 33 feet. E) One incentive or concession for projects that include at least 20 percent of the total units for lower income students in a student housing development.

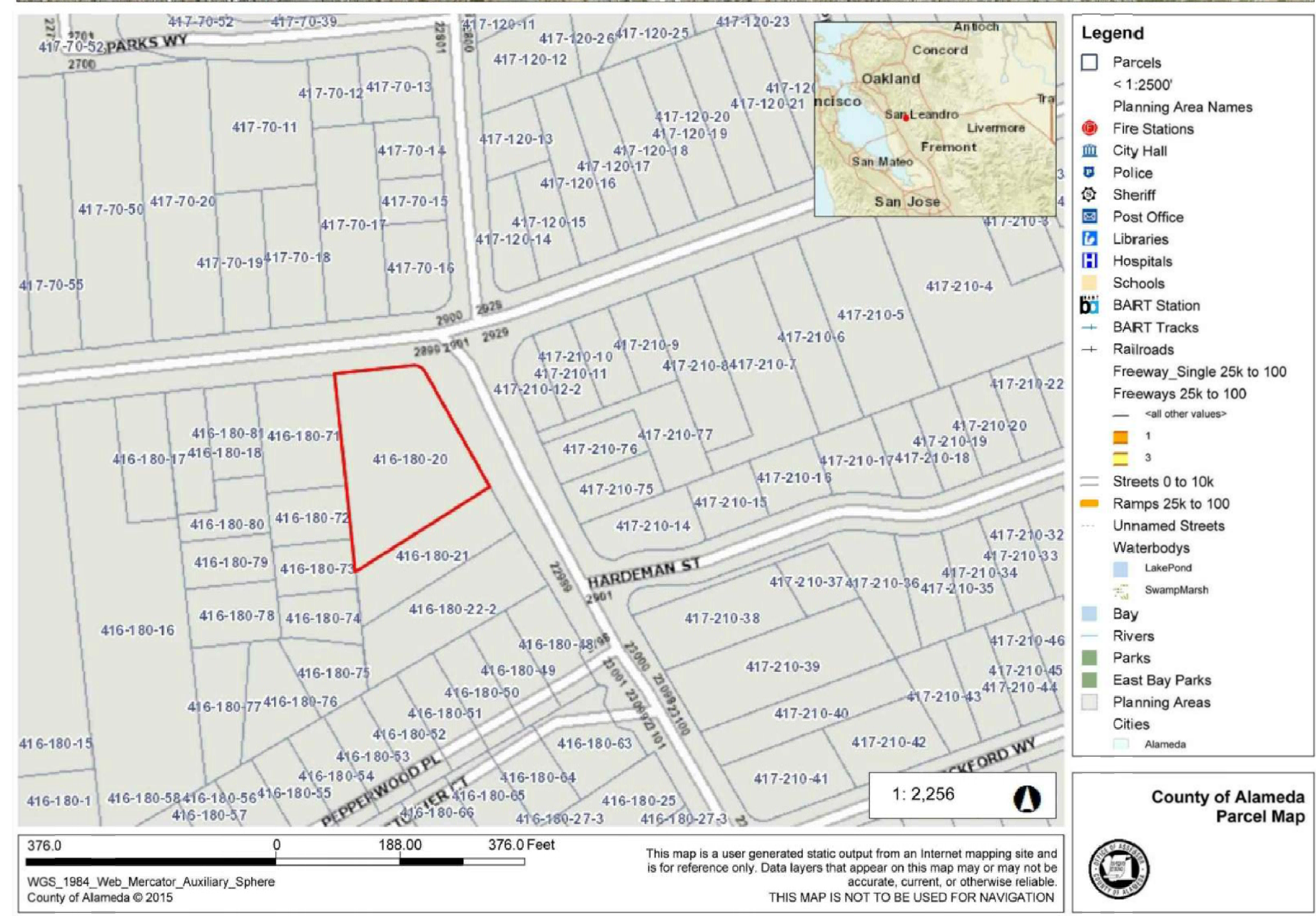
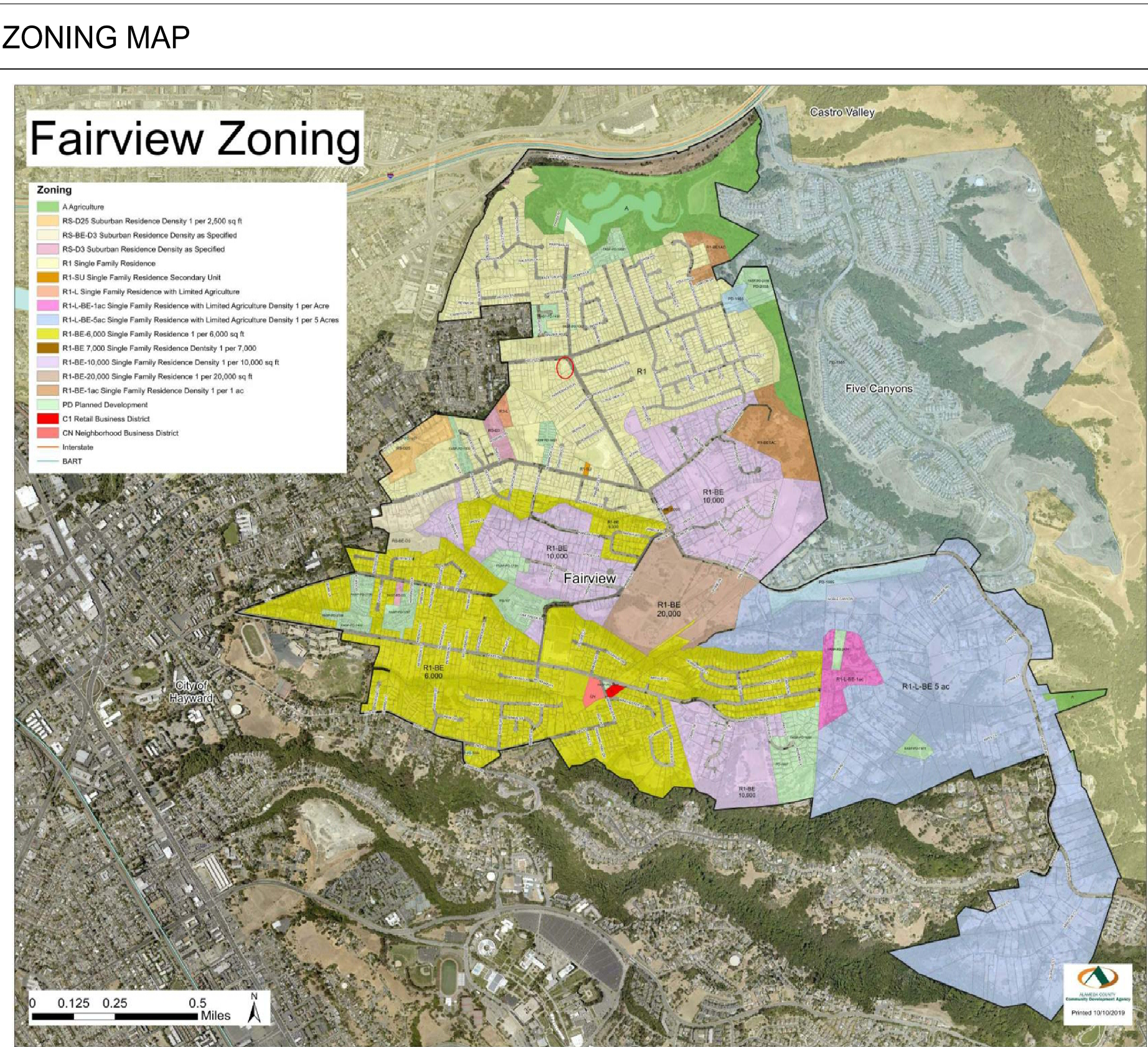
AREA TABULAION						
RESIDENTIAL UNITS						
UNIT TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	ROOF LEVEL	TOTAL
	#	AREA	#	AREA	#	AREA
2-BEDROOM	1	713 SF	0	0 SF	0	0 SF
STUDIO	0	0 SF	14	6300 SF	14	6300 SF
TOTAL # OF UNITS = 43						
TOTAL RESIDENTIAL AREA = 19613 SF						
COMMON AREA						
COMMUNITY ROOM	1040 SF					1040 SF
OFFICE	515 SF					515 SF
LAUNDRY ROOM	190 SF					190 SF
BATHROOM	114 SF					114 SF
TOTAL AREA OF COMMON AREA = 1859 SF						
UNCONDITIONED SPACE						
ELEVATOR MECH	55 SF					55 SF
MECHANICAL / ELECTRICAL	410 SF					410 SF
TOTAL AREA OF UNCONDITIONED SPACE = 465 SF						
CIRCULATION SPACE						
ELEVATOR, STAIRS, EGRESS BALCONY & CORRIDOR	1211 SF	1324 SF	1324 SF	1324 SF	190 SF	5373 SF
TOTAL AREA OF CIRCULATION = 5373 SF						
TOTAL BUILDING AREA = 27310 SF						
OPEN SPACE						
ROOF GARDEN					1735 SF	1735 SF
COURTYARD	1550 SF					1550 SF
SITE LANDSCAPE	7776 SF					7776 SF
TOTAL OPEN SPACE = 11,061 SF						
TOTAL LOT SIZE 27300 SF (0.626722 acre)						
NEW BUILDING FOOTPRINT		7624 SF				
EXISTING BUILDING FOOTPRINT		4620 SF				
TOTAL BUILDING FOOTPRINT		12244 SF				



