

CITY OF  
**HAYWARD**  
HEART OF THE BAY

**Hill Avenue Homes  
November 20, 2014  
Planning Commission Meeting**

Linda Ajello, AICP, Associate Planner  
Planning Division  
Development Services Department



# Hill Avenue Homes

*Location*



HAYWARD



# Hill Avenue Homes

## Site Photos

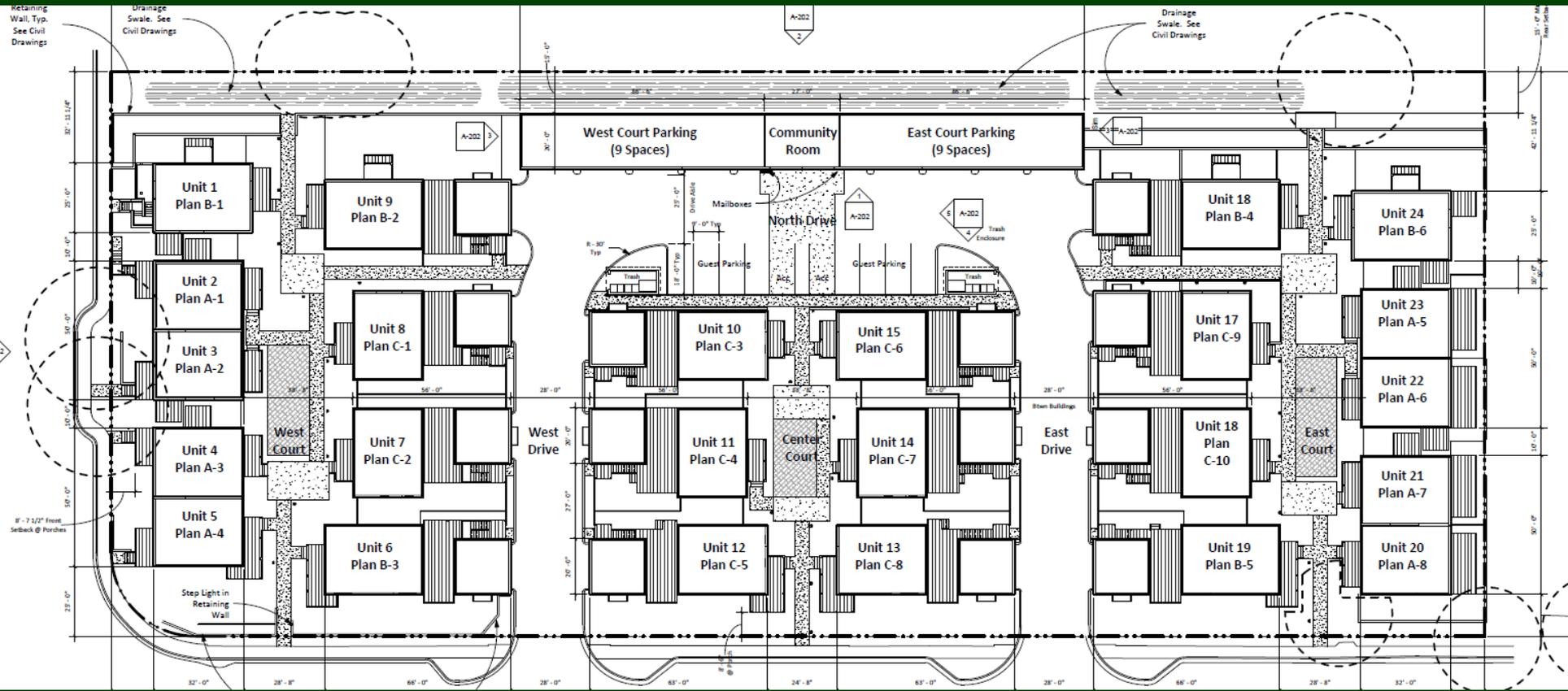


HAYWARD



# Hill Avenue Homes

# Site Plan





# Hill Avenue Homes

## Proposed Elevations



Type A Front Elevation  
1/8" = 1'-0"



