

COUNCIL DOWNTOWN COMMITTEE

Monday, May 22, 2006

7:00 p.m.

Work Session Room 2A - Hayward City Hall

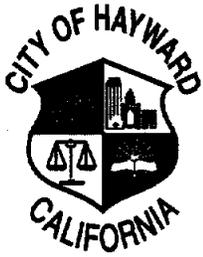
777 B Street

Hayward, CA 94541

Public Comments: (Note: For matters not otherwise listed on the agenda. The Committee welcomes under this section but is prohibited by State Law from discussing items not listed on the agenda. Your item will be taken under consideration and referred to staff.)

1. Santos Property - Citation Homes/Eden Housing
 - 1) Senior Housing/Eden Housing Office - Grand and C Streets
 - 2) B Street Townhomes - Grand and B Streets

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CITY OF HAYWARD
STAFF REPORT

AGENDA DATE 05/22/06

AGENDA ITEM _____

WORK SESSION ITEM _____

TO: Council Downtown Committee

FROM: Director of Community and Economic Development

SUBJECT: Santos Property – Citation Homes/Eden Housing
1) Senior Housing/Eden Housing Office – Grand and C Streets
2) B Street Townhomes – Grand and B Streets

RECOMMENDATION:

It is recommended that the Committee review and comment on this report.

DISCUSSION:

Senior Housing/Eden Housing Office

Citation Homes, within its Cannery Area project approved December 13, 2005, proposes to provide 26 moderate-income residential units. Citation also proposes to provide 17 very-low-income rental units as part of a joint development with Eden Housing. The Felson Companies also will participate in this inclusionary housing plan by providing 32 moderate-income units within its Cannery project, and 21 very-low-income rental units as part of the Citation-Eden Housing development.

This joint development is on 1.88 acres of the Santos Property located within the Cannery Area Plan fronting C and Grand Streets, across from the Hayward BART station. Citation has acquired the Santos Property and, in conjunction with Eden Housing, proposes to provide the land and any required additional subsidy for a housing development of 60 senior housing units. Eden proposes to secure either HUD 202 financing or Low-Income Housing Tax Credit authority to provide primary financing for the housing. Depending on the financing method, start of construction could begin as early as March 2007 with completion in June 2008. This senior housing development would be integrated with a new, independently-financed office building for Eden Housing. The proposed project would be consistent with the Cannery Area Plan and the Central City (CC-C/R) Zoning District in which it is located.

Given the documented need for affordable senior housing in Hayward and the benefits of it being developed in an area close to the downtown with readily available transportation, shopping, library and other municipal services for seniors, the City agreed that the construction of these very-low-income units at this location would be appropriate in terms of meeting the Redevelopment Agency requirements. In addition, this project would provide stimulus to redevelopment of the west side of the BART station that was envisioned in the Cannery Area Plan.

The 12,448-square-foot office space would occupy approximately one-half of the building's ground floor. The residential units would occupy the remainder of the ground floor as well as the

total area of the second and third floors. Each of the 59 one-bedroom residential units would contain 591 square feet of living area; the single two-bedroom unit would contain 723 square feet. Approximately 2,700 square feet of group open space would be provided by interior spaces; 864 square feet would be provided in a formal garden. Typically, 6,000 square feet of open space would be required for the proposed number of residential units, regardless of number of bedrooms. Since these units would contain only one bedroom, resulting in a lower population than standard residential units, and the proximity of the open space proposed under the Cannery Area Plan, staff recommends that additional open space not be required.

The proposed building would be of a contemporary style that plays off the historic heavy-commercial/industrial nature of the rail side neighborhood, with architectural details that would add a warmer feel for the residents. The base of the building would take advantage of brick recycled from the older cannery buildings to be deconstructed; the upper walls would be of stucco. Wood corbels and braces would provide an accent reminiscent of the historic architectural styles of the nearby Streetcar District along B Street. Sloping roofs would be of standing-seam metal; parapet walls would be capped with a simple cornice. In a few locations, false window shutters of corrugated metal would be used. Balconies would have metal railings with cable rails. The façade of the building would employ a regular series of protrusions that would extend forward of the primary building plane and would be taller than the background; these elements would provide for a good amount of visual movement as well as light and shadow. The ground-level windows of the foreground wall segments would be accented with sloping, metal awnings; the windows in the background wall segments would be covered with flat metal awnings supported by cables. An earth-tone color palette would complement and reinforce the brick used at the pedestrian level.

The entry to the office space is through a tower element at the corner of Grand and C Streets. This tower is the largest and tallest single element of the building and accents this intersection that also serves as the entry to the BART station. The residential units are accessed by lobbies accessible from both C Street and the parking lot. The roof shape changes to a gable roof to mark the C Street residential entrance.

An interior parking lot would be accessed from C Street. The project requires 69 off-street parking spaces; 57 spaces would be provided. The Cannery Area Plan anticipated that only one-third of the required office parking would be provided on site, with the remainder provided by a future BART parking garage. In the meantime, additional parking for the office space, 25 diagonal spaces, would be provided along the C Street frontage. Thirty covered parking spaces would be reserved for the residential units; the design of the carports is compatible with the primary building design. The Central Parking District requires only one-half parking space per senior residential unit; offices require one space per 315 square feet of gross floor area.