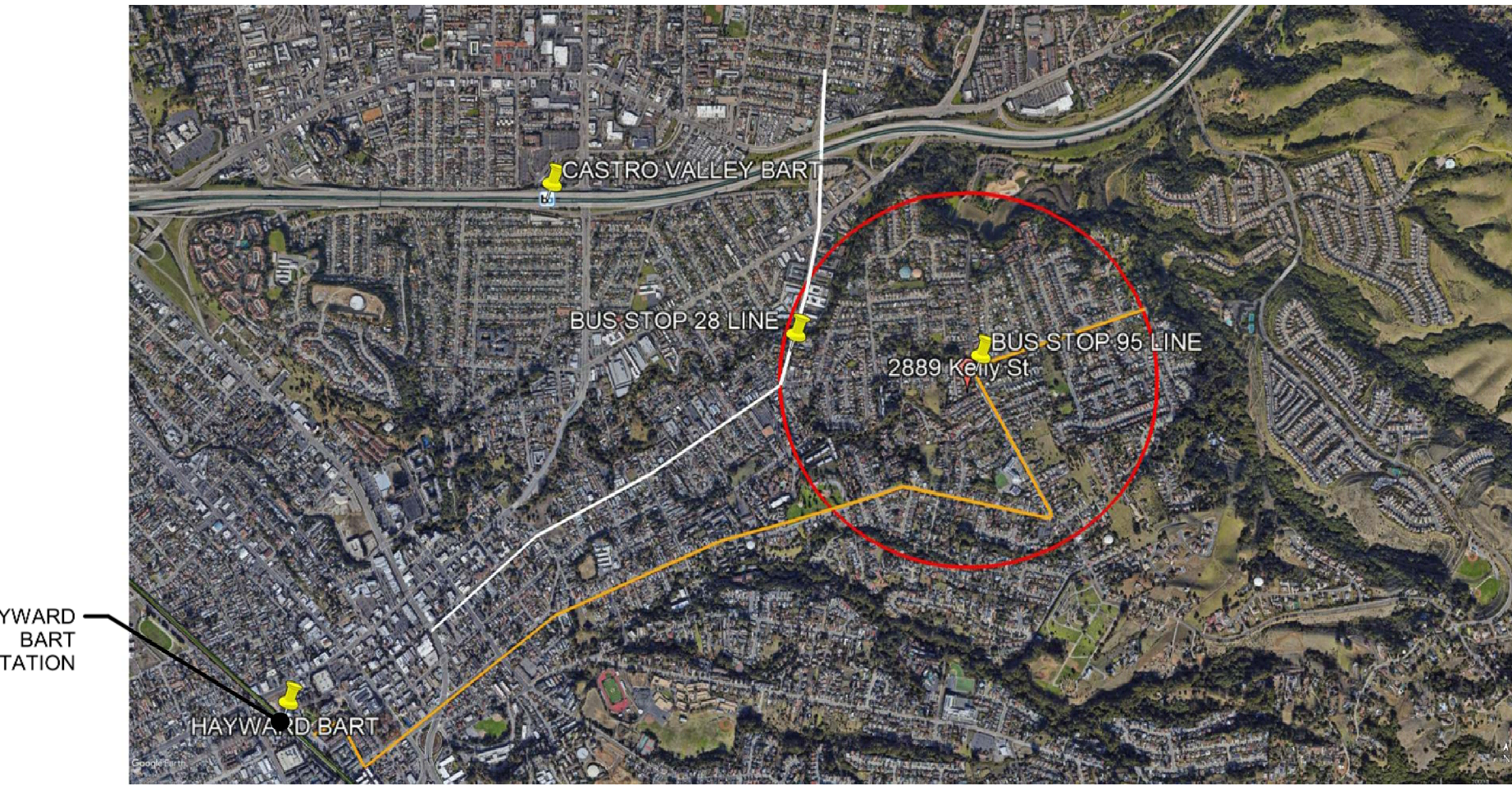
BLESSING OF FAITH WORSHIP CENTER SENIOR & SUPPORTIVE HOUSING

2889 Kelly Street, Hayward, CA 94541

APRIL 19, 2022



BUS ROUTE



SB 35 - STREAMLINED ENTITLEMENT APPROVAL - CHECKLIST

SB 35 CHECKLIST BLESSINGS OF FAITH WORSHIP CENTER

SB 35 creates a streamlined and ministerial approval process for certain housing projects. If the answers to all of the statements below are "yes," then your project is eligible for the approval process under [Government Code section 65913.4](#) (see process notes on page 2). If any of these responses are "no," then the project is not eligible. This checklist provides an overview of SB 35's requirements. Please contact your legal counsel for additional information and assistance.

ELIGIBILITY REQUIREMENTS		Yes	No
1.	The project is a multifamily housing development (2 or more units) (subd. (a)(1)).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	The applicant has dedicated a minimum of 50% of units as affordable at the moderate income level (80% AMI) (subd. (a)(4)(B)).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.	The site is in an "urbanized area" or "urban cluster" as designated by the Census (subd. (a)(2)(A)).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.	At least 75% of the perimeter of the site adjoins parcels currently or formerly developed with "urban uses" (subds. (a)(2)(B), (h)(8)).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.	The site has either zoning or a general plan designation that allows for residential use or residential mixed-use development (subd. (a)(2)(C)). For property designed for mixed-use, the designation must require at least "two-thirds of the square footage of the development" to be residential.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	The project does not include a subdivision of land (subd. (a)(9)).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7.	The project meets the design requirements, "objective zoning standards," and "objective design review standards" (subd. (a)(5)). ▪ Objective standards are those that are "involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal." ▪ A project is deemed to meet housing density standards if the project density, excluding any density bonuses, is within the maximum density allowed within the general plan land use designation. ▪ No parking is required if the site is within ½ mile of transit, within a historic district, within a block of a care share. One parking space per unit is required for all other sites (subd. (d)).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.	The project is outside each of the following areas (subd. (a)(6)-(a)(7)). ▪ Coastal zone ▪ Prime farmland or farmland of statewide importance ▪ Wetlands as defined under federal law ▪ Earthquake fault zones ▪ High or very high fire hazard severity zones ▪ Hazardous waste site ▪ FEMA designated flood plain or floodway ▪ Protected species habitat ▪ Lands under a conservation easement ▪ Lands designated for conservation in a habitat conservation plan ▪ A site that would require demolition of: (a) housing subject to recorded rent restrictions, (b) housing subject to rent control, (c) housing occupied by tenants within past 10 years, or (d) historic structure(s) placed on a local, state, or federal register ▪ A site that previously contained housing occupied by tenants within past 10 years ▪ A parcel of land governed by the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9.	The project proponent certified that the entire development is a "public work" for purposes of prevailing wage law or that the construction workers will be paid at least the prevailing wage (subd. (a)(8)(A)).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10.	The project proponent certified that "a skilled and trained workforce" will be used to complete the development, if the requirement is applicable (subd. (a)(8)(B)). Bay/Coastal counties > 225K in population Until 2022: Projects >75 units After 2022: Projects >50 units Non-Bay/Coastal counties < 550K in population Until 2020: Projects >75 units 2020-2022: Projects >50 units After 2022: Projects >25 units	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Process Notes:

- If the municipal code requires more units to be affordable at the moderate income level, these requirements apply.
- Because the Government Code section 65913.4 process is ministerial, eligible projects are exempt from CEQA.
- Small projects (≤ 150 units)
 - 60 days from submittal – the City is required to provide a list of all inconsistencies with "objective planning standards" and design review standards in effect, otherwise the project is deemed to satisfy the standards (subd. (b)).
 - 90 days from submittal – the City is required to complete a "design review or public oversight". The review or oversight "shall be objective and be strictly focused on assessing compliance with criteria required for streamlined projects, as well as any reasonable objective design standards" (subd. (a)(c)).
- Large projects (>150 units)
 - 90 days from submittal – the City is required to provide a list of all inconsistencies with "objective planning standards" and design review standards in effect, otherwise the project is deemed to satisfy the standards (subd. (b)).
 - 180 days from submittal - the City is required to complete a "design review or public oversight". The review or oversight "shall be objective and be strictly focused on assessing compliance with criteria required for streamlined projects, as well as any reasonable objective design standards" (subd. (a)(c)).

AB 352 - EFFICIENCY UNITS - VERBAGE

17958.1. (a) Notwithstanding Sections 17922, 17958, and 17958.5, a city, county, or city and county may, by ordinance, permit efficiency units for occupancy by no more than two persons which have a minimum floor area of 150 square feet and which may also have partial kitchen or bathroom facilities, as specified by the ordinance. In all other respects, these efficiency units shall conform to minimum standards for those occupancies otherwise made applicable pursuant to this part.

(c) A city, county, or city and county shall not do any of the following:

(1) Limit the number of efficiency units in an area zoned for residential use and located within one-half mile of public transit or where there is a car share vehicle located within one block of the efficiency unit.

ZONING INFORMATION AREA TABULATION

A0.2



1



2



3



4



12



AERIAL PHOTO



5



11



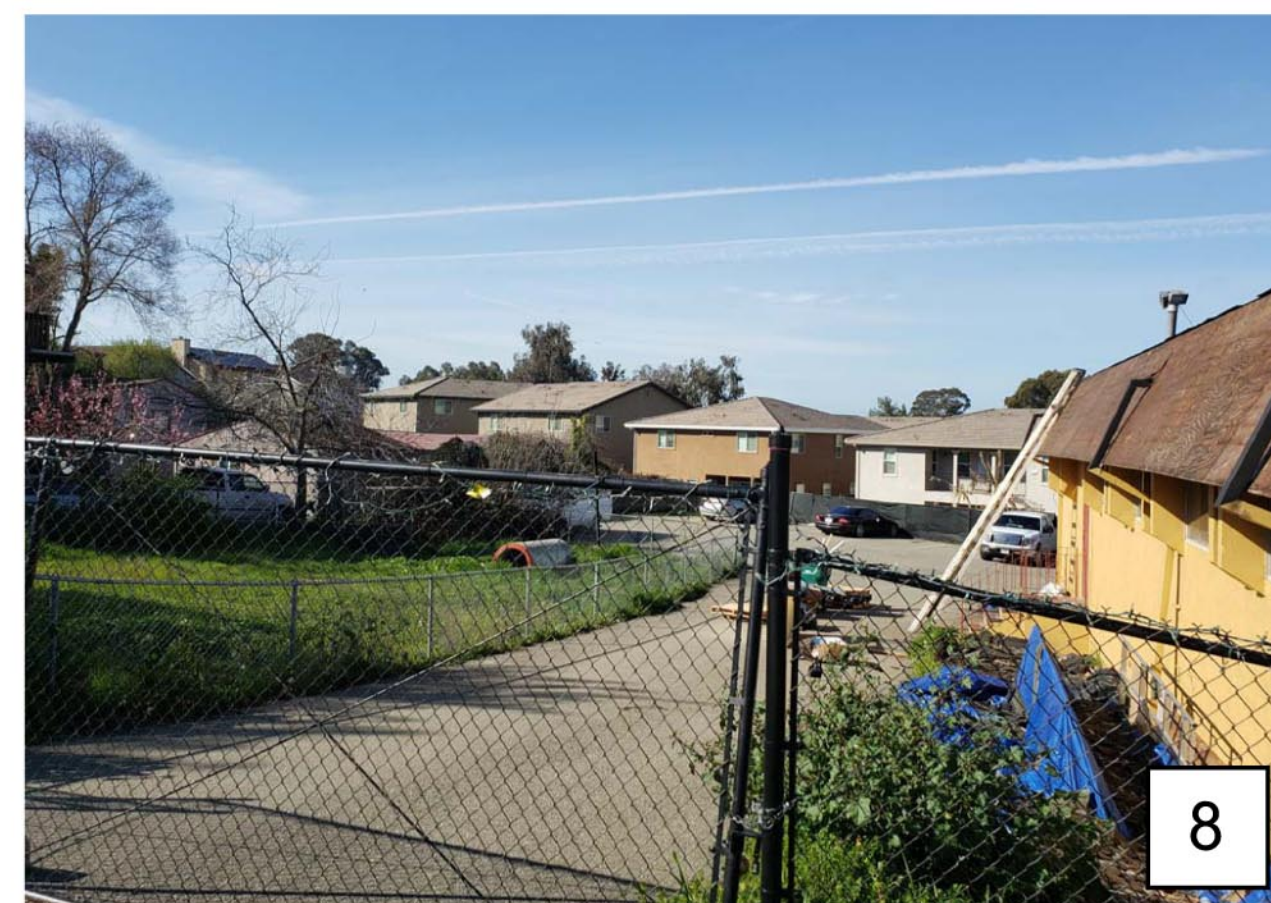
6



10



9



8



7

BLESSING OF FAITH WORSHIP CENTER SENIOR & SUPPORTIVE HOUSING
2889 Kelly Street, Hayward, CA 94541

