
2.0 PROJECT DESCRIPTION

This section describes the proposed Lincoln Landing (project), which consists of the demolition of two existing buildings and the development of 80,500 square feet of retail uses and 476 apartment units. This section includes a depiction of the location of the project site, both regionally and locally, and a description of the project site's existing conditions. The objectives sought by the project applicant and a detailed list of the approvals required to implement the project are also included. This project description has been prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15124.

2.1 PROJECT LOCATION AND SETTING

The project site is located at 22301 Foothill Boulevard in Hayward. The 11.3-acre site (Assessor's Parcel Numbers [APN] 428-0026-068-01 and 428-0026-067-03) is located immediately west of Foothill Boulevard, south of Hazel Avenue, east of San Lorenzo Creek, and north of City Center Drive (**Figure 2.0-1**). The site contains an approximately 335,000-square-foot office building at 22301 Foothill Boulevard, most recently occupied by Mervyns, an approximately 5,310-square-foot commercial building at 1155 Hazel Avenue, and a four-story parking garage. The office building and commercial building are proposed for demolition to accommodate the project, but the parking garage would remain.

SURROUNDING LAND USES

The project site is surrounded on all sides by existing urban development. The proposed development would occur on almost the entire block except for the northeastern corner which is an automotive service station and which is slated to remain in place. Northwest of the project site, at the corner of Foothill Boulevard and Hazel Avenue, is a small commercial center and associated parking lot. The remaining area northwest of the site is developed as a mix of single-family and multi-family residential uses. Immediately north of the project site is an automotive service station. The area northeast of the project site is developed as a large commercial center anchored by a Safeway grocery store, a multi-story office building, and the Centennial Hall Building and associated parking garage. The area south and southeast of the project site is developed with various commercial, retail, and institutional uses and Downtown Hayward beyond. Immediately west of the site is San Lorenzo Creek, with a mix of single-family and multi-family residential and community uses located beyond.

EXISTING GENERAL PLAN LAND USE DESIGNATIONS AND ZONING

The project site is designated Central City-Retail and Office Commercial (CC-ROC) in the Hayward General Plan. The CC-ROC designation generally applies to downtown Hayward. The General Plan notes that typical building types include storefront commercial buildings and mixed-use buildings that contain commercial uses on the ground floor and residential units or office space on upper floors. The existing zoning for the site is Central City- Commercial (CC-C). The purpose of the CC-C district is to establish a mix of business and other activities to enhance the economic vitality of the downtown area. The proposed development would be consistent with the existing General Plan land use designation and zoning for the project site.

2.2 PROJECT OBJECTIVES

The objectives of the proposed project are to:

2.0 PROJECT DESCRIPTION

- Create a high-quality, regionally significant development that enhances the project site and aids in the revitalization of downtown Hayward by creating a project that is socially vibrant and economically viable.
- Provide development of high-quality retail, commercial, and residential uses that are consistent with existing General Plan land use designations and densities envisioned on the project site.
- Foster economic, employment, and residential opportunities in Hayward through the revitalization of a currently vacant, underutilized property.
- Create a mixed-use development that provides a combination of retail and residential uses to serve a wide range of users in close proximity to BART, Amtrak, and downtown Hayward.
- Create a development that is financially feasible and that will contribute to Hayward's economic base without negatively affecting existing City resources.
- Create a regional destination that will enhance Hayward's reputation in the larger Bay Area and signal increased investment and opportunities in the city.
- Create a development that is consistent with and promotes the City's Economic Development Strategic Plan, which identified this property as a key retail and catalyst site as appropriate for a large-scale mixed use development.

2.3 PROJECT CHARACTERISTICS

The project applicant is seeking a Site Plan Review and Parcel Map for the development of a large-scale mixed-use development consisting of 476 multi-family residential units above 80,500 square feet of commercial uses with a combination of surface and structured parking (**Appendix PLANS**). The existing 335,000-square-foot office building and 5,310-square-foot commercial building would be demolished to accommodate the project. The existing four-story 579-stall parking structure located at the southwestern corner of the site would be retained and rehabilitated to provide parking for the proposed development.