B Street Townhomes

Citation Home's property acquisition included three residential properties fronting on B Street, at Grand Street. The total area of these properties is one-half acre. The homes on these properties have been deconstructed and the site is currently vacant. The site is zoned Medium-Density Residential (RM) District.

Citation proposes to construct eight market-rate townhomes on this site; the proposed density conforms to the zoning district and the General Plan. Five floor plans would be available ranging in size from 1,425 to 2,382 square feet, all with three bedrooms. The units would be arranged in a "U" shape around an auto court serving the two-car garages provided for each unit. The auto court

would be accessed from Grand Street. No visitor parking spaces are provided; one is required. Street parking is available along Grand Street.

Approximately 1,180 square feet of private open space would be provided by courtyards, decks and porches; no group open space is proposed. The Zoning Ordinance would require a total of 2,800 square feet of open space, including 800 square feet of group space. Staff recommends that the plan be redesigned to include the required amount of open space. An ideal location for this space would be along the property line between the townhomes and the senior housing; this could potentially be a shared space between the two projects. Both minor and major adjustments to the site plan may be required. The building could be redesigned to be located at the minimum required setback of 10 feet along Grand Street, with porches being as close as 5 feet to the property line. This could provide additional area in the interior of the parcel. Furthermore, individual units could be rearranged; it may be necessary to eliminate one of the units.

The site is located in the "B" Street Special Design Streetcar District. The District requires front yard depths to be in conformance with the neighborhood; maintenance of the rhythm of houses at 50-foot intervals; orientation of primary entrances to B Street; rear-loaded parking; hip, gambrel or gable roofs; elevated front porches; street-facing windows; and architectural styles sympathetic to local historic styles.

The project meets these requirements with a notable exception regarding the rhythm of houses. While the units along B Street are spaced appropriately, the District requirements also state that "no continuous wall planes shall span an original lot line." This requirement would prohibit the use of the proposed attached units as they cross both original lot lines. To avoid strict interpretation of this requirement, the applicant would have to apply for a Planned Development District; however, the intent of the District still would have to be met. This could be done possibly by breaking up the roof structure along B Street to further visually indicate each unit as separate. In addition, a wall segment "between" each unit could be set back further for visual "separation."

The proposed building would be of a contemporary architectural style that plays off the historic Craftsman style. The design incorporates typical Craftsman elements such as raised porches with roofs supported by square columns extending to the ground, triangular braces at the roof, multi-pane window sashes over single larger panes, and window boxes. Staff recommends that additional elements of the style be incorporated to further strengthen the connection of this project with the Streetcar District, especially as this project would establish the entrance to it. Such elements would include the use of stone, brick or wood on the porch supports, exposed roof beams and rafter tails, and extra stickwork in gables and porches. Craftsman homes also are characterized generally by low-pitched gabled roofs with wide, unenclosed eave overhangs. When hip roofs are used, it is common to add gabled or shed dormers for smaller roof sections.

Citation Homes plans to construct this project in conjunction with its overall Cannery Area Plan project.

CONCLUSION:

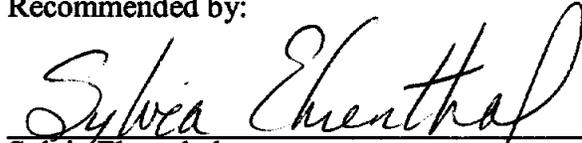
Committee comments provided at this meeting would aid in the preparation of this project for Planning Commission consideration of a Site Plan Review application for the Senior Housing/Eden Housing Office project. The B Street Townhomes would require approval of a Planned Development District to comply with the intent of the Streetcar District.

Prepared by:



Richard E. Patenaude, AICP
Principal Planner

Recommended by:



Sylvia Ehrenthal
Director of Community and Economic Development

Approved by:



Jesús Armas, City Manager

Attachments:

Proposed Plans & Elevations

Streetscape



STREETSCAPE - OFFICE ENTRY AT CORNER OF C STREET AND GRAND STREET



Elevations – C Street & Grand Street Elevations



C Street Elevation



Grand Street Elevation



Elevations –North and West Elevations



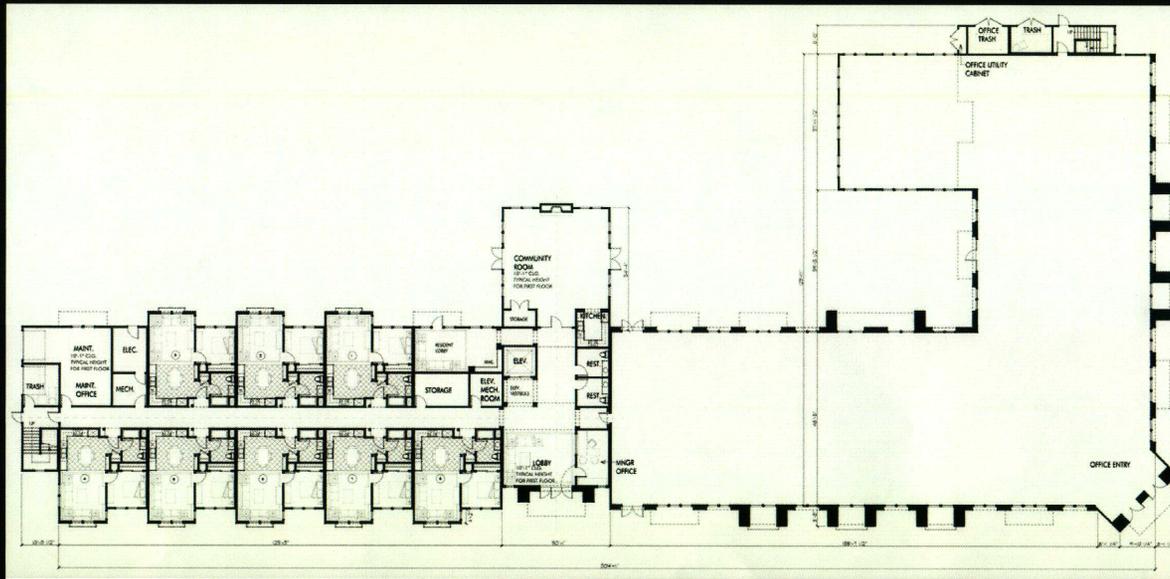
North Elevation



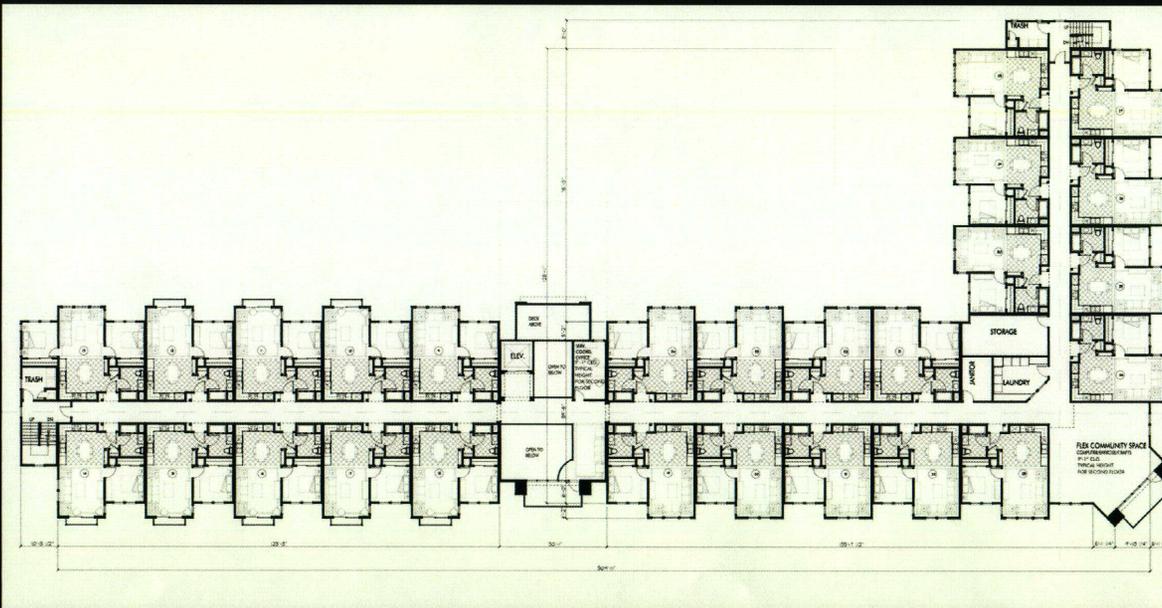
West Elevation



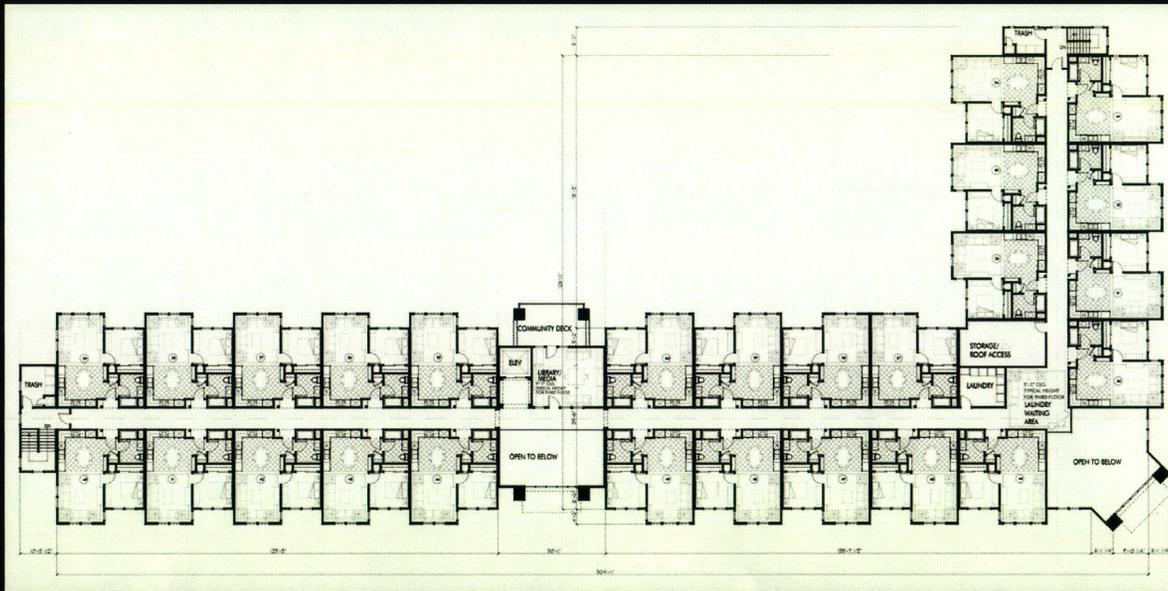
Building Plan – First Floor