APRIL 12, 2021

CONTEXT PHOTOS

A0.3



BIRD EYE VIEW - KELLY STREET & MAUD AVENUE

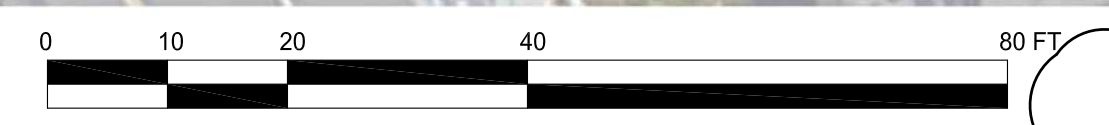




PERSPECTIVE - KELLY STREET



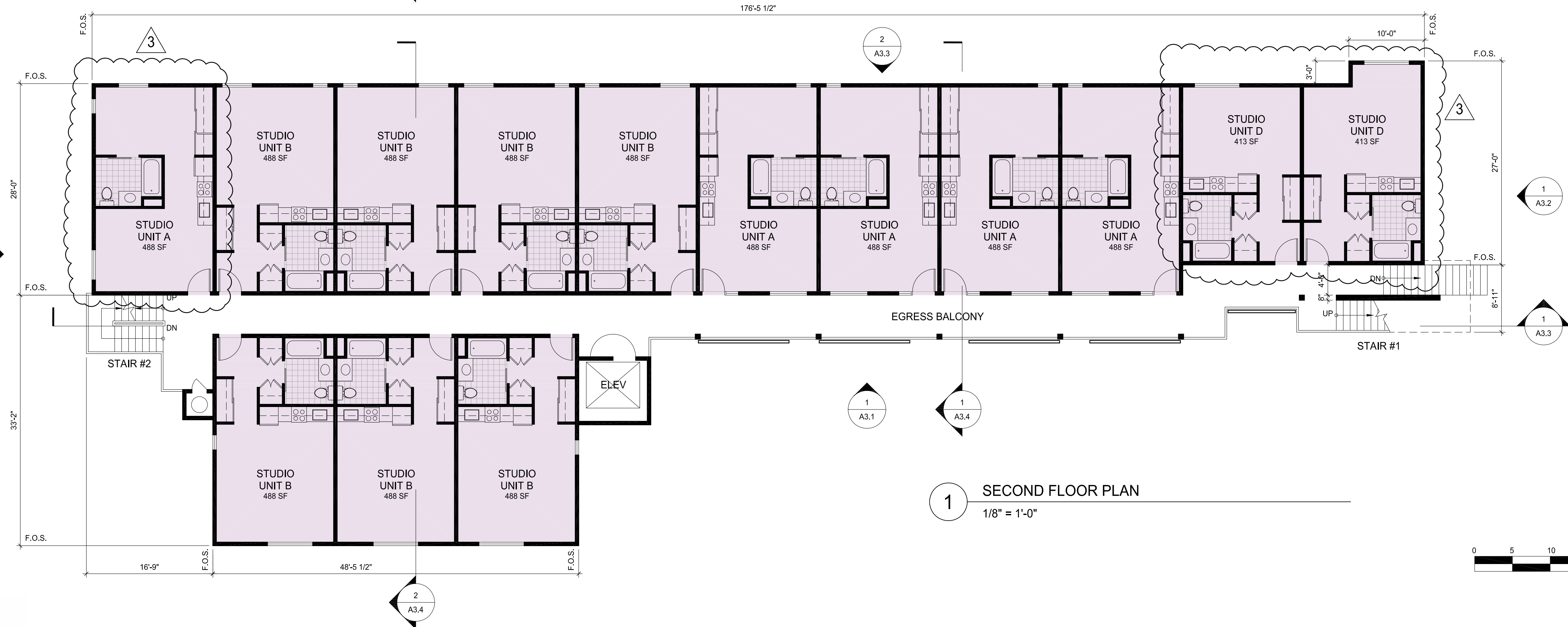
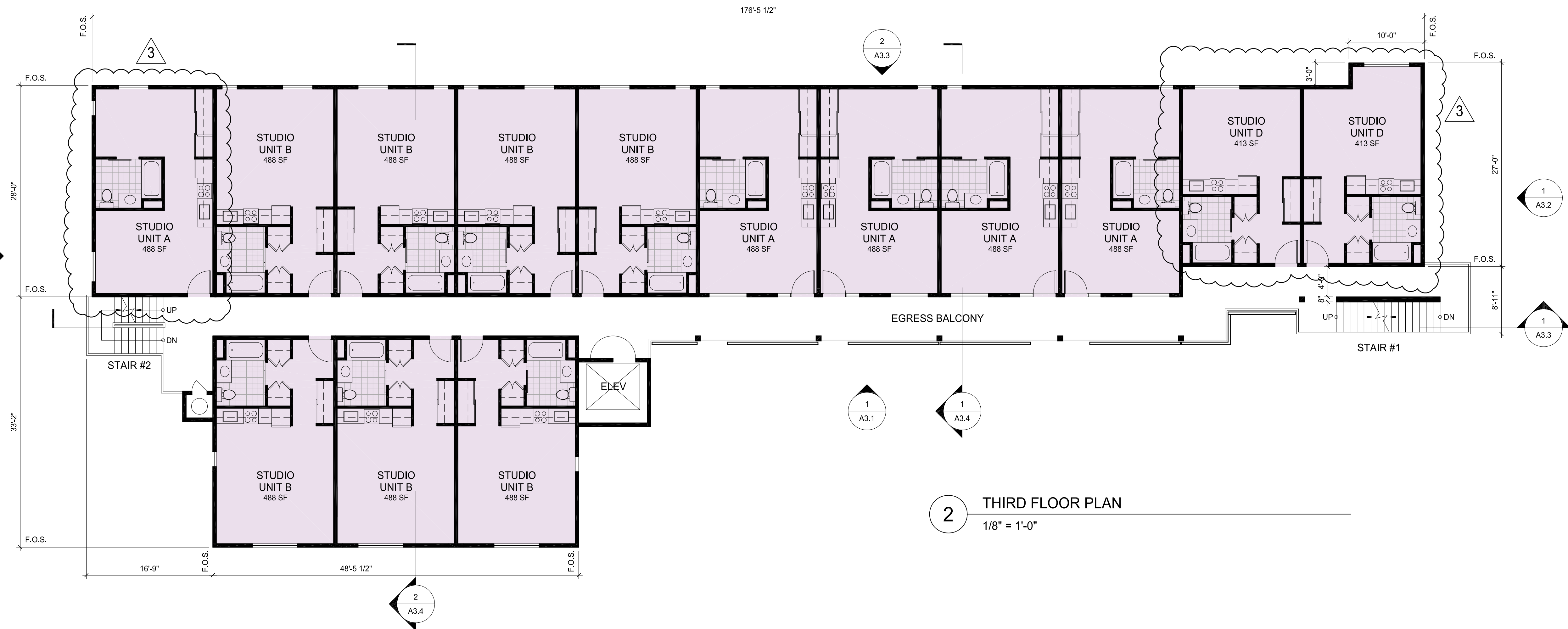
PERSPECTIVE - KELLY STREET & MAUD AVENUE



PROPOSED SITE PLAN

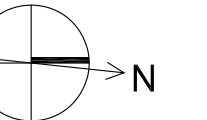
A1.1





LEGEND

- STUDIO UNIT
- TWO BEDROOM UNIT
- ADMINISTRATIVE OFFICE
- COMMUNITY SPACE
- MECHANICAL / SERVICE



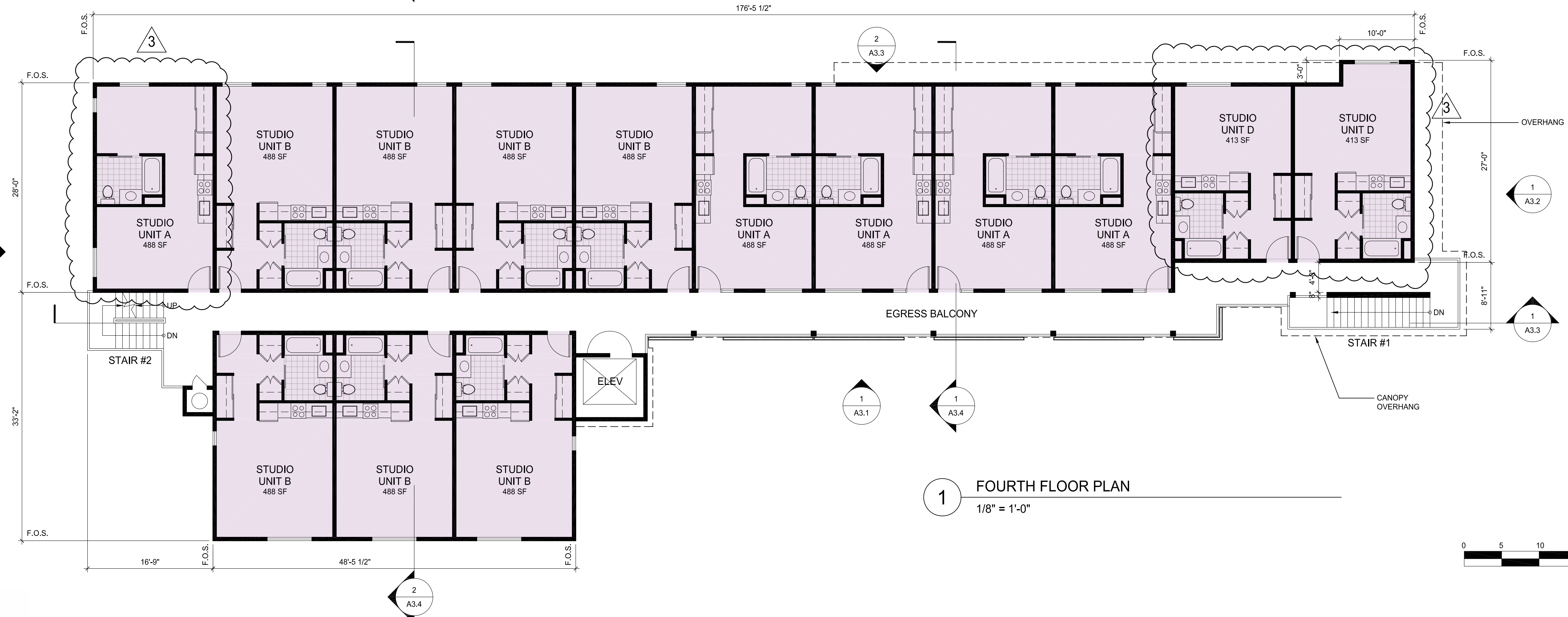
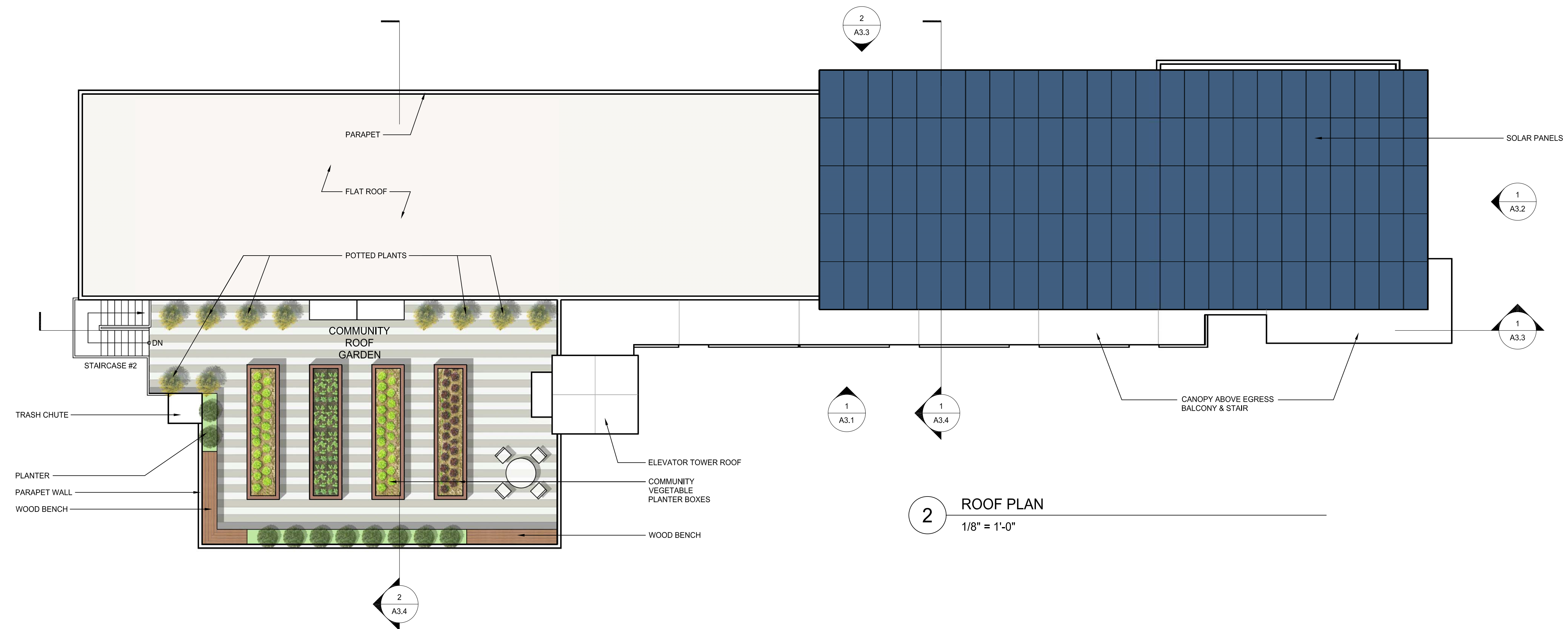
BLESSING OF FAITH WORSHIP CENTER SENIOR & SUPPORTIVE HOUSING
2889 Kelly Street, Hayward, CA 94541

