

CITY OF
HAYWARD
HEART OF THE BAY

Legacy Eden Shores

**Zone Change No. PL-2013-0304 and Vesting Tentative Tract Map
No. PL-2013-0306**

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



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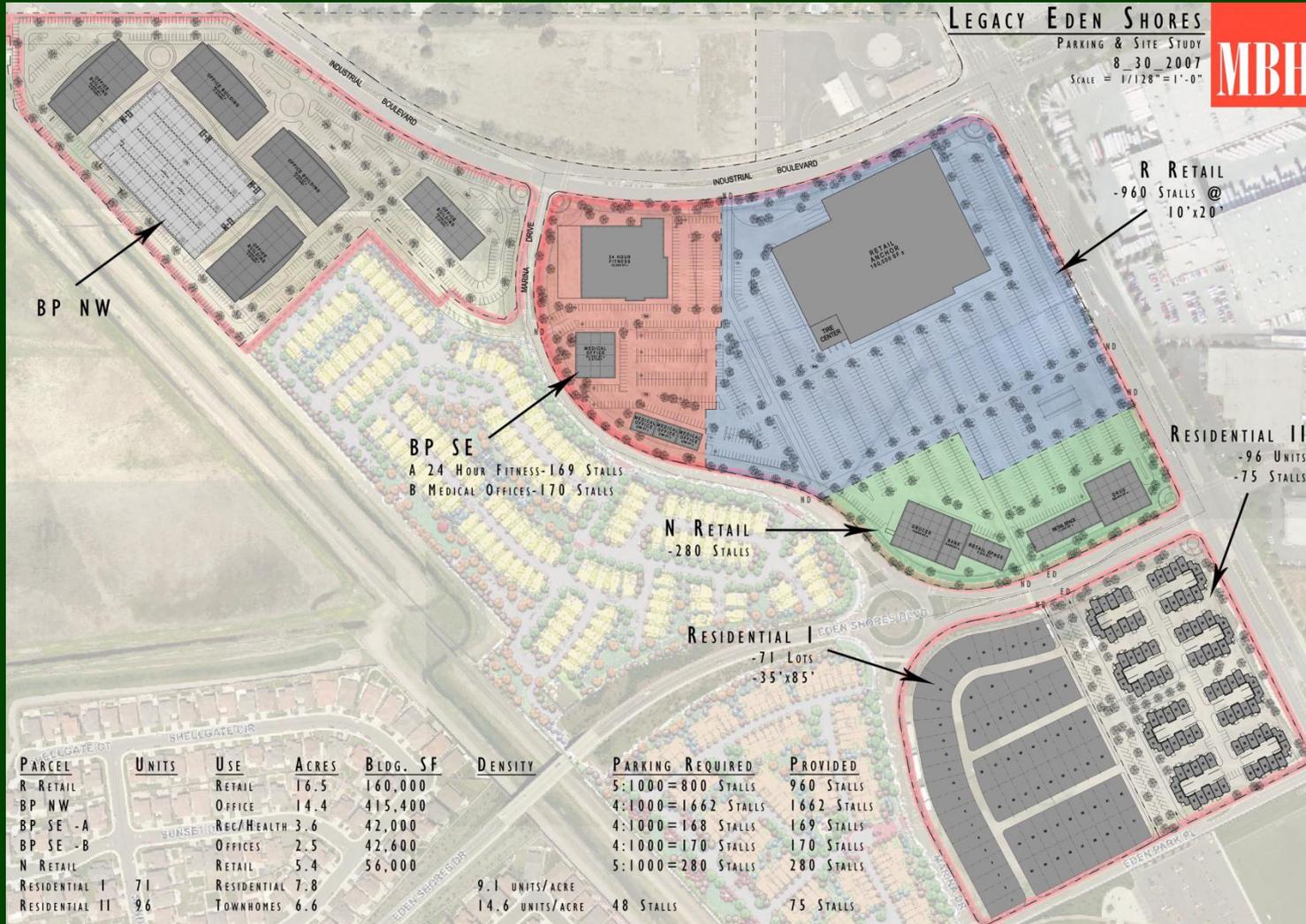
Location



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Zoning and Land Use

2007 Approved Conceptual Site Plan



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Zoning and Land Use

Existing Zoning:

- Medium Density Residential (RM)