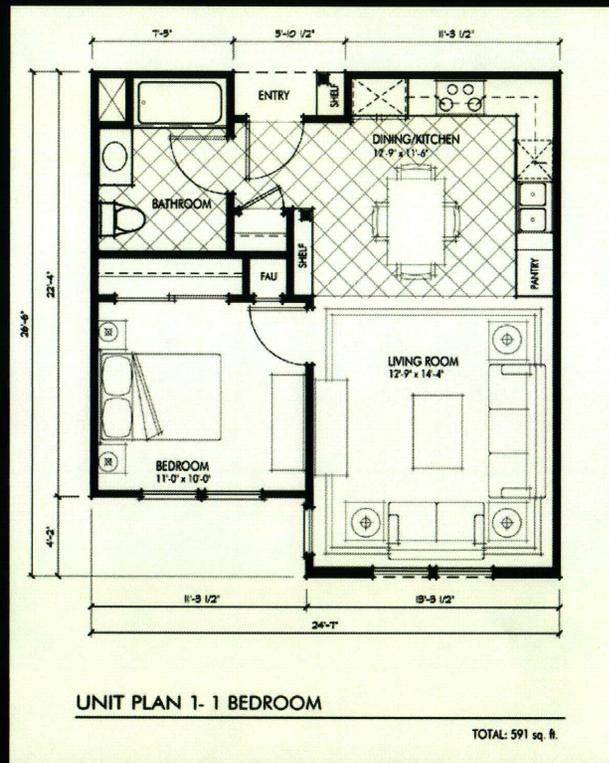
Building Plan – Second Floor



Building Plan – Third Floor



Typical Unit Floor Plans – Plan 1





GRAND STREET CONCEPTUAL ELEVATION

"B" STREET TOWNHOMES
CITATION HOMES

HAYWARD, CALIFORNIA

**COURT HOMES
ELEVATIONS**



MAY 17, 2006 Project No.: 130.057

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"B" STREET CONCEPTUAL ELEVATION



REAR ELEVATION
SCALE - 1/8" = 1'-0"