The 11.3-acre project site would be subdivided into four parcels as shown on the proposed tentative subdivision map (**Figure 2.0-2**) and summarized in **Table 2.0-1**. The buildings on the site would be divided into two separate residential towers on the northern and southern portions of the site, joined by a central smaller-scale commercial structure with no residential development above (**Figures 2.0-3** and **2.0-4**).

TABLE 2.0-1
LAND USE SUMMARY

Parcel	Acreage	Residential Units	Commercial Square Footage	Parking
1	0.6 acres	—	6,500	30
2	2.4 acres	209	—	284
3	3.4 acres	—	50,000	126
4	4.9 acres	267	24,000	740
Total	11.3 acres	476	80,500	1,180

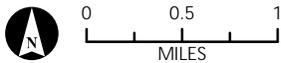
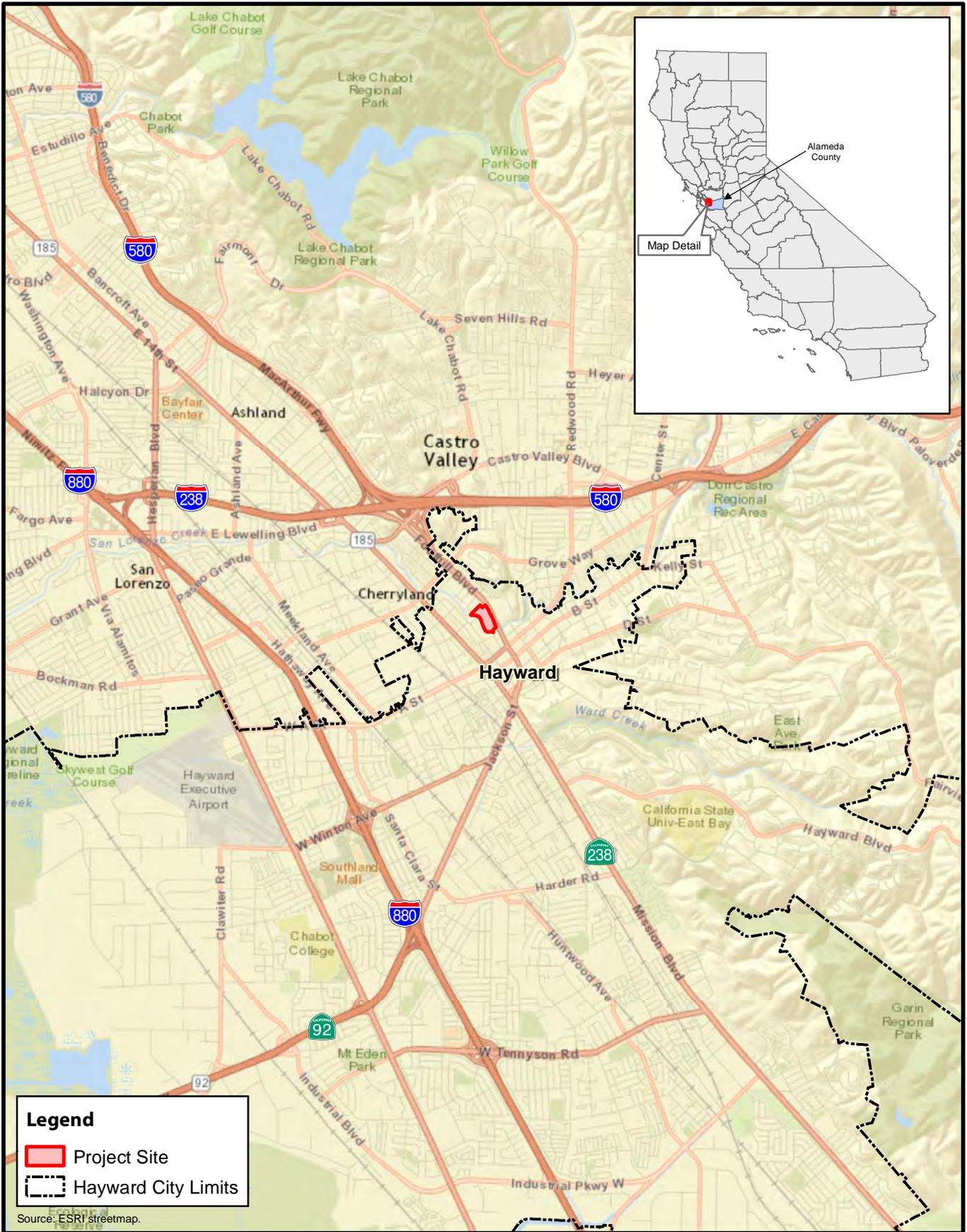


FIGURE 2.0-1
Project Location

WE, THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, AGREE TO THE FILING OF SAID MAP AND TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.