APRIL 12, 2022

SECOND & THIRD
FLOOR PLANS

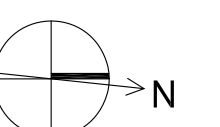
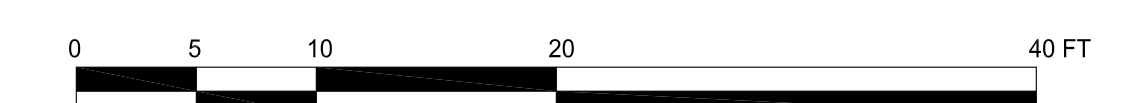
A2.2





LEGEND

- STUDIO UNIT
- TWO BEDROOM UNIT
- ADMINISTRATIVE OFFICE
- COMMUNITY SPACE
- MECHANICAL / SERVICE



BLESSING OF FAITH WORSHIP CENTER SENIOR & SUPPORTIVE HOUSING
2889 Kelly Street, Hayward, CA 94541

APRIL 12, 2022

FOURTH FLOOR &
ROOF PLANS

A2.3





2 EAST ELEVATION (ALONG MAUD AVENUE)
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION (ALONG KELLY STREET)
1/8" = 1'-0"

(N) 6' WOOD FENCE
(DASHED LINE)

LEGEND

- A** SOLAR PANELS
- B** SPACE FRAME
- C** PERFORATED & CORRUGATED STAINLESS STEEL METAL SCREEN
- D** STUCCO
- E** FIBER CEMENT BOARD
- F** ELEVATOR TOWER
- G** BIOSWALE
- H** TRASH CHUTE
- J** EXTERIOR STAIRCASE
- K** WOOD FENCE
- L** EXISTING CHURCH
- M** NEIGHBORING HOUSE
- N** PARKING
- O** EGRESS BALCONY





2 WEST ELEVATION
1/8" = 1'-0"



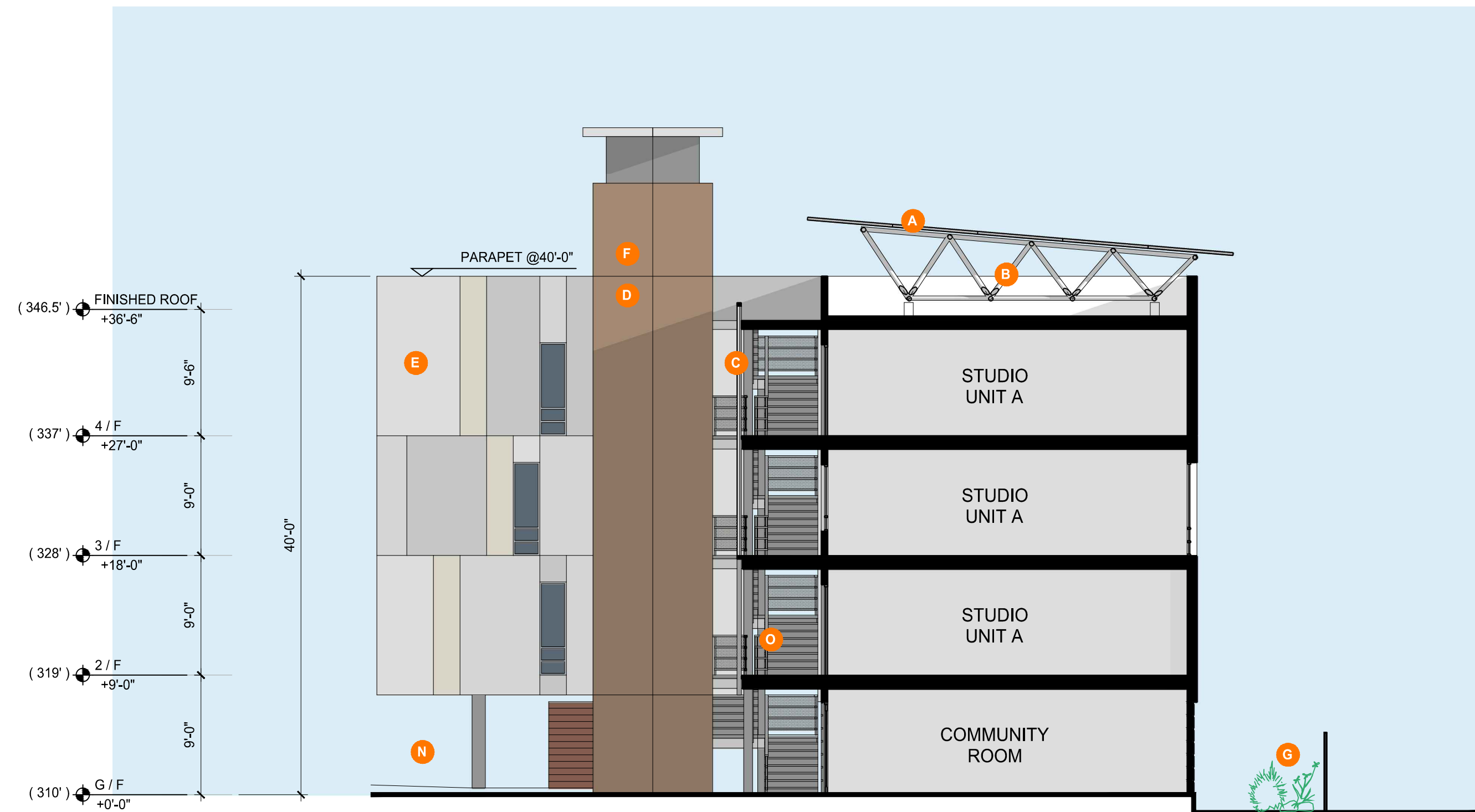
1 LONGITUDINAL SECTION
1/8" = 1'-0"

LEGEND

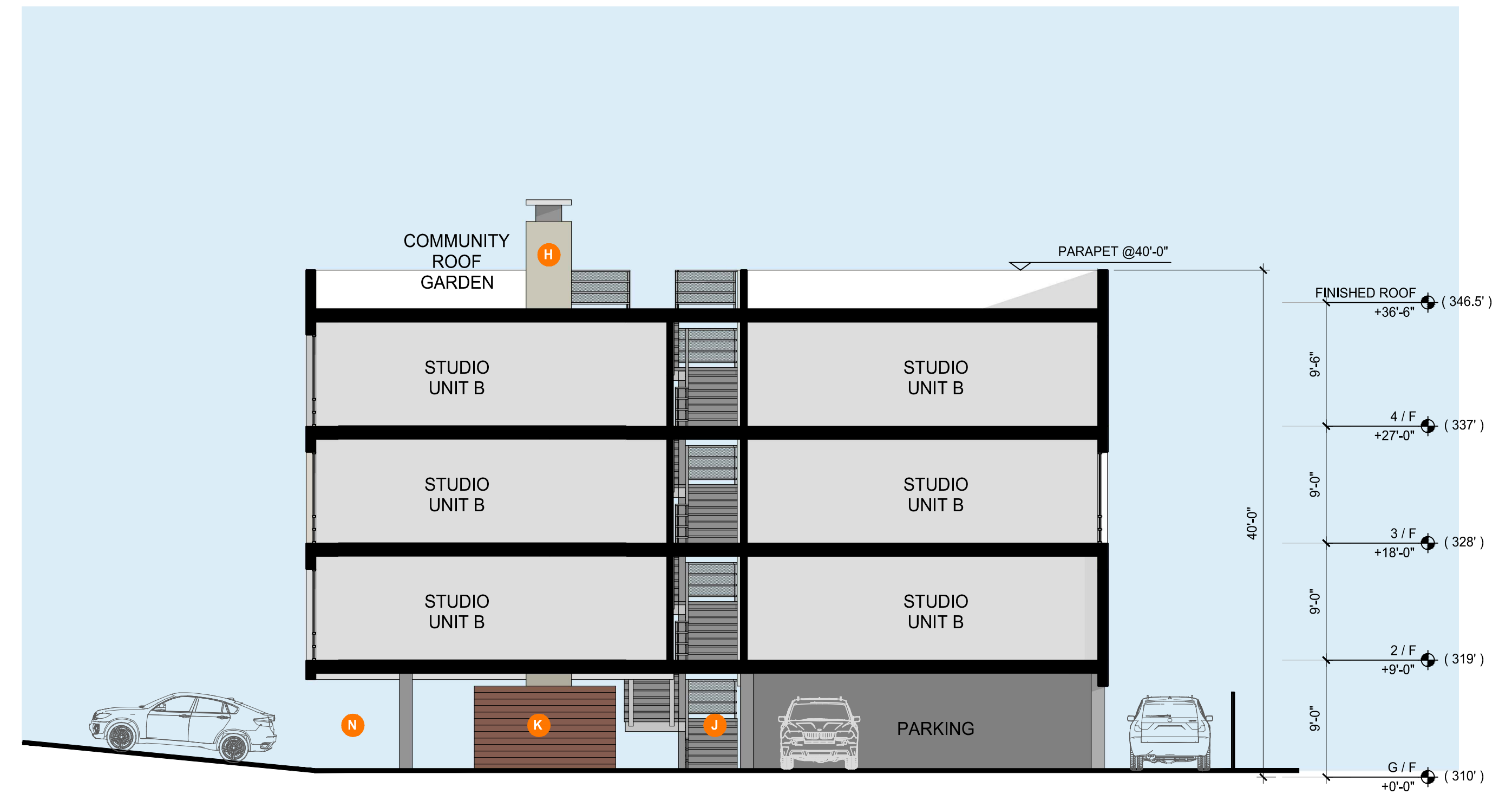
- A SOLAR PANELS
- B SPACE FRAME
- C PERFORATED & CORRUGATED STAINLESS STEEL METAL SCREEN
- D STUCCO
- E FIBER CEMENT BOARD
- F ELEVATOR TOWER
- G BIOSWALE
- H TRASH CHUTE
- J EXTERIOR STAIRCASE
- K WOOD FENCE
- L EXISTING CHURCH
- M NEIGHBORING HOUSE
- N PARKING
- O EGRESS BALCONY