"B" STREET TOWNHOMES
CITATION HOMES

HAYWARD, CALIFORNIA

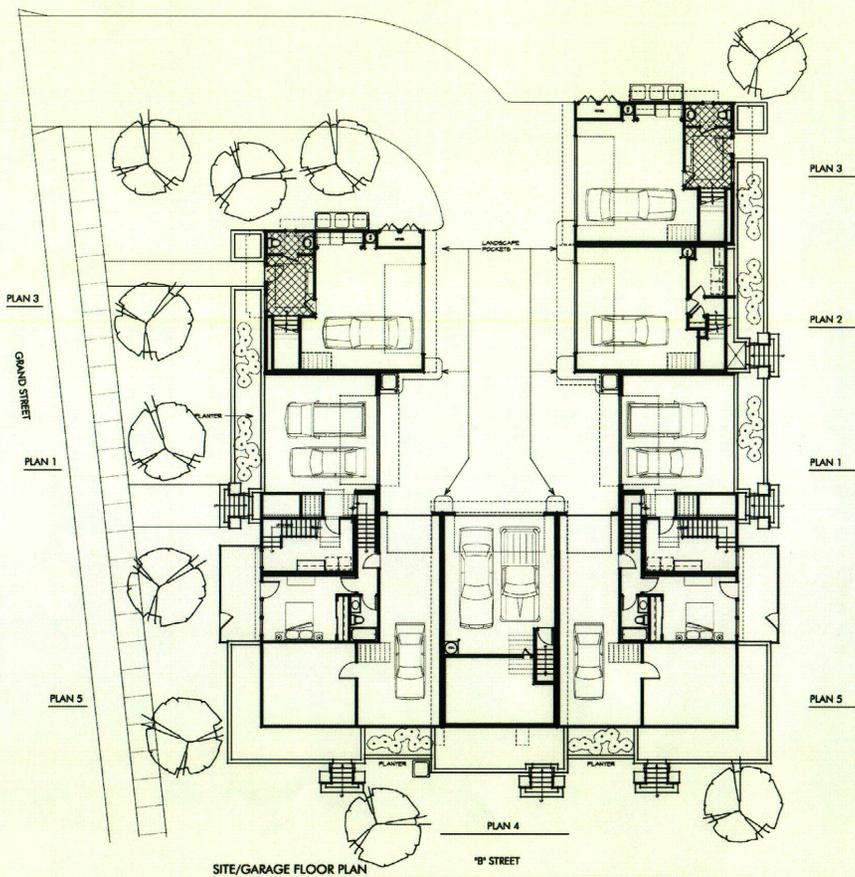
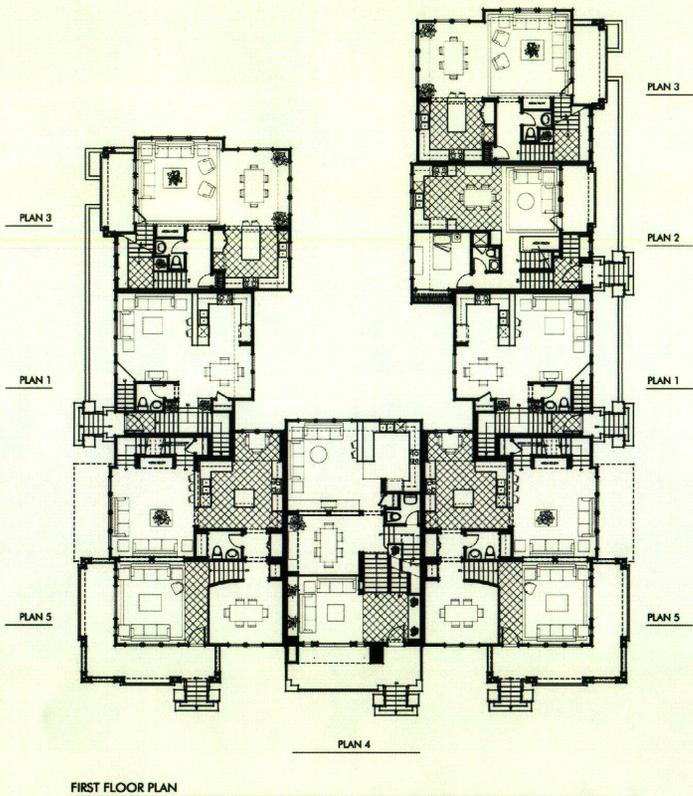
COURT HOMES
ELEVATIONS



March 21, 2005 Project No.: 614.001

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"B" STREET TOWNHOMES
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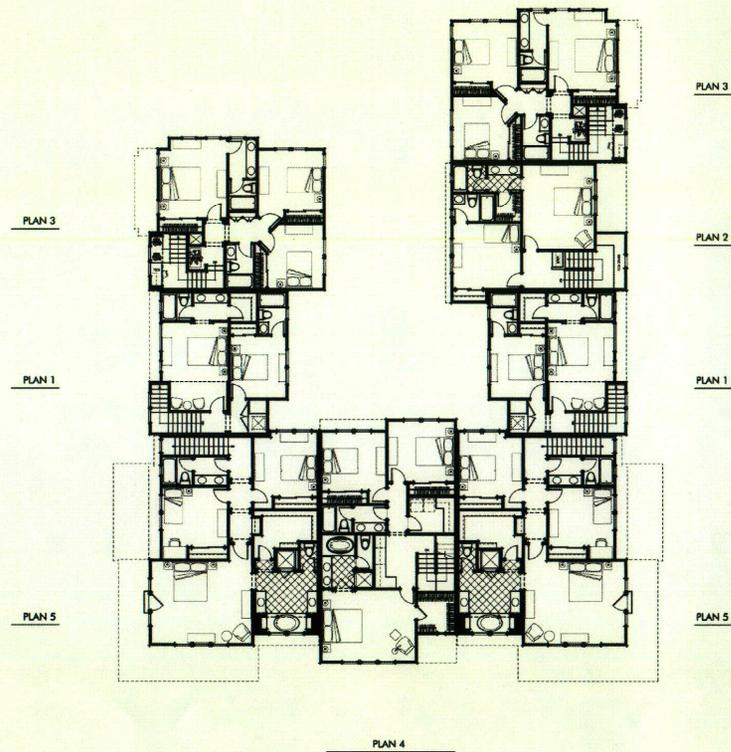
HAYWARD, CALIFORNIA