BY: _____ DATE: _____

WE, MACDONALD & SOMMER, A CALIFORNIA GENERAL PARTNERSHIP, EDWIN SOMMER LLC, A CALIFORNIA LLC, G.A.R. CORP., A CALIFORNIA CORPORATION, AGREE TO THE FILING OF SAID MAP AND TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.

BY: _____ DATE: _____

I, RYAN HANSEN, CERTIFY THAT THIS TENTATIVE MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT COMPLIES WITH THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT.

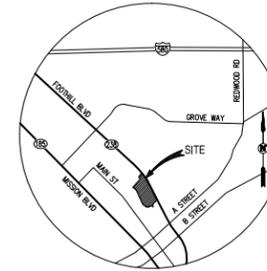
BY: RYAN HANSEN, RCE #80557 DATE: _____

A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY MEN M. VO ENTITLED PROPOSED BUILDING 22301 FOOTHILL BOULEVARD HAYWARD, CALIFORNIA GEOTECHNICAL INVESTIGATION DATED OCTOBER 3, 2014, WHICH HAS BEEN FILED WITH THE CITY OF HAYWARD.

BY: _____ DATE: _____

VESTING TENTATIVE MAP FOR PARCEL AND CONDOMINIUM PURPOSES LINCOLN LANDING

TRACT 8129
CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



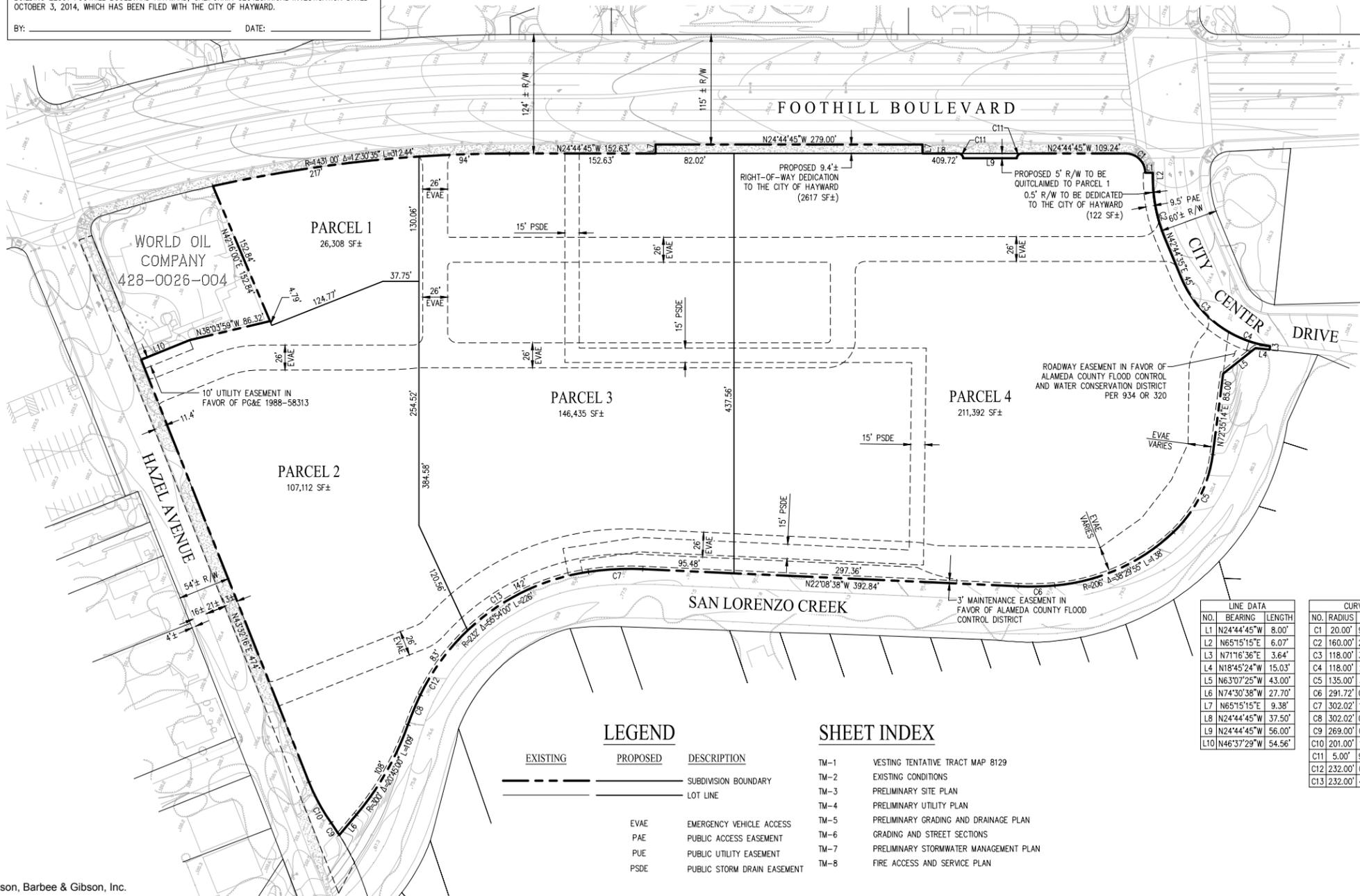
VICINITY MAP
NOT TO SCALE

CONTACTS:

- OWNER (PARCEL 1): 22301 FOOTHILL HAYWARD, LLC. C/O CHAVEZ MANAGEMENT GROUP 1860 EL CAMINO REAL, STE 250 BURLINGAME, CA 94010 ATTN: DR. MARCO CHAVEZ
- OWNER (PARCEL 2): MDS REALTY II, LLC. C/O KLAFF REALTY, LP 122 SOUTH MICHIGAN AVENUE, STE 1000 CHICAGO, IL 60603 ATTN: LESLIE MARSHAL
- APPLICANT: DOLLINGER PROPERTIES 555 TWIN DOLPHIN DRIVE, SUITE 600 REDWOOD CITY, CA 94065 PHONE: 650-508-8666 ATTN: SCOTT ATHEARN
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC. 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583 PHONE: 925-866-0322 ATTN: RYAN HANSEN REGISTRATION #80557
- GEOTECHNICAL ENGINEER: SILICON VALLEY SOIL ENGINEERING 2391 ZANKER ROAD, SUITE 350 SAN JOSE, CALIFORNIA PHONE: ON REQUEST ATTN: VEN M. VO REGISTRATION #32296

GENERAL NOTES:

- BENCHMARK: CITY OF HAYWARD BENCHMARK - PLATE MONUMENT AT THE CENTERLINE INTERSECTION OF CITY CENTER DRIVE AND FOOTHILL BOULEVARD. EL: 118.45 (NGVD 29)
- BASIS OR BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS IN FOOTHILL BOULEVARD AS SHOWN HEREON. THE BEARING BEING N24°44'45"W PER PARCEL MAP 9058 (292 MAPS 77).
- SITE ADDRESS: 22301 FOOTHILL BOULEVARD, HAYWARD, CA.
- A.P.N.: 428-0026-067-03 & 428-0026-068-01
- SITE AREA: GROSS: 11.33± AC (NET 11.27± AC)
- EXISTING/PROPOSED ZONING: CENTRAL CITY - COMMERCIAL CC
- EXISTING LAND USE: VACANT OFFICE BUILDING
- PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL & COMMERCIAL
- RESIDENTIAL UNITS: APARTMENTS: 476 UNITS
- DENSITY: 43 DU/ACRE
- SEWER: ORO LOMA SERVICES DISTRICT
- STORM DRAIN: CITY OF HAYWARD
- WATER: EAST BAY MUNICIPAL UTILITIES DISTRICT
- GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
- TELEPHONE: TBD
- CABLE TV: TBD
- FLOOD ZONE: LOMA DETERMINATION - 5/5/12, CASE NO.:12-09-1833A THE SITE IS IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. COMMUNITY PANEL NO: 06001C 0287 G DATED AUGUST 3, 2009
- EXISTING STRUCTURES: ALL EXISTING BUILDINGS ON-SITE, EXCEPT PARKING STRUCTURE, ARE TO BE REMOVED.
- CONTOURS: EXISTING CONTOUR INTERVAL: 1 FOOT
- GRADING: PROPOSED GRADING AS SHOWN IS PRELIMINARY. FINISHED GRADING IS SUBJECT TO FINAL DESIGN.
- HOA'S: A HOMEOWNER ASSOCIATION WILL BE FORMED TO OWN AND MAINTAIN PRIVATE STREETS, DRIVE AISLES, PRIVATE UTILITIES, STORM DRAINAGE FACILITIES AND LANDSCAPE.
- WALLS: ALL WALLS ARE TO BE PRIVATELY MAINTAINED BY THE HOA.
- DIMENSIONS: DIMENSIONS AS SHOWN ARE PRELIMINARY AND SUBJECT TO THE FINAL MAP.
- FINAL MAP: THIS PROJECT MAY BE PHASED. THE SUBDIVIDER RESERVES THE RIGHT TO RECORD MULTIPLE FINAL MAPS ON THE LANDS SHOWN ON THIS VESTING TENTATIVE MAP IN ACCORDANCE WITH ARTICLE A SECTION 66.456.1 OF THE SUBDIVISION ACT.
- CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4290 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.
- EASEMENTS: THE REAL PROPERTY DESCRIBED AS PARCELS 1-4 WILL BE SUBJECT TO EASEMENT DEDICATIONS FOR PRIVATE PURPOSES TO BE ESTABLISHED BY SEPARATE INSTRUMENT AND RECORDED SUBSTANTIALLY CONCURRENTLY WITH THE FINAL MAP.
- PARCELS/CONDOMINIUM UNITS: THIS VESTING TENTATIVE MAP IS FOR THE CREATION OF PARCELS AND CONDOMINIUM UNITS AS SPECIFIED IN THE PARCEL CONDOMINIUM UNIT SUMMARY TABLE.



LINE DATA			CURVE DATA			
NO.	BEARING	LENGTH	NO.	RADIUS	DELTA	LENGTH
L1	N24°44'45"W	8.00'	C1	20.00'	90°00'00"	31.42'
L2	N65°15'15"E	6.07'	C2	160.00'	22°30'40"	62.86'
L3	N71°16'36"E	3.64'	C3	118.00'	37°46'53"	77.81'
L4	N18°45'24"W	15.03'	C4	118.00'	21°53'17"	45.08'
L5	N63°07'25"W	43.00'	C5	135.00'	39°16'13"	92.53'
L6	N74°30'38"W	27.70'	C6	291.72'	07°30'00"	38.19'
L7	N65°15'15"E	9.38'	C7	302.02'	10°48'00"	56.93'
L8	N24°44'45"W	37.50'	C8	302.02'	06°25'00"	33.82'
L9	N24°44'45"W	56.00'	C9	269.00'	03°15'37"	15.31'
L10	N46°37'29"W	54.56'	C10	201.00'	13°47'51"	48.40'
			C11	5.00'	90°00'00"	7.85'
			C12	232.00'	06°12'34"	25.14'
			C13	232.00'	49°41'26"	201.21'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	LOT LINE
---	---	EMERGENCY VEHICLE ACCESS
---	---	PUBLIC ACCESS EASEMENT
---	---	PUBLIC UTILITY EASEMENT
---	---	PUBLIC STORM DRAIN EASEMENT