LEGEND

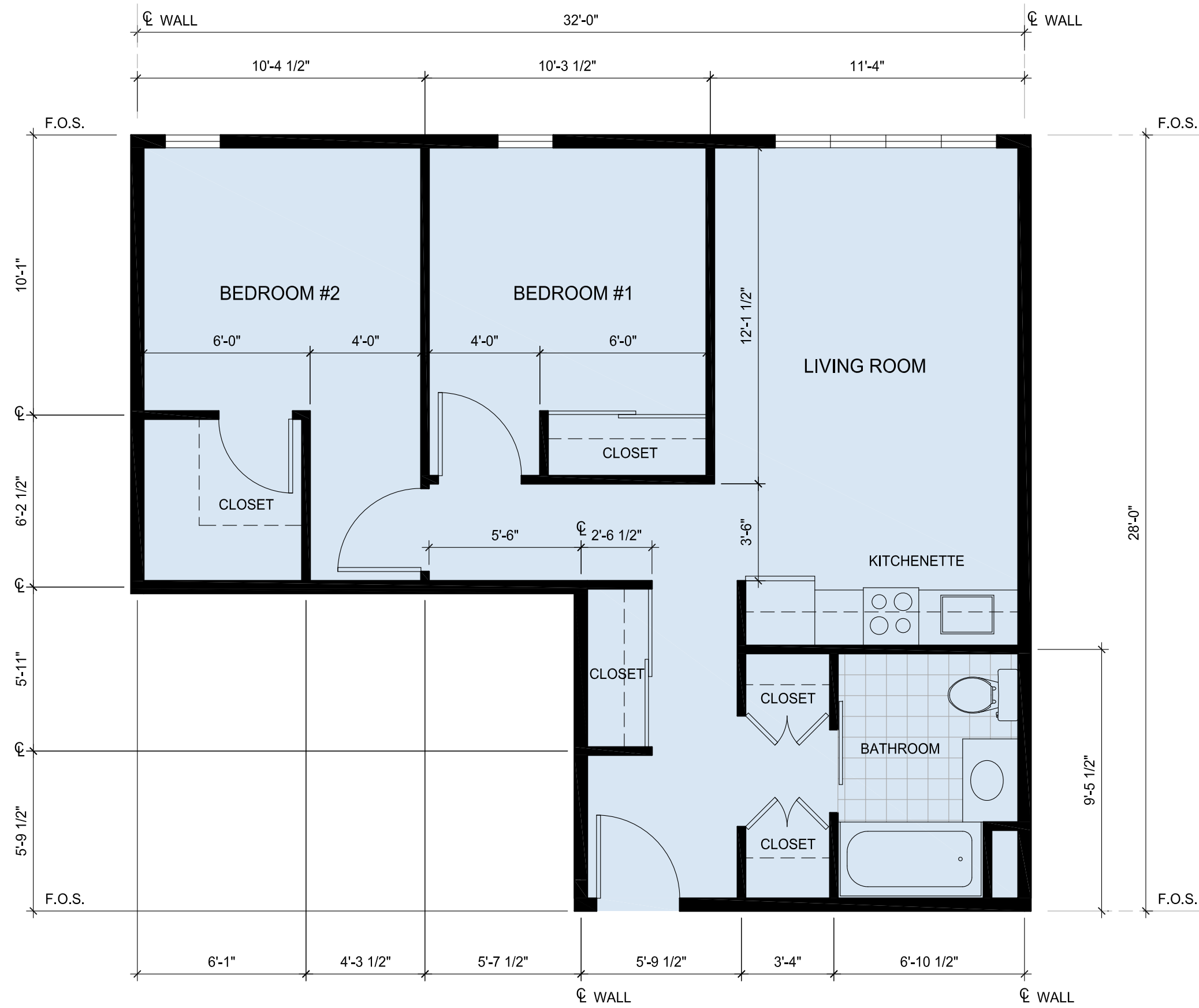
- A SOLAR PANELS
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- C PERFORATED & CORRUGATED STAINLESS STEEL METAL SCREEN
- D STUCCO
- E FIBER CEMENT BOARD
- F ELEVATOR TOWER
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- K WOOD FENCE
- L EXISTING CHURCH
- M NEIGHBORING HOUSE
- N PARKING
- O EGRESS BALCONY



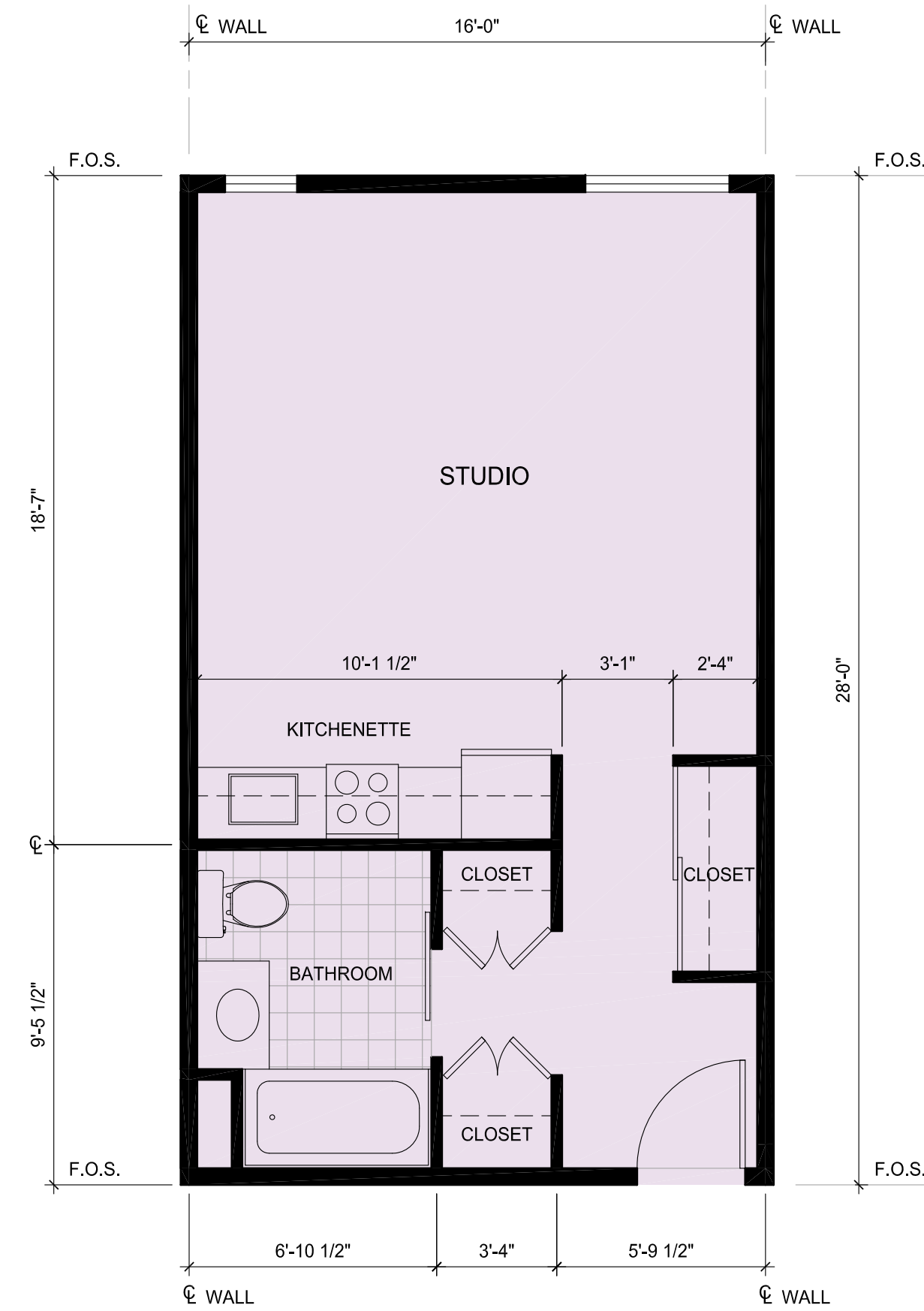
1 SECTION
1/8" = 1'-0"