BUILDING PLANS
8-PLEX, TYPICAL



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SECOND FLOOR PLAN

"B" STREET TOWNHOMES
CITATION HOMES

HAYWARD, CALIFORNIA

BUILDING PLANS
8-PLEX, TYPICAL

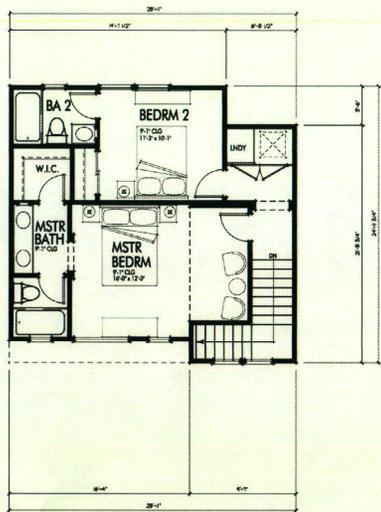


MAY 17, 2006

Project No.: 130.057

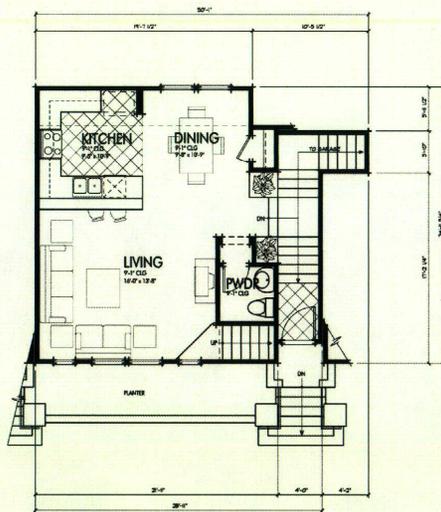
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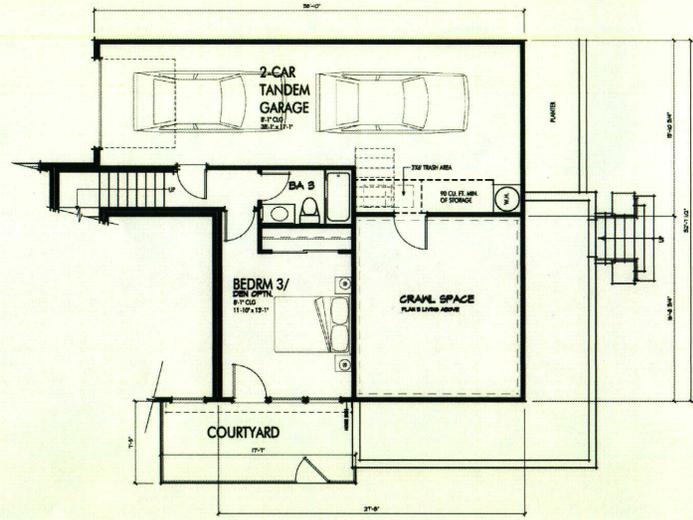
SECOND FLOOR PLAN

559 sq. ft.



FIRST FLOOR PLAN

602 sq. ft.



SITE/GARAGE FLOOR PLAN



323 sq. ft.
Total: 1484 sq. ft.
Garage: 494 sq. ft.

FLOOR PLANS
PLAN 1

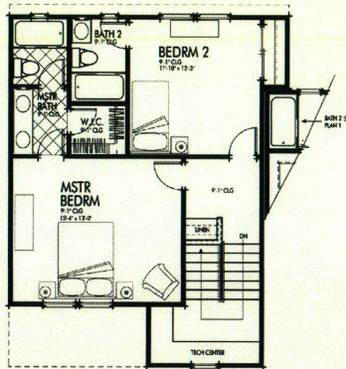


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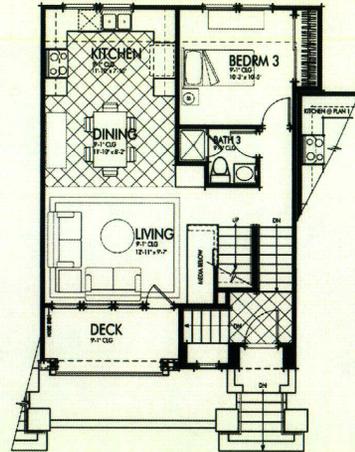
"B" STREET TOWNHOMES
CITATION HOMES

HAYWARD, CALIFORNIA



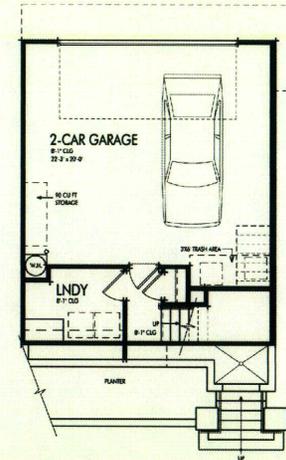
SECOND FLOOR PLAN

645 sq. ft.



FIRST FLOOR PLAN

665 sq. ft.



SITE/GARAGE FLOOR PLAN

115 sq. ft.

Total: 1425 sq. ft.
Garage: 484 sq. ft.