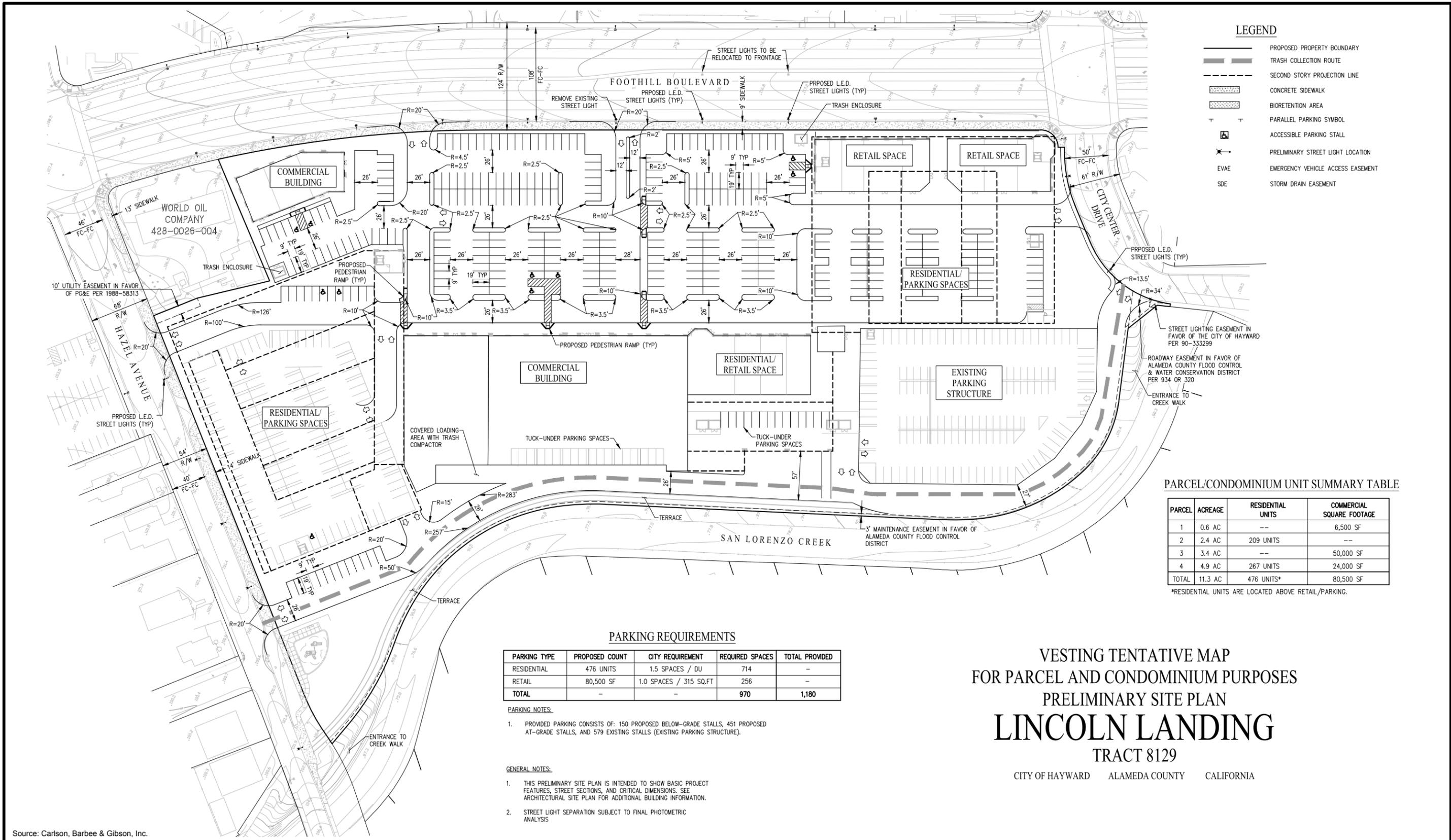
SHEET INDEX

TM-1	VESTING TENTATIVE TRACT MAP 8129
TM-2	EXISTING CONDITIONS
TM-3	PRELIMINARY SITE PLAN
TM-4	PRELIMINARY UTILITY PLAN
TM-5	PRELIMINARY GRADING AND DRAINAGE PLAN
TM-6	GRADING AND STREET SECTIONS
TM-7	PRELIMINARY STORMWATER MANAGEMENT PLAN
TM-8	FIRE ACCESS AND SERVICE PLAN

Source: Carlson, Barbee & Gibson, Inc.



