



PLN2021-00044 Site Development Review and Subdivision (Vesting Tentative Tract Map, TR-8607)

- New mixed-use multi-family:
 - 138 (previously 163) rental housing units,
 - 11,049 (previously 11,524) sq. ft. of indoor retail,
 - 983 (previously 660) sq. ft. of outdoor retail seating area, and
 - no proposed realignment of Via Mercado
- Demmon Partners, Terry Demmon & Mitch McKinzie
- *San Lorenzo Village Center Specific Plan* adopted July, 2004
- **CEQA:** Adoption of an Update to an Addendum to the Village Center Specific Plan EIR
- **Zoning District:** *San Lorenzo Village Center Specific Plan C-1*
- **Eden Area General Plan** land use designation of *San Lorenzo Village Center Specific Plan* Subareas 5B, 5C, and 5D (Residential Mixed-Use: residential permitted where part of the project includes commercial development)



Subject Property



- 6 parcels totaling 5.12 acres
- west side of Hesperian Blvd, S/W corner with Paseo Grande
- located in the San Lorenzo Village Center area
- to the north and east: commercial development
- to the east across from Hesperian Boulevard: located the **Lorenzo Theater**
- Via Mercado crosses the site running east/west
- to the south: existing single-family neighborhood
- Via Arriba ends at Paseo Grande; continues running south through residential neighborhood
- single-family residential neighborhood located west and south
- a vacant commercial parcel is located north
- further east beyond the commercial uses:
 - San Lorenzo Village Homes Assoc. building,
 - San Lorenzo Library, and
 - Eden Senior Housing (“Arbor at Hesperian”)



Project



CONCEPTUAL RENDERING: VIEW FROM CORNER OF HESPERIAN BLVD. AND PASEO GRANDE 1

- **mixed-use multi-family with 138 rental units**
(previous 163 rental units)
- **11,049 s.f. indoor commercial & 983 s.f. outdoor commercial**
(previous 11,524 s.f. indoor and 660 s.f. outdoor commercial)
- **six parcels totaling 5.12 acres**
gross density of 26.9 dwelling units per acre
- **entire project is three-story buildings**
(previous fourth story has been eliminated)
- **all surface parking**
(previous mechanical stacked parking inside podium garage has been eliminated)
- **278 parking spaces:**
 - 183 on-site exclusive for residential use
 - 30 on-site shared for residential & commercial use
 - 65 off-site (on-street) non-exclusive shared for residential & commercial uses*(previous 326 spaces configured as both on-site and off-site, and many of the spaces provided were to be shared with other land uses)*

Project Amenities



CONCEPTUAL RENDERING: VIEW FROM CORNER OF HESPERIAN BLVD. AND VIA MERCADO 1

- preserve the existing 1940s streetlights
- “Special Rent Programs”:
 - Current Teachers: 25% rent reduction and 50% deposit reduction for 7 units (5% of all units)
 - Military, Police, and Fire personnel: \$100 rent reduction and 50% deposit reduction for 14 units (10% of all units)
- AC Transit’s EasyPass program to residents and employees during the lifetime of the project or for 30 years
- repair the **Lorenzo Theater** marquee including physical, electrical, and painting repairs for up to \$300,000
- plaque, bench, or other memorial/remembrance amenity for the Mervyn’s Store site to be located in close proximity to the old Mervyn’s location on Via Arriba.
- proposed dog park at the northwest corner of the project to be open to the public