Existing Land Use

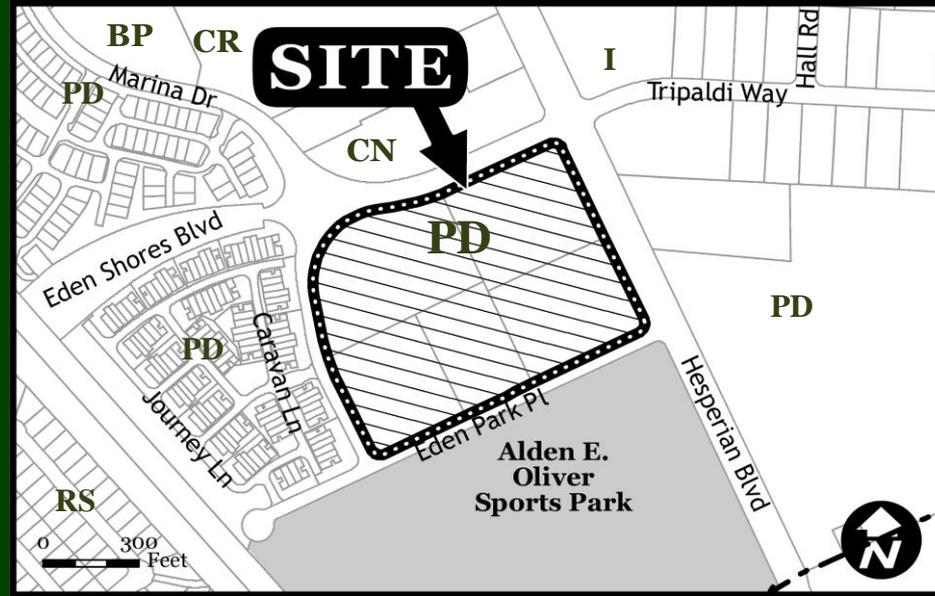
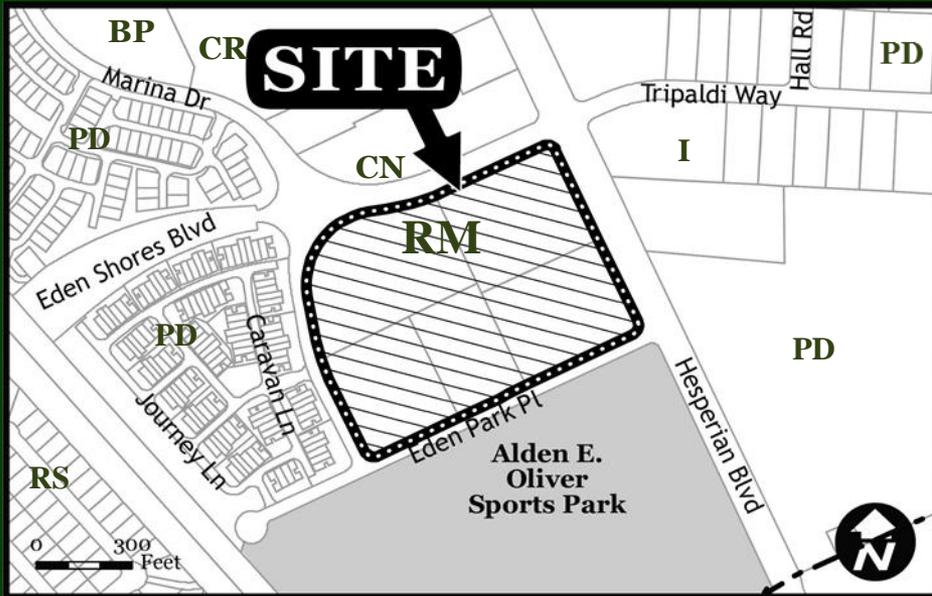
- Medium Density Residential

Proposed Zoning:

- Planned Development (PD)

Proposed Land Use

- Medium Density Residential



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Proposed Site/Phasing Plan



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Unit Breakdown

Unit Type (Number Proposed)	Number of Bedrooms	Number of Bathrooms	Floor Area (sq. ft.)	Other
Single Family Homes				
Plan 1 (25)	3	2.5	2,037	optional loft/ bedroom 4
Plan 2 (30)	4	3.0	2,158	Plus loft
Plan 2 Alternative (20)	4	3.0	2,191	Plus loft
Plan 3 (43)	4	3.0	2,378	optional loft/ bedroom 5



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Plan 1 - Proposed Elevations



ELEVATION '1A' - TRADITIONAL



ELEVATION '1B' - CRAFTSMAN



ELEVATION '1C' - COTTAGE

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Plan 2 - Proposed Elevations



ELEVATION '2A' - TRADITIONAL



ELEVATION '2B' - CRAFTSMAN



ELEVATION '2C' - COTTAGE



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Plan 2 Alt - Proposed Elevations



ELEVATION 'ALT. 2A' - TRADITIONAL



ELEVATION 'ALT. 2B' - CRAFTSMAN



ELEVATION 'ALT. 2C' - COTTAGE



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Plan 3 - Proposed Elevations



ELEVATION '3A' - TRADITIONAL



ELEVATION '3B' - CRAFTSMAN



ELEVATION '3C' - COTTAGE



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Open Space and Parking

Open Space	Private Open Space ¹	Group Open Space ²	Total Open Space
Minimum Required	None	11,800 sq. ft. (100 sq. ft. per unit)	41,300 sq. ft. (350 sq. ft. per unit)
Amount Proposed	31,312 sq. ft.	22,888 sq. ft.	54,200 sq. ft.
Excess (Deficient) Amount Provided	--	11,088 sq. ft.	+12,900 sq. sf.