FIGURE 2.0-2
Project Tentative Subdivision Map



LEGEND

- PROPOSED PROPERTY BOUNDARY
- TRASH COLLECTION ROUTE
- - - SECOND STORY PROJECTION LINE
- ▨ CONCRETE SIDEWALK
- ▨ BIORETENTION AREA
- ⊥ PARALLEL PARKING SYMBOL
- ♿ ACCESSIBLE PARKING STALL
- ⊙ PRELIMINARY STREET LIGHT LOCATION
- ⊙ EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- ⊙ SDE STORM DRAIN EASEMENT

PARCEL/CONDOMINIUM UNIT SUMMARY TABLE

PARCEL	ACREAGE	RESIDENTIAL UNITS	COMMERCIAL SQUARE FOOTAGE
1	0.6 AC	--	6,500 SF
2	2.4 AC	209 UNITS	--
3	3.4 AC	--	50,000 SF
4	4.9 AC	267 UNITS	24,000 SF
TOTAL	11.3 AC	476 UNITS*	80,500 SF

*RESIDENTIAL UNITS ARE LOCATED ABOVE RETAIL/PARKING.

PARKING REQUIREMENTS

PARKING TYPE	PROPOSED COUNT	CITY REQUIREMENT	REQUIRED SPACES	TOTAL PROVIDED
RESIDENTIAL	476 UNITS	1.5 SPACES / DU	714	-
RETAIL	80,500 SF	1.0 SPACES / 315 SQ.FT	256	-
TOTAL	-	-	970	1,180

PARKING NOTES:
 1. PROVIDED PARKING CONSISTS OF: 150 PROPOSED BELOW-GRADE STALLS, 451 PROPOSED AT-GRADE STALLS, AND 579 EXISTING STALLS (EXISTING PARKING STRUCTURE).

GENERAL NOTES:
 1. THIS PRELIMINARY SITE PLAN IS INTENDED TO SHOW BASIC PROJECT FEATURES, STREET SECTIONS, AND CRITICAL DIMENSIONS. SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL BUILDING INFORMATION.
 2. STREET LIGHT SEPARATION SUBJECT TO FINAL PHOTOMETRIC ANALYSIS

VESTING TENTATIVE MAP
 FOR PARCEL AND CONDOMINIUM PURPOSES
 PRELIMINARY SITE PLAN
LINCOLN LANDING
 TRACT 8129
 CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

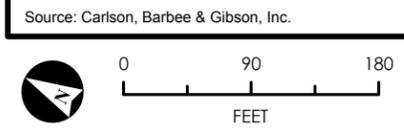


FIGURE 2.0-3
Proposed Site Plan



Source: Johnson Lyman Architects



Not To Scale

FIGURE 2.0-4
Development Plan, View from Southwest

RESIDENTIAL DEVELOPMENT

The southern residential tower would be located along City Center Drive. The tower would be anchored by ground-floor commercial uses intended to continue the commercial development pattern just south of the development along Foothill Boulevard. The tower would be six stories (89 feet at the tallest point), consisting of five stories of residential (total of 267 residential units) above ground-floor commercial uses and structured parking. The tower would run along the northern property line from Foothill Boulevard to the existing parking garage at the southwestern corner of the site. Parking for the residential units would be located in the existing parking garage on the southwest corner of the site and the access to the residential tower would be from a residential lobby between the existing garage and proposed residential structures. The proposed residential parking ratio for the southern tower would be approximately 2.2 parking spaces per unit (579 parking spaces in existing structure for 267 residential units).

The northern residential tower would be located along Hazel Avenue. The tower would be composed of six stories of development, with two stories of ground-floor parking to serve the residents of the tower and four stories of residential development above (total of 209 residential units). The proposed project would be 86 feet at its highest point. Along Hazel Avenue, the development includes step backs to minimize the bulk of the development along the roadway. The proposed tower steps back from the northern property line along Hazel Avenue in order to reduce the massing along that frontage. Specifically, the parking structure portion of the building would be 34 feet in height and set back 10 feet from the property line and the two residential floors above the two floors of parking would be set back an additional 8 feet for a total building height of 54 feet at 18 feet from the property line. Although the building would reach 86 feet in height at the tallest point, the portion of the building at that tallest height would be set back 41 feet from the north property line at Hazel Avenue toward the interior of the site. The proposed residential parking ratio for the northern tower would be approximately 1.36 parking spaces per unit (284 parking spaces in structure for 209 residential units).