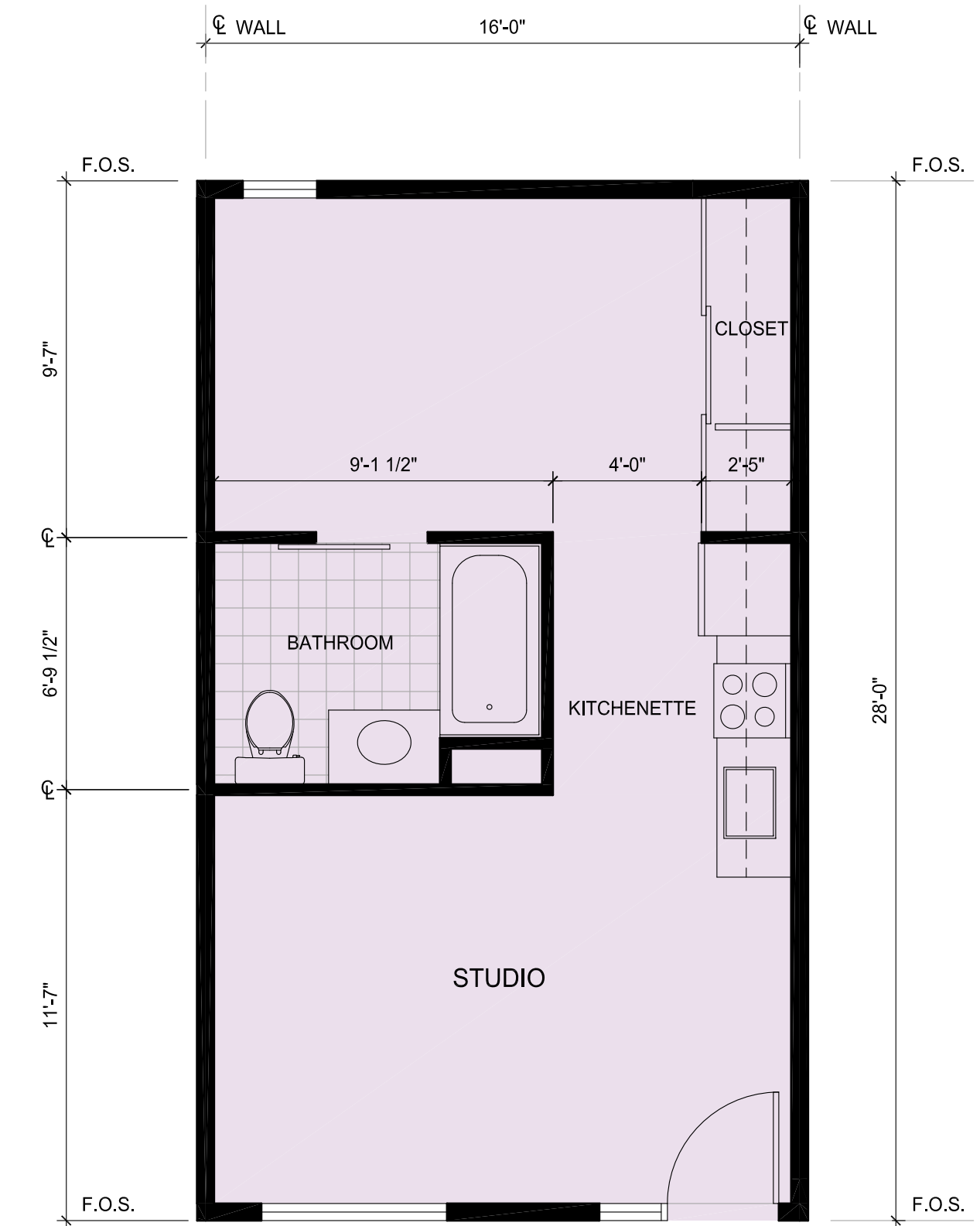
2 SECTION
1/8" = 1'-0"



3 TWO BEDROOM - UNIT TYPE C (MANAGER'S UNIT)
1/4" = 1'-0"



2 STUDIO - UNIT TYPE B
1/4" = 1'-0"



1 STUDIO - UNIT TYPE A
1/4" = 1'-0"

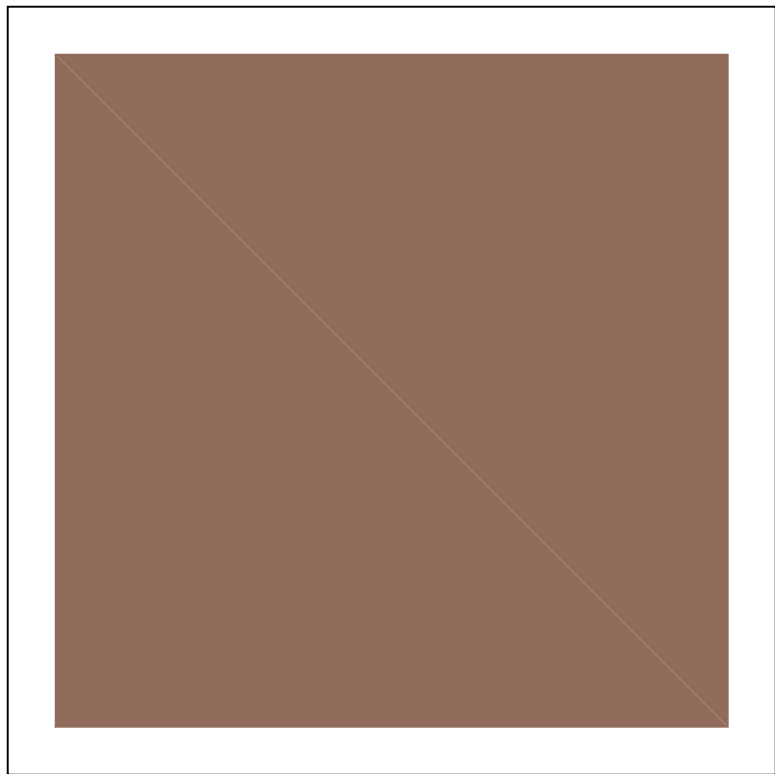
UNIT COUNT

UNIT TYPE	UNIT SQUARE FOOTAGE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL #	REMARK
A	488 SF	0	6	6	6	18	STUDIO UNIT
B	488 SF	0	8	8	8	24	STUDIO UNIT
C	713 SF	1	0	0	0	1	2 BEDROOM UNIT
TOTAL		1	14	14	14	43	

