



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

Planning Commission hearing, July 19, 2021

Village Green Mixed-Use residential & commercial development project



## 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)



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

- **PRIOR APPROVAL OF MORE INTENSE PROJECT:** July 23, 2019, PLN2018-00086, application to allow a Site Development Review and Tentative Tract Map Subdivision (TR-8488), for a new mixed-use multi-family project with 163 rental housing units, 11,524 sq. ft. of indoor retail, 660 sq. ft. of outdoor retail seating area, was approved by the Board of Supervisors after appeal. Adopted Addendum to the *San Lorenzo Village Center Specific Plan* Environmental Impact Report.
- Planning Commission heard this item on September 17, 2018 and February 19, 2019, and voted to approve.





## 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
<b>Impacts</b>				
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
<b>Key Site Design Elements</b>				
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





## **Eden MAC Hearing of 05/11/2021, summary minutes**

[http://alamedacounty.granicus.com/DocumentViewer.php?file=alamedacounty\\_0f8fe64830820abd541df9dc0fa8bc36.pdf&view=1](http://alamedacounty.granicus.com/DocumentViewer.php?file=alamedacounty_0f8fe64830820abd541df9dc0fa8bc36.pdf&view=1)

### **Speakers**

- Gina Rose, San Lorenzo resident, **supports** the project and is pleased with the parking spaces.
- Jared Savas, Office of Supervisor Wilma Chan, stated that the Supervisor **supports** this project. The Lorenzo Theater project across the street, the streetscape and this project will be essential to the revitalization of downtown San Lorenzo.
- Keith Barros, San Lorenzo resident, stated that he is pleased with the added parking and **supports** the project.
- Randy Waage stated that most people in San Lorenzo want to see this project happen, **do not delay** this project any longer.
- Jenny stated that she lives near the project and is excited about the project, however she has **concerns** about parking lot security, as her property is near the proposed parking area. She would also like to know the size of the wall to be built on the property.
- Cecilia Smith, San Lorenzo resident, who lives near the proposed project stated that she is **concerned** about noise and debris from construction that will impact her property. She is also asked if the County will allow resident only permitted parking on her street.

### **Action**

**Approve** the revised Vesting Tentative Tract Map Subdivision and the Site Development Review mixed-use multi-family project with 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, no proposed realignment of Via Mercado.

Ayes: Clowser, Dean, Dragoni, Esteen, Freed, Wydler, Ong

Noes:

Motion passed 7/0



## Comments from SLVHA board president after Eden MAC hearing:

### Modify Conditions of Approval to read:

- **COA #7:** The project proponent shall ~~participate in good faith with San Lorenzo Village Homes Association to~~ enter into a Memorandum of Understanding with the San Lorenzo Village Homes Association similar to the Memorandum of Understanding between the San Lorenzo Village Homes Association and Mercy Housing. Prior to Certificate of Occupancy and Final Inspection on the first dwelling unit, the applicant shall provide a copy of this Memorandum of Understanding to the County Planning Department, or shall provide written documentation of the good-faith effort to enter into this Memorandum of Understanding.
- **COA #9:** The project proponent shall install and maintain in working order, the “San Lorenzo Village” sign ~~on a Building fronting Hesperian Boulevard~~ at a prominent location at a major project street intersection, and adjacent to open space or outdoor plaza space. The location ~~on the side of a Building~~ fronting on Hesperian Boulevard, design, size, height, illumination, and construction details shall be submitted for review and approval by the Planning Director prior to issuance of Building Permits.

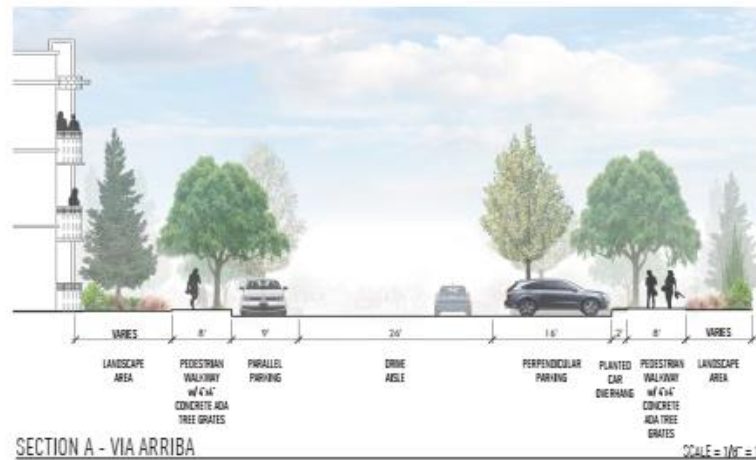
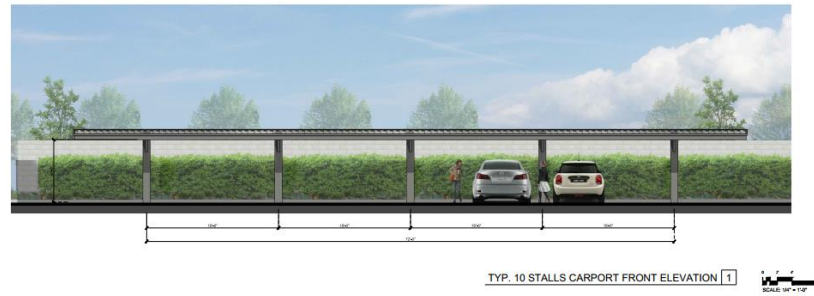
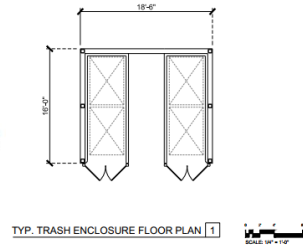