The Downtown Hayward Design Plan allows for a maximum building height of 104 feet; thus, the project would be below the acceptable height limits and in compliance with existing regulations. The residential towers would include private balconies, rooftop patios, and three podium courtyards in each residential tower, totaling approximately 53,600 square feet of group open space for residents. Internal and external residential amenities would include a community room with kitchen area; pools; pet cleaning rooms; a maintenance shop; barbecue areas with seating, fire pits, outdoor televisions, lighting, and landscaping; bike storage and repair rooms; and an approximately 1,500-square-foot fitness center, among other elements.

COMMERCIAL DEVELOPMENT

The residential towers would be anchored by ground-floor retail that would be split into three pads (totaling approximately 20,500 square feet) fronting Foothill Boulevard and two major commercial tenants (totaling approximately 50,000 square feet) and a set of in-line tenant spaces (10,000 square feet) set farther back on the site behind a surface parking lot. The total number of commercial tenant spaces and the commercial tenant mix have not yet been determined.

PROJECT PHASING

The development would be constructed in two phases. The first phase would include development of the southern residential tower composed of 267 residential units and all 80,500 square feet of commercial development, as well as surface parking lots and landscaping. The

2.0 PROJECT DESCRIPTION

second phase, which would occur within five years of completion of the first phase, would consist of development of the northern residential tower composed of 209 units with ground-floor parking.

SITE ACCESS AND CIRCULATION

The main access to the site would be from a two-way driveway divided by a planting strip from Foothill Boulevard, where an entry sign is proposed. A secondary two-way driveway would be located south of the Pad 1 commercial structure. Access to the ground-floor retail parking under the southern residential tower would be from City Center Drive and from two internal access points. Access to the northern residential tower would be from two internal access points. A rear alleyway would run along the western property line from City Center Drive to Hazel Avenue to provide emergency access, commercial vehicle access, and resident access to the existing and proposed residential tower parking garages.

Internal pedestrian circulation would be via three pedestrian pathways that would extend from Foothill Boulevard to the internal major commercial tenant spaces and the northern residential tower lobby and a pedestrian and bicycle path is proposed along the western property line, also referred to as a creek walk and described in detail below.

LANDSCAPING AND PUBLIC OPEN SPACE

The project proposes landscaped areas along the perimeter of the site and in parking lot medians to provide parking lot shading consistent with Municipal Code requirements for site landscaping. The project also proposes a creek walk along the existing Alameda County Flood Control and Water Conservation District–owned maintenance path that is currently gated and closed off to the public. As part of the proposed creek walk improvements, the existing approximately 12-foot-tall privately owned retaining wall would be removed and replaced with a series of shorter terraced, landscaped retaining walls to enhance the visibility of the path and to provide light and access to the pathway.

The proposed approximately 15-foot-wide multi-use bicycle and pedestrian path would benefit residents of the development and those walking from the nearby neighborhoods to downtown Hayward. Other proposed improvements to the pathway include new ground surfacing, installation of railings, and lighting for safety. Climbing vines would be planted on the opposite bank of the creek that would grow over the walls to add greenery. The creek walk would be punctuated with an approximately 2,000-square-foot pocket park with a play structure at the northwestern corner of the site.

2.4 REGULATORY REQUIREMENTS, PERMITS, AND APPROVALS

CITY OF HAYWARD

The following actions would be taken by the City.

- Certification of Environmental Impact Report and adoption of Mitigation Monitoring and Reporting Program
- Approval of Site Plan Review and Parcel Map

OTHER GOVERNMENT AGENCY APPROVALS

The City of Hayward is the lead agency for the proposed project. Responsible and trustee agencies may include, but are not limited to:

- Bay Area Air Quality Management District
- San Francisco Bay Regional Water Quality Control Board
- East Bay Municipal Utility District
- Oro Loma Sanitary District
- Alameda County Flood Control and Water Conservation District

2.0 PROJECT DESCRIPTION

This page intentionally left blank.