Type of Housing	Required Number of Parking Spaces	Type of Parking Space	Number of Parking Spaces Provided	Number of Parking Spaces Deficient/Excess
118 Single Family units	236	Covered	236	0
	94	Uncovered	102	+8



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Site/Landscape Plan

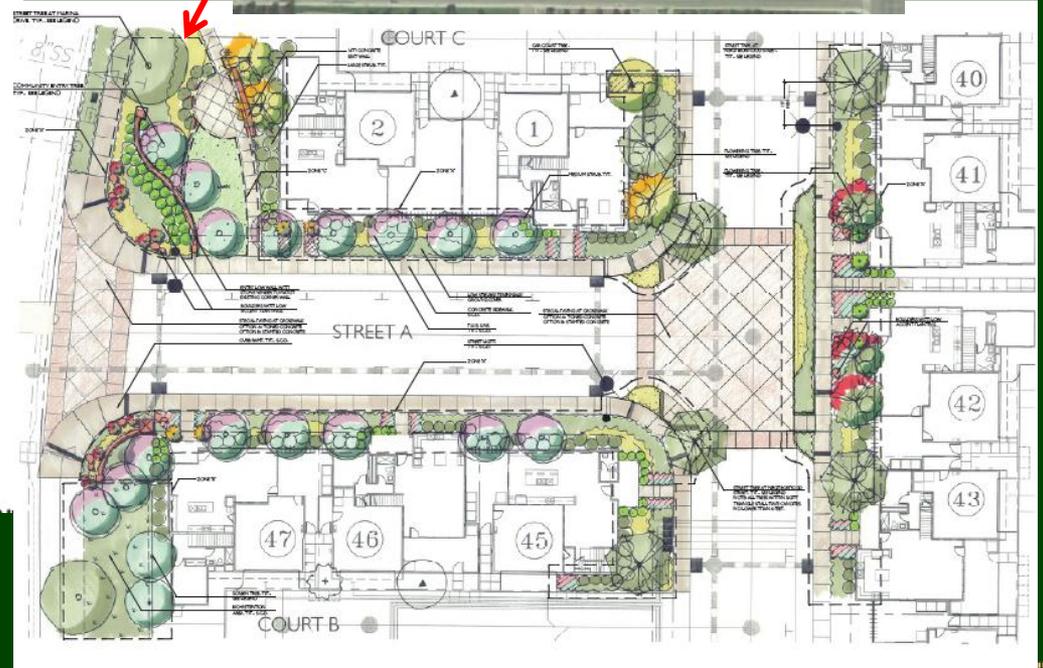
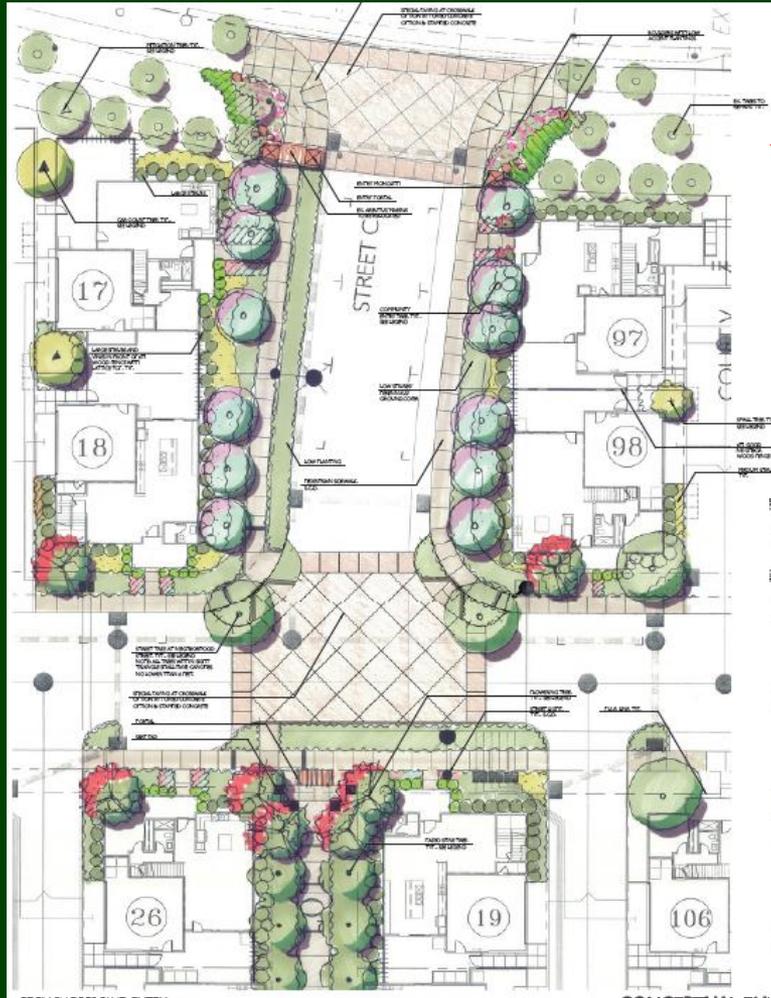