## Comments from SLVHA board president, continued

### Modify Conditions of Approval to read:

- **COA # 15:** Prior to issuance of the Final Tract Map, the project proponent shall provide for approval by the Planning Department detailed Landscaping and Irrigation Plans and Stormwater Treatment Low Impact Development Plans showing the locations, species, deciduous or evergreen plant type, water use, size at planting, irrigation system, and expected size at maturity, of all proposed plant species. The detailed Landscaping Plan shall also show all exterior furniture, structures, paving, bicycle racks, fencing, gates, walls, planters, exterior lighting fixtures, and signage, for the proposed project. The landscaping to be installed shall be fast growing evergreen (non-deciduous) trees with a full canopy (not cypress trees) along the western and southern edges of the project, along the property and fence line located adjacent to the existing single-family residences, west of the proposed parking lot next to Buildings 3 and 4, and south of the private driveway adjacent to Building 2. The amount of trees shall be intended to screen and obscure the view of the proposed project from the existing single-family residences when the trees are fully grown. The minimum number of trees planted on the project side shall coincide with: at least one tree per adjacent property on the single-family side of the property line along the western edge of the project, and at least two trees per adjacent property on the single-family side of the property line along the southern edge of the project (south of the private driveway adjacent to Building 2). The trees shall be planted at a minimum 24-inch box size and maintained in a healthy condition for the life of the development. The detailed Landscaping Plan shall include London Plane and/or Sycamore trees to be located along Hesperian Boulevard and Via Mercado. On Hesperian Boulevard, small, fast-growing trees would be acceptable if no London Plane trees are possible due only to the conflicts with existing street conduits. The trees shall be maintained in a healthy condition for the life of the development.





## 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-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		
<b>OFF-SITE: STREET PARKING (*NON-EXCLUSIVE RESIDENTIAL AND COMMERCIAL)<sup>3</sup></b>		
STANDARD STALLS		39
PARALLEL STALLS		24
STD. ACCESSIBLE STALLS		1
VAN ACCESSIBLE STALLS		1
	<i>SUBTOTAL</i>	65
<b>ON-SITE: PARKING (*NON-EXCLUSIVE RESIDENTIAL AND COMMERCIAL)<sup>4</sup></b>		
STANDARD STALLS		26
STD. ACCESSIBLE STALLS		3
VAN ACCESSIBLE STALLS		1
	<i>SUBTOTAL</i>	30
<b>ON SITE: GARAGE PARKING (EXCLUSIVELY RESIDENTIAL)</b>		
PRIVATE GARAGE STALLS		55
VAN ACCESSIBLE STALLS		1
	<i>SUBTOTAL</i>	56
<b>ON SITE: RESIDENTIAL PARKING (EXCLUSIVELY RESIDENTIAL)</b>		
STANDARD UNCOVERED		45
STANDARD COVERED		64
TANDEM STALLS		15
STANDARD ACCESSIBLE STALLS		3
	<i>SUBTOTAL</i>	127
<b>TOTAL PARKING PROVIDED</b>		<b>278</b>

## Parking

PARKING REQUIRED			
	REQUIRED RATIO <sup>1</sup>	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		
<b>TOTAL PARKING REQUIRED</b>			<b>276</b>

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> STREET PARKING IS NON-EXCLUSIVE\* AND SERVES BOTH COMMERCIAL AND RESIDENTIAL USES.

<sup>4</sup> 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
  - Adoption of the CEQA document





## Conclusion and Recommendation to the Planning Commission

- 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 approved in its modified state.
- Staff recommends that the Planning Commission:
  - Approve Vesting Tentative Tract Map subdivision and
  - Approve Site Development Review
  - Adopt the Update to the Addendum to the *San Lorenzo Village Center Specific Plan* Environmental Impact Report

## Questions and Contact Information

Rodrigo Orduña, *AICP*  
Assistant Planning Director  
Alameda County Planning Department  
Community Development Agency

[rodrigo.orduna@acgov.org](mailto:rodrigo.orduna@acgov.org)

telephone 510-670-6503

224 West Winton Avenue, Suite 111  
Hayward, CA 94544

<http://www.acgov.org/cda>