2 Type A Hill Avenue Elevation  
1/8" = 1'-0"



Type A Rear Elevation  
1/8" = 1'-0"



4 Type A Side Elevation  
1/8" = 1'-0"



# Hill Avenue Homes

## Proposed Elevations



① Type B Front Elevation



② Type B Stair Side Elevation



Type B Rear Elevation  
1/8" = 1'-0"



④ Type B Porch Side Elevation  
1/8" = 1'-0"



# Hill Avenue Homes

## Proposed Elevations



1 Type C Front Elevation



2 Type C Right Side Elevation



C Garage Elevation



4 Type C Left Side Elevation



# Hill Avenue Homes

# Proposed Elevations



Templeton Street





Central Covered Garages and Community Room

Home Type	Number of Lots:	Minimum Number of On-Site Parking Spaces Required (total)	Total Spaces Proposed	Meets minimum requirements?
Single family homes with street parking	10	2 covered per dwelling unit (20)	20 (2-car garage for each unit)	Yes
Single family homes without street parking	14	2 covered per dwelling unit plus 2 uncovered spaces not blocking access to required covered parking (56)	28 (2-car garage for each unit) plus 10 uncovered on-site parking spaces	No (deficit of 18 uncovered spaces)

<sup>[1]</sup> Private open space may not include required front or street side yards, exceed a 3 percent slope, be less than 100 square feet in area, or have a dimension less than 10 feet.

<sup>[2]</sup> Group open space must be centrally located to all residents, cannot have a greater than 5 percent slope and not be less than 400 square feet in area.



Open Space Type	Minimum Amount Required	Amount of Conforming Open Space Provided	Meets Requirement?
Private Open Space	Total minus group open space (350-100 sq. ft.) per unit Total: 6,000 sq. ft.	7,300 sq. ft.	Yes
Group Open Space	100 sq. ft. of usable open space per dwelling unit Total: 2,400 sq. ft.	Central Group Open Space 10,400 sq. ft.	Yes
Total Open Space	350 sq. ft. of usable open space for each dwelling unit Total: 8,400 sq. ft.	17,700 sq. ft.	Yes

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<sup>2</sup> Group open space must be centrally located to all residents, cannot have a greater than 5 percent slope and not be less than 400 square feet in area.



# Revised Condition's of Approval #113(r):

4. The subdivider shall assume the defense of and shall pay on behalf of and hold harmless the City, its officers, employees, volunteers and agents from and against any or all loss, liability, expense, claim costs, suits and damages of every kind, nature and description directly or indirectly arising from the performance and action of this permit excluding any claims for gross negligence or willful misconduct of city or its officers or employees.

16. Mitigation Measure 3 (third bullet):

- Evaluate redesigning the pathway, wall, and patio locations (Unit 21) to provide at least 5' clearance from coast redwood #7.

~~64. Park Dedication In-Lieu Fees are required for all new dwelling units. Fees shall be those in effect at the time of issuance of the building permit.~~

(duplicative of COA#117)

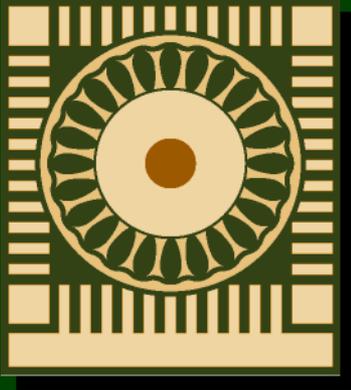
113(r): The HOA shall include provisions to allow homeowners who own and occupy units with the extra room over the garage to rent them out as “granny or in-law units” or as short-term rentals, such as “Air BNB”, in the event that such use is permitted by the City in the future.



Recommend that the Planning Commission:

1. Adopts the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program; and
1. Recommends approval to the City Council of the proposed project, including approval of a General Plan Amendment, Zone Change and Vesting Tentative Tract Map to build twenty-four (24) attached and single-family homes, subject to staff recommended Findings and Conditions of Approval, including revised COA's #4, 16, 64 and 113(r).





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