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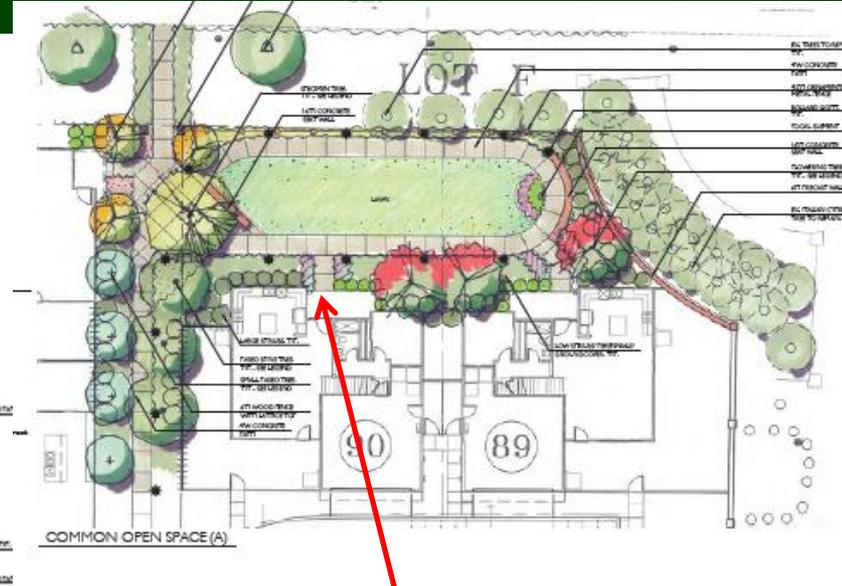
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Entry Landscape and Paving



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Common Open Space



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Code Requirements and Off-setting Project Amenities

Item:	Required by Code:	Proposed Average:	Meets Code?	Proposed Amenity:
Lot Size	2,500 sf	2,530 sf typical average. 23 lots > 3,000 sf; 16 lots < 2,500 sf	No (13.5% < 2,500 sf)	Upgraded landscaping by identifying pockets of buffer landscape areas and turning into pockets of small usable gather spaces for cluster of adjacent homes, including landscaped bulb-outs and paseos
Lot Coverage	40%	63%	No	Additional Common Open Space located throughout the development. Total 22,508 sf group open space. Total group and private required = 41,300 sf. Total proposed = 54,200 sf
Minimum Average Lot Width	60 feet	47'-0" to 52'-0"	No	Private open space in excess of required 100 sf per unit (100x 118 = 11,800 sf); average of 200 sf per unit (200 x 118 = 23,600 sf); total proposed 31,312 sf.
Front Yard Setback	20 feet	1'-6" to 11'-0"	No	Enhanced paving at development entrances bulb-outs
Rear Yard Setbacks	20 feet	5'-0"	No	Exceptional Design - Rear loaded garages and front entry on pedestrian paseos and excellent pedestrian circulation, including sidewalks on both sides of the street and internal pedestrian walkways/paseos leading from the public streets into the development and to the central common open space.

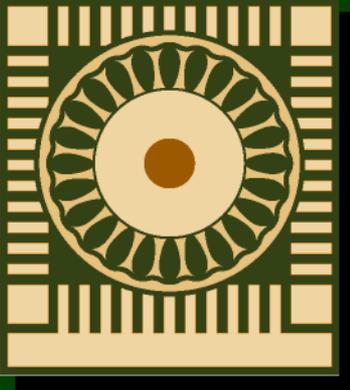


- Initial Study/Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program and Technical Memorandum adopted on October 23, 2007.
- No significant environmental impacts with mitigation measures.
- Decrease in units from previous analysis (118 vs. 167); thus findings and mitigation measures remain valid.

Planning Commission and Staff Recommend that City Council:

1. Approve a Resolution which relies on the previously adopted Mitigated Negative Declaration and MMRP;
2. Approve the Vesting Tentative Tract Map to build one hundred and eighteen (118) detached single-family homes; and
3. Introduce an Ordinance related to the Zone Change to a Planned Development District (PD), subject to the attached Findings and Conditions of Approval.





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