8-FLX

FLOOR PLANS
PLAN 2



MAY 17, 2004

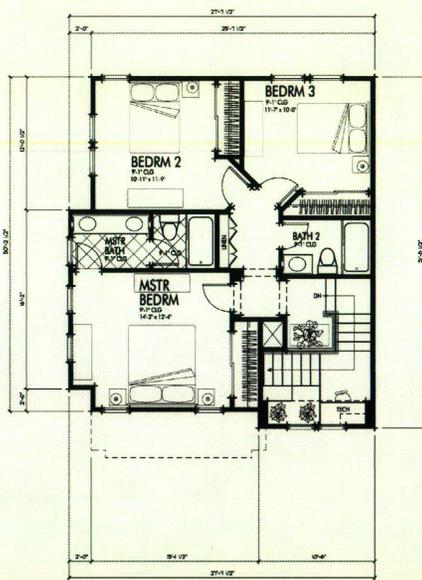
Project No.: 150.057

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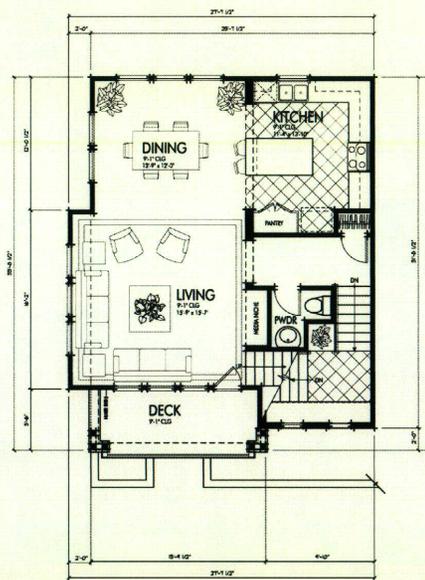
"B" STREET TOWNHOMES
CITATION HOMES

HAYWARD, CALIFORNIA



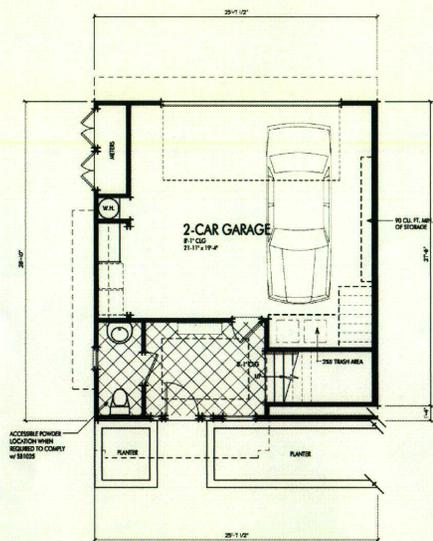
SECOND FLOOR PLAN

822 sq. ft.



FIRST FLOOR PLAN

784 sq. ft.

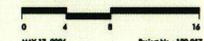


SITE/GARAGE FLOOR PLAN

142 sq. ft.
 Total: 1748 sq. ft.
 Garage: 529 sq. ft.



FLOOR PLANS
 PLAN 3



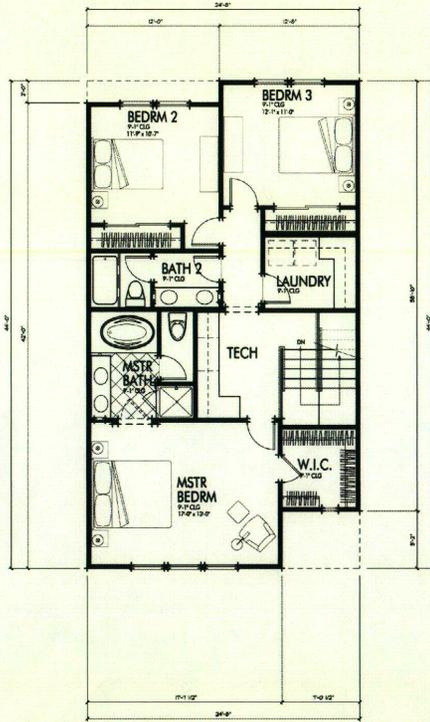
MAY 17, 2006 Project No.: 130.057

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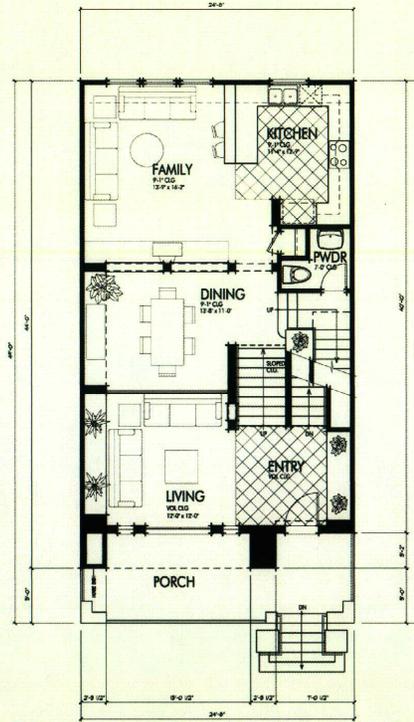
"B" STREET TOWNHOMES
 CITATION HOMES

HAYWARD, CALIFORNIA



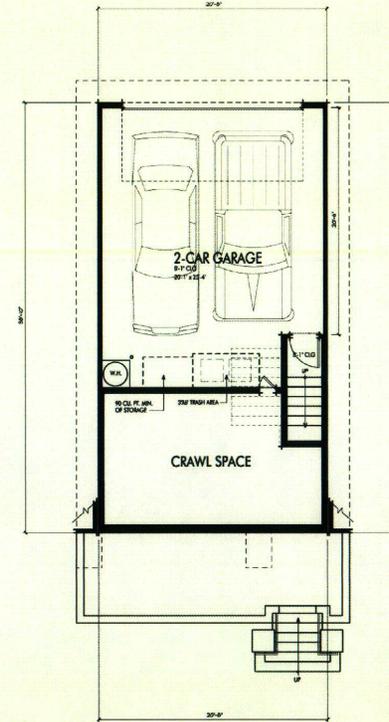
SECOND FLOOR PLAN

1025 sq. ft.