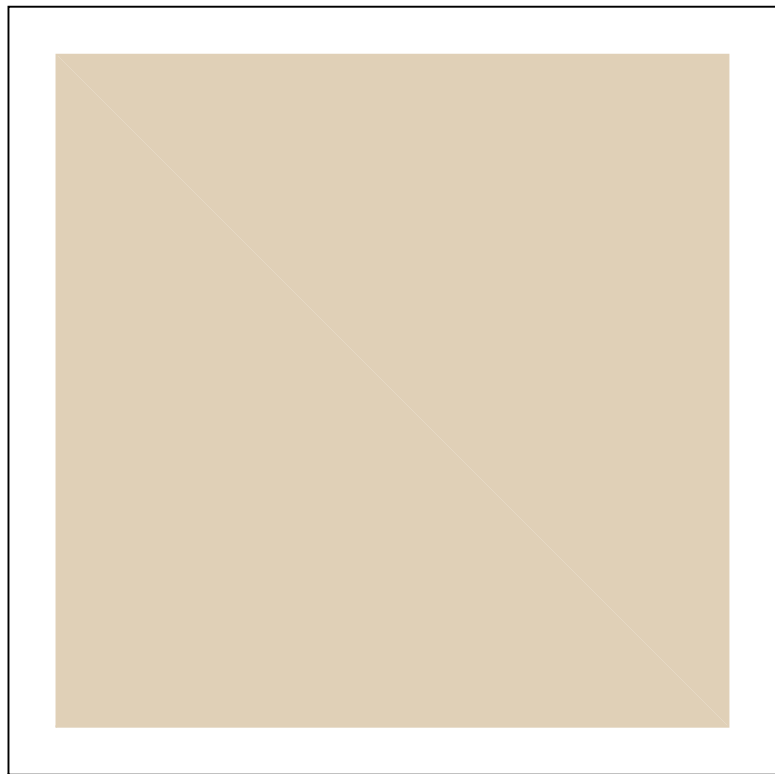
TOTAL # OF STUDIO UNITS = 42

TOTAL # OF 2-BEDROOM UNITS = 1

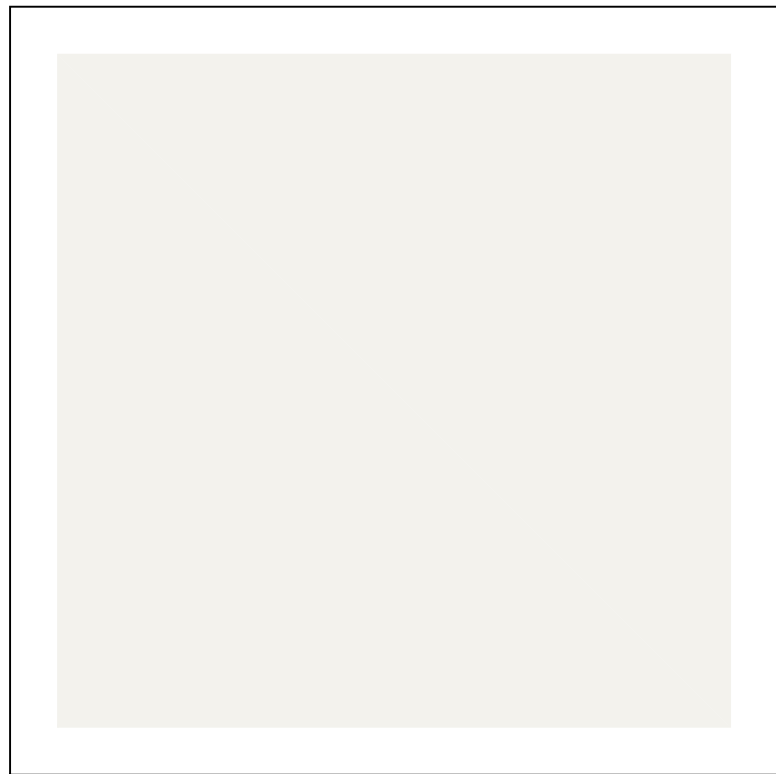
COLORS



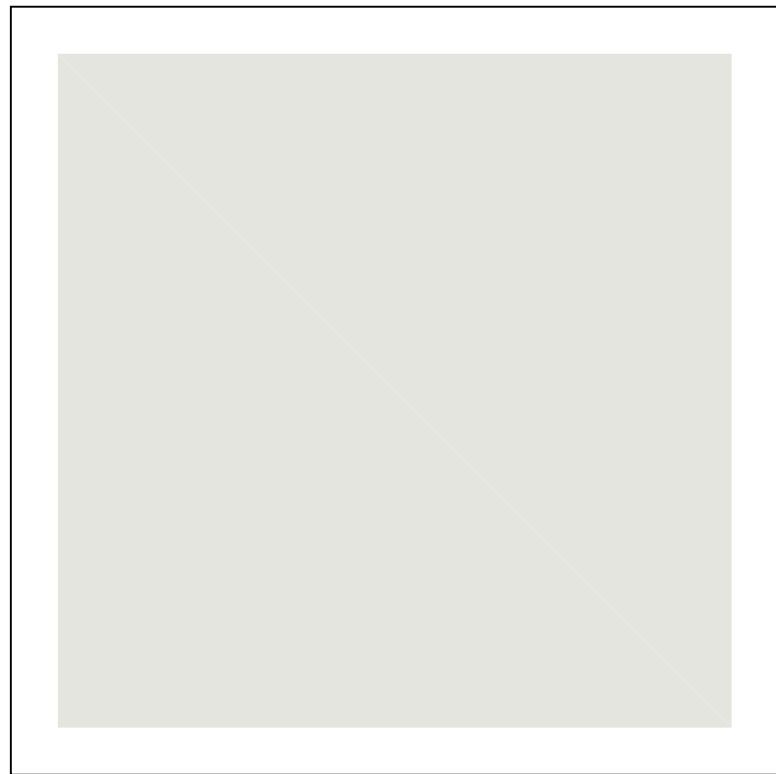
1
KM 4518
WILD CATTAIL



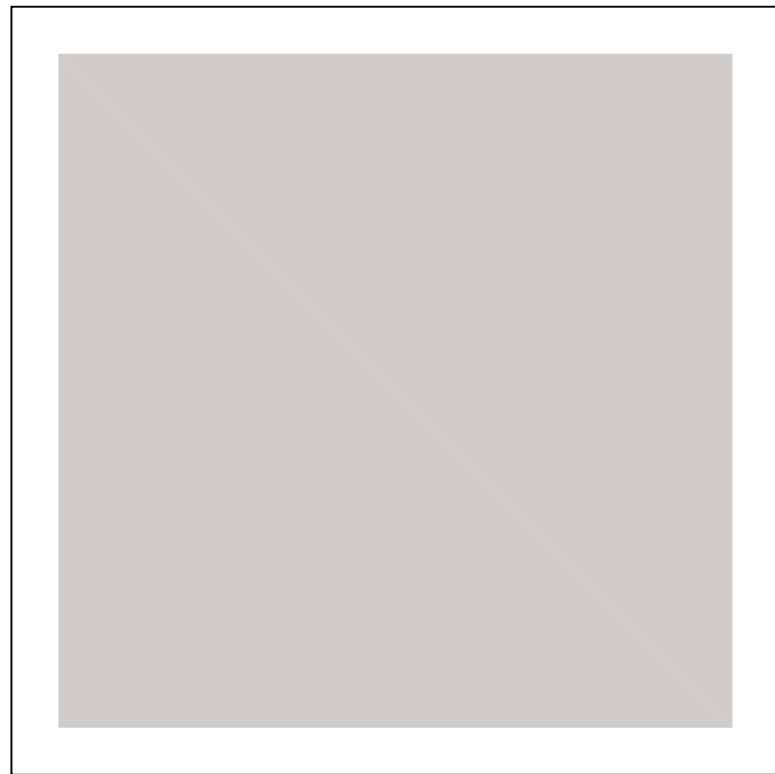
2
KM 5738
CORNERSTONE



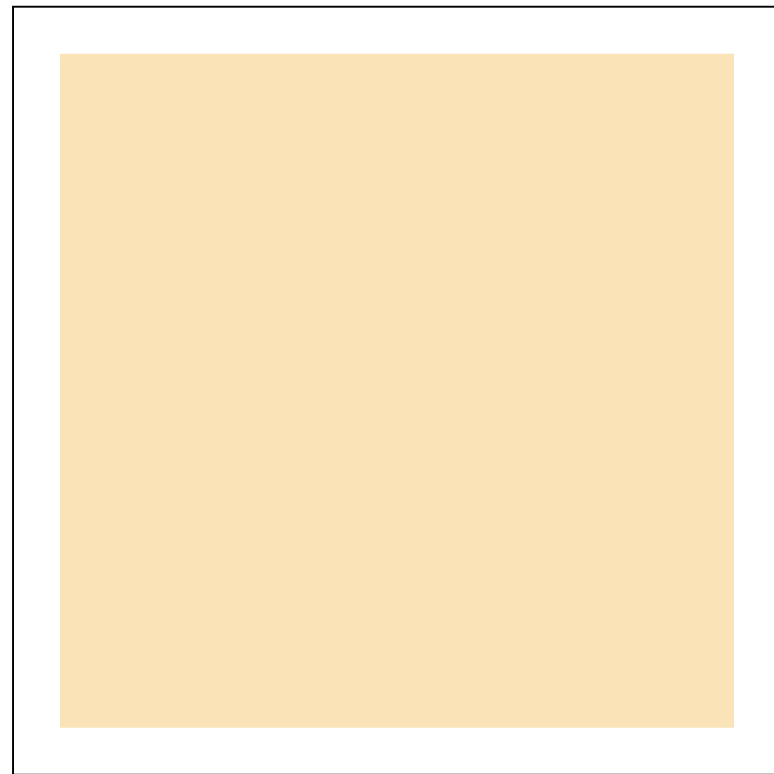
3
KMW57
CLOUD WHITE



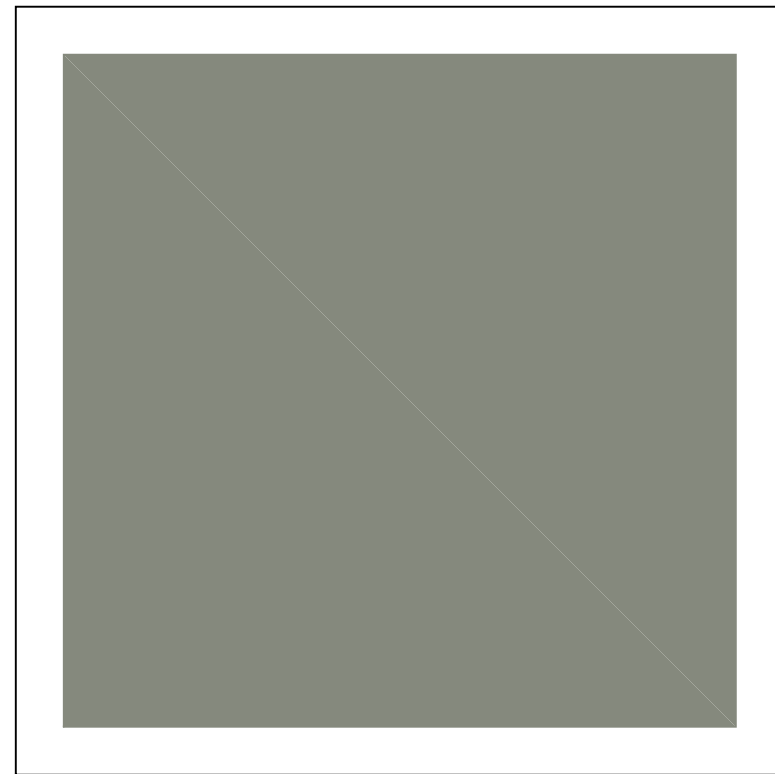
4
KMW50
APOLLO LANDING



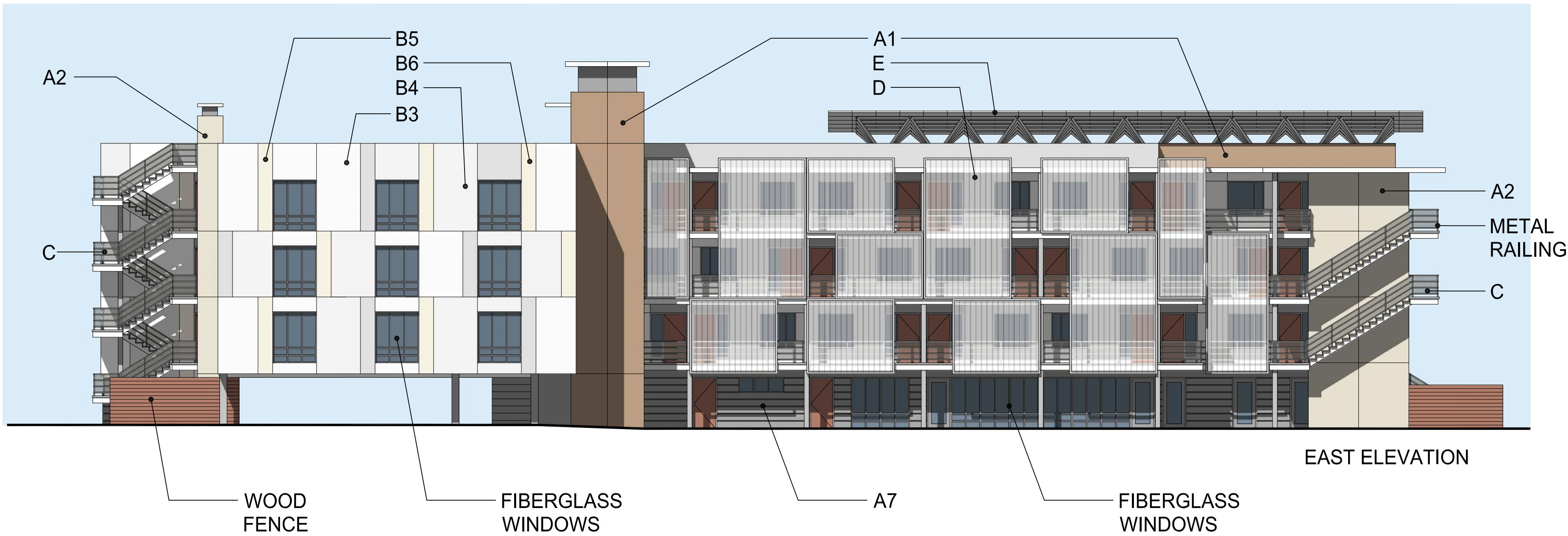
5
KMW56
ORCA WHITE



6
KM5228
TAMALE MAIZE



7
KM5746
TURTLE BAY



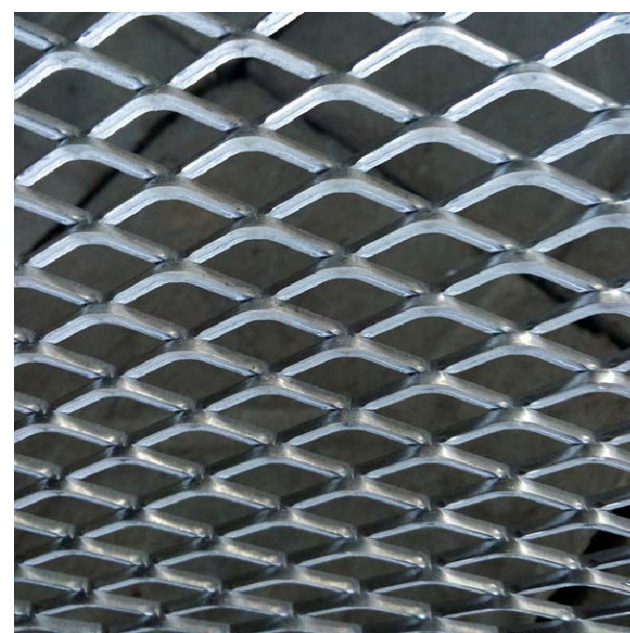
MATERIAL



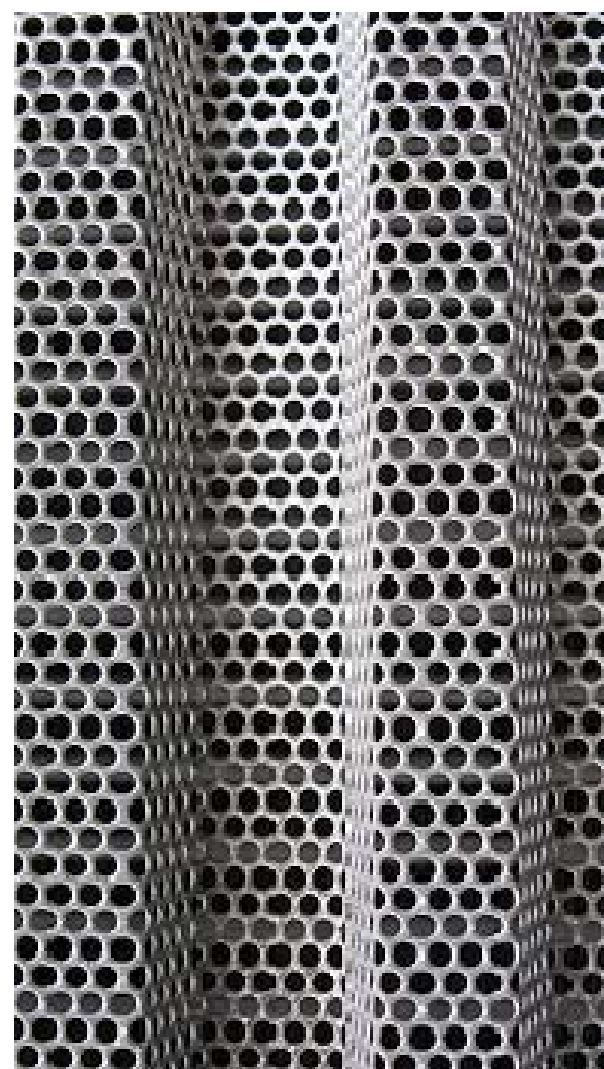
A
STUCCO