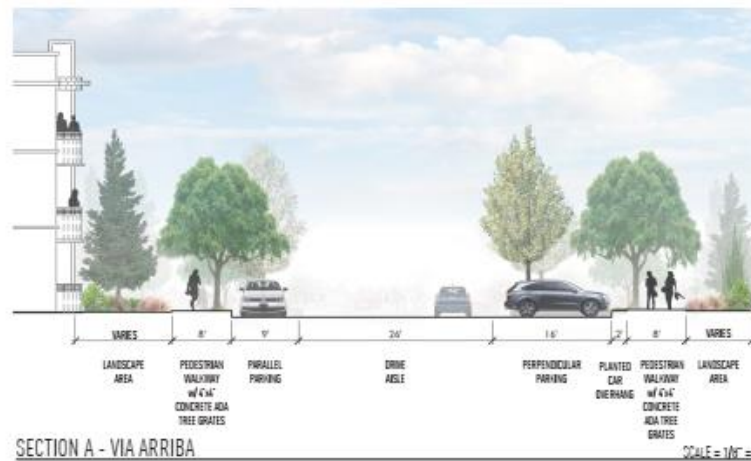
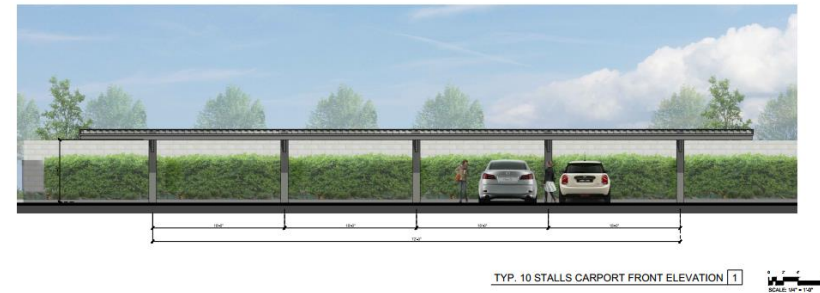
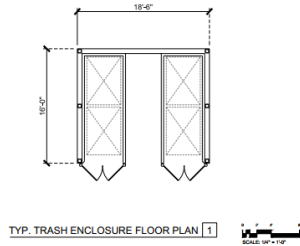
VILLAGE GREEN - PROJECT COMPARISON MATRIX

FEATURES / IMPACTS / AMENITIES / ETC	PROJECT RE-PROPOSED	PROJECT RE-PROPOSED DETAILS	PROJECT AS ENTITLED	PROJECT AS ENTITLED DETAILS
Project Size & Scope	111,695	Residential Sqft	153,923	Residential Sqft
Unit Count	138	Reduced by 15.3%	163	Meets all Specific Plan Requirements
Unit Density	26.9 DU/AC	Slightly Reduced Density	31.8 DU/AC	Meets all Specific Plan Requirements
Retail Sqft	✓	Commercial Sqft Virtually Unchanged	✓	11,500 sqft
Parking	278	Reduced by 14.5%	326	Meets all Specific Plan Parking Goals & Requirements
Stacked Parking	✓	Eliminated Need for Mechanically Stacked Parking	✗	27 Tandem Garage Stackers
Number of Floor Plans	★★★	Simplified Floor Plans	★★★★	4 Main Plans, plus special locations
Open Space	✓	Exceeds Requirements	✓	Exceeds Requirements
Pool/Spa Amenity	✓	Yes	✓	Yes
Rooftop Terrace	✓	Yes	✓	Yes
Public Dog Park	✓	Yes	✓	Yes
Reduced Rates for Teachers	✓	Similar Program to be Implemented	✓	Program was for 5% of Apts (8-units) at 25% off
Reduced Rates for First Responders & Military	✓	Similar Program to be Implemented	✓	Program was for 10% of Apts (16-units) at \$100 off per month



VILLAGE GREEN - PROJECT COMPARISON MATRIX

FEATURES / IMPACTS / AMENITIES / ETC	PROJECT RE-PROPOSED	PROJECT RE-PROPOSED DETAILS	PROJECT AS ENTITLED	PROJECT AS ENTITLED DETAILS
Impacts				
Traffic	●	Significant Reduction in Traffic Volume	●	Meets all Traffic Requirements
Resident Bus Passes	✓	Similar Program to be Implemented	✓	Yearly AC Transit Passes Provided to Residents and Some Employees
Environmental	✓	Significant Reduction in Overall Environmental Impact	✓	Meets all Specific Plan & CEQA Requirements
Key Site Design Elements				
Public Road Reconfiguration	✓	Public Roads Remain, Only Modified for Similar Street Parking Scheme	!	Project Requires Relocation of Via Mercado
Subdivision / Tract Map	✓	Similar Subdivision and Tract Map Documents as per Prior Entitlement	✓	Project has approved Tentative Tract Map for the Creation of Residential & Commercial Units, as well as Relocate Public Right of Way
Site Complication	✓	Lower Space Constraints = Easier PWA Concept Review	!	Project was Subject To Extensive PWA Review (Engineered Construction Doc Level)
Art Deco Design Elements	✓	Similar Design Elements to be Implemented	✓	Meets Goals of Council and Specific Plan



Public Comments

Concern with:

- the high density (26.9 du/ac)
- lack of parking (278 parking spots)
- rental housing units (market-rate rental housing)
- security at the private driveways and noise from the garbage enclosures
- amount of commercial (11,049 s.f. indoor, 983 s.f. outdoor)
- size of the buildings (3 and 2-story buildings)

Support for:

- provision of much needed housing
- revitalization of "downtown San Lorenzo"
- fill in the vacant parcels
- Hesperian is well suited for the additional traffic
- Multi-modal transportation options



PARKING PROVIDED (REFER TO PARKING DEMAND STUDY FOR REQUIRED PARKING ANALYSIS AND SHARED PARKING METHODOLOGY)		TOTAL
PARKING TYPE		
OFF-SITE: STREET PARKING (*NON-EXCLUSIVE RESIDENTIAL AND COMMERCIAL)³		
STANDARD STALLS		39
PARALLEL STALLS		24
STD. ACCESSIBLE STALLS		1
VAN ACCESSIBLE STALLS		1
	<i>SUBTOTAL</i>	65
ON-SITE: PARKING (*NON-EXCLUSIVE RESIDENTIAL AND COMMERCIAL)⁴		
STANDARD STALLS		26
STD. ACCESSIBLE STALLS		3
VAN ACCESSIBLE STALLS		1
	<i>SUBTOTAL</i>	30
ON SITE: GARAGE PARKING (EXCLUSIVELY RESIDENTIAL)		
PRIVATE GARAGE STALLS		55
VAN ACCESSIBLE STALLS		1
	<i>SUBTOTAL</i>	56
ON SITE: RESIDENTIAL PARKING (EXCLUSIVELY RESIDENTIAL)		
STANDARD UNCOVERED		45
STANDARD COVERED		64
TANDEM STALLS		15
STANDARD ACCESSIBLE STALLS		3
	<i>SUBTOTAL</i>	127
TOTAL PARKING PROVIDED		278

Parking

PARKING REQUIRED			
	REQUIRED RATIO ¹	NO OF UNITS	STALLS REQUIRED
RESIDENT	2 STALL PER DWELLING UNIT	138	276
COMMERCIAL	REFER TO PARKING DEMAND STUDY FOR REQUIRED PARKING ANALYSIS AND SHARED PARKING METHODOLOGY		
TOTAL PARKING REQUIRED			276

¹ AS STATED IN THE SPECIFIC PLAN, THE PARKING REQUIREMENT IS 2 STALLS PER DWELLING UNIT OR AS DETERMINED BY A PARKING DEMAND STUDY, WHICH EVER IS GREATER. REFER TO PARKING DEMAND STUDY FOR REQUIRED PARKING ANALYSIS AND SHARED METHODOLOGY.

² COMPACT STALLS ARE ALLOWED UP TO 25% OF TOTAL PARKING PROVIDED. 74 COMPACT STALLS ARE PROPOSED WHICH IS 23% OF THE TOTAL PARKING AND WITHIN THE REQUIRED LIMITS.

³ STREET PARKING IS NON-EXCLUSIVE* AND SERVES BOTH COMMERCIAL AND RESIDENTIAL USES.

⁴ SOME ON-SITE PARKING IS NON-EXCLUSIVE AND SERVES BOTH RESIDENTIAL AND COMMERCIAL USES.

*NON-EXCLUSIVE PARKING IS PROVIDED IN RESPONSE TO THE CIRCULATION GOALS SET FORTH IN THE SAN LORENZO VILLAGE CENTER SPECIFIC PLAN STATING, "5-C: PROVIDE SHARED-USE (NON-EXCLUSIVE) PARKING AREAS THAT CAN SERVE A VARIETY OF USERS DURING DIFFERENT TIMES OF THE DAY."



Approval Process

Per the Alameda County Subdivision Ordinance, the *San Lorenzo Village Center Specific Plan*, and the Zoning Ordinance:

- the Planning Commission is responsible for decisions on:
 - Vesting Tentative Tract Map subdivisions such as this project
 - Site Development Reviews within the *Specific Plan* area such as the second component of this project



Conclusion and Recommendation to the Eden MAC

- The Modified Project is substantially similar to the Approved Project and remains a positive addition to the San Lorenzo Village Center area.
- Staff believes the project should be allowed to continue with the approval process in its modified state.
- Staff recommends that the Eden Area Municipal Advisory Council **recommend approval to the Planning Commission** of:
 - Vesting Tentative Tract Map subdivision and
 - Site Development Review

Questions and Contact Information

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