FIRST FLOOR PLAN

992 sq. ft.



SITE/GARAGE FLOOR PLAN



20 sq. ft.
Total: 2037 sq. ft.
Garage: 512 sq. ft.

FLOOR PLANS
PLAN 4

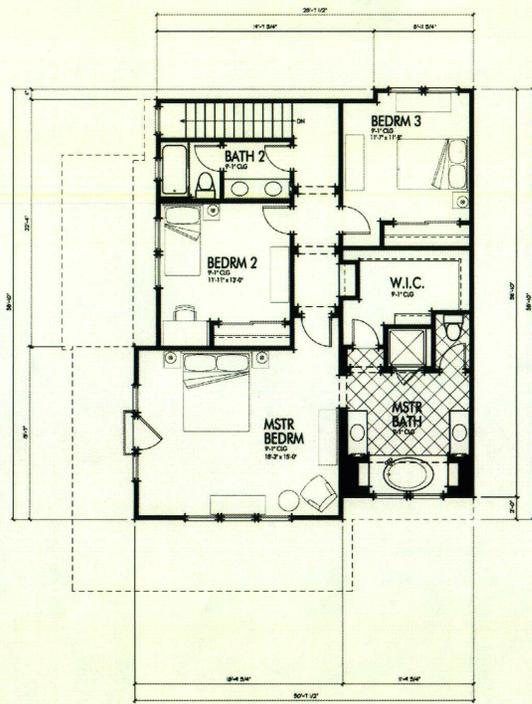


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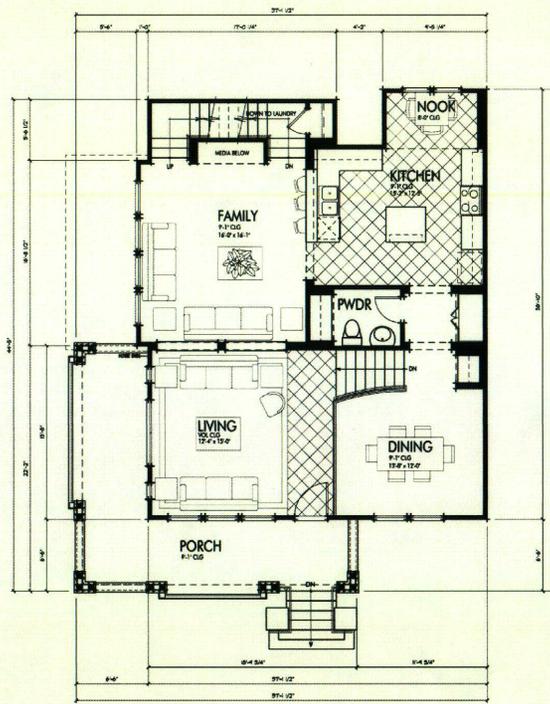
"B" STREET TOWNHOMES
CITATION HOMES

HAYWARD, CALIFORNIA



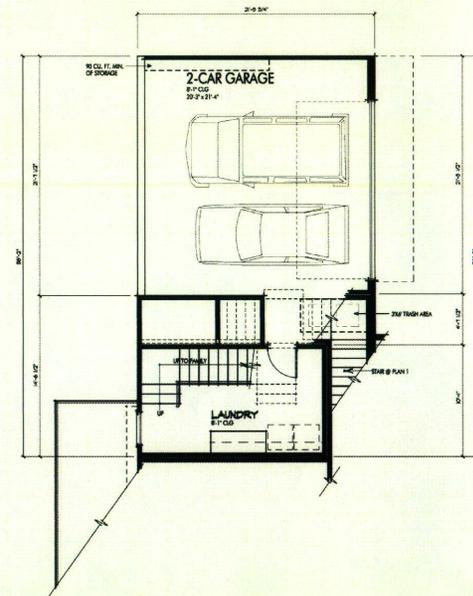
SECOND FLOOR PLAN

1101 sq. ft.



FIRST FLOOR PLAN

1109 sq. ft.



SITE/GARAGE FLOOR PLAN



172 sq. ft.
Total: 2382 sq. ft.
Garage: 447 sq. ft.

FLOOR PLANS
PLAN 5



MAY 17, 2004 Project No.: 130.057

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"B" STREET TOWNHOMES
CITATION HOMES

HAYWARD, CALIFORNIA