SAND FLOAT FINISH



B
FIBER CEMENT BOARD



C
ALUMINUM EXPANDED
METAL MESH



D
PERFORATED & CORRUGATED
STAINLESS STEEL METAL



E
SOLAR PANEL



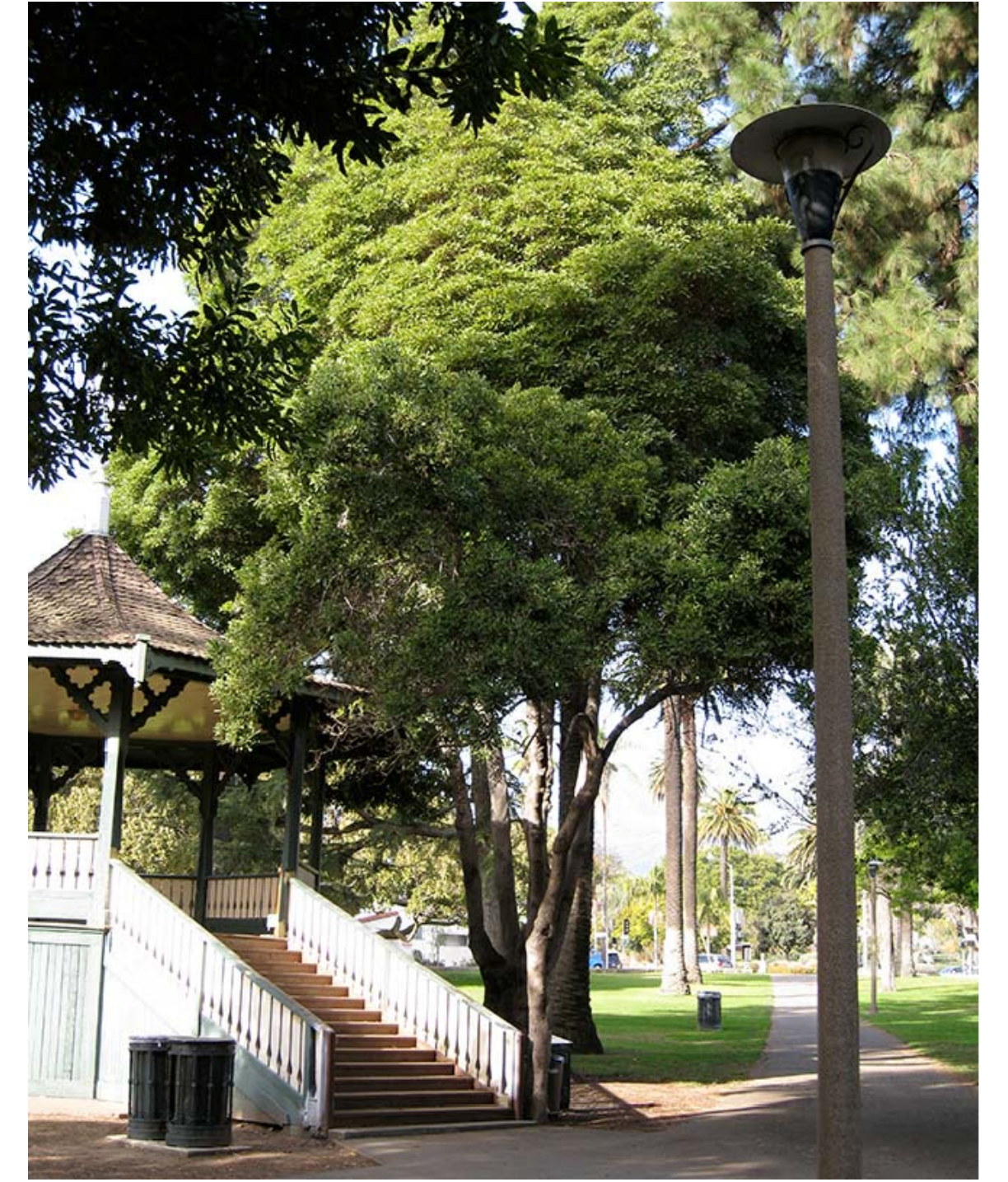
ACER PALMATUM



NERIUM OLEANDER DWARF



CEANOTHUS THYRSIFLORUS



PITTOSPORUM EUGENIOIDES



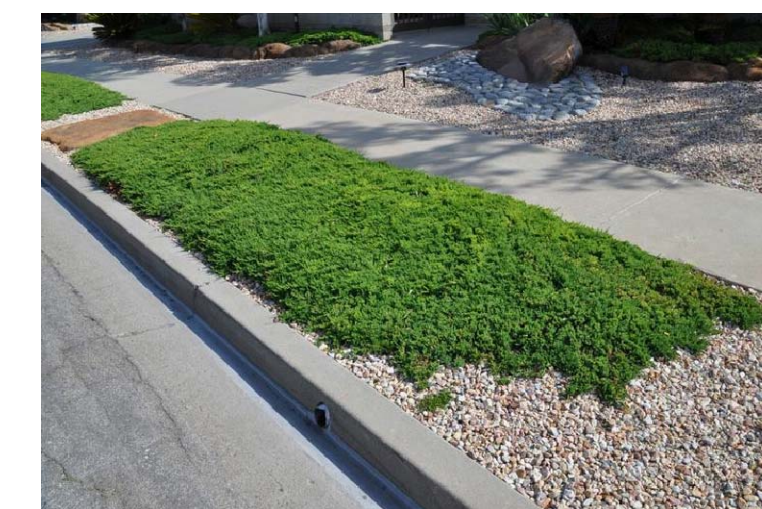
BIOSWALE ALONG WEST PROPERTY LINE



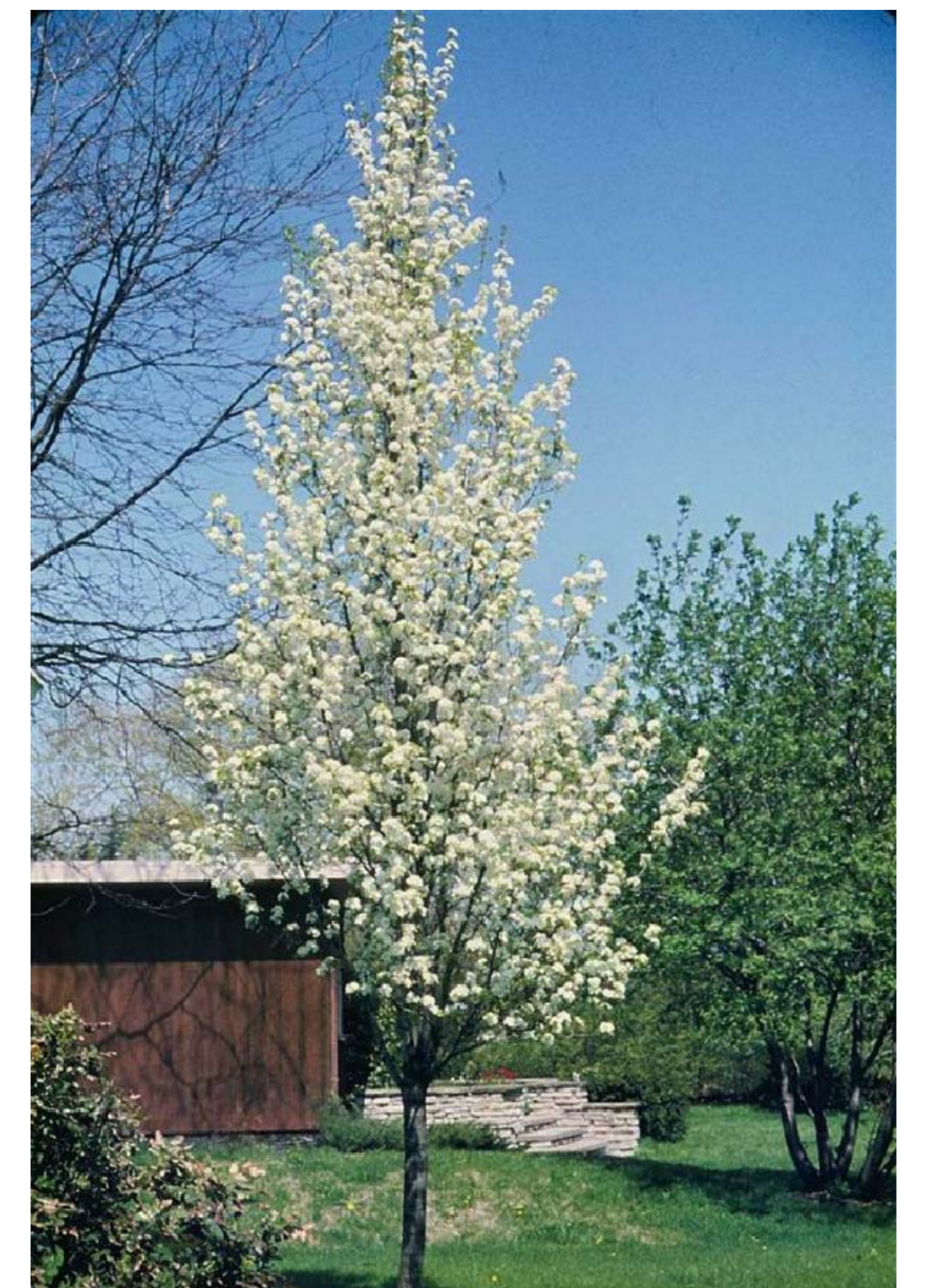
CRAPE MYRTLE



BUXUS JAPONICA

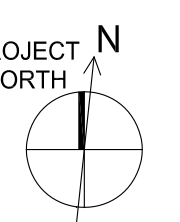
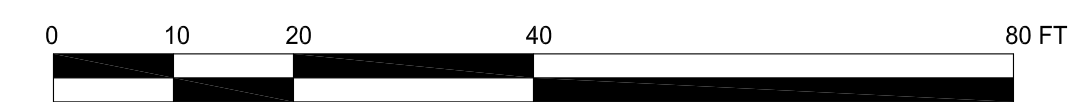


GROUND COVER -
BACCHARIS PILULARIS



PYRUS CALLERYANA

1 CONCEPTUAL LANDSCAPE PLAN
1/16" = 1'-0"



CONCEPTUAL
LANDSCAPE PLAN

L-1

