ATTACHMENT 3

Monarch Bay
Inclusionary Housing Plan

65 MARINA BOULEVARD, SAN LEANDRO

CAL-COAST

MONARCH BAY INCLUSIONARY HOUSING PLAN (FOR SALE UNITS)

Cal Coast Companies LLC, Inc. or assignee shall be referred to as "Developer." The City of San Leandro shall be referred to as "City." The Monarch Bay development project shall hereby be referred to as "Monarch Bay"

1. Monarch Bay is located at 65 Marina Blvd. on a site that is approximately 16 gross acres (APN 79A-590-001-05 and 79A-590-003) and is located within the Mulford Gardens neighborhood less than 2 miles to the West of Interstate 880. Monarch Bay will consist of one hundred forty-four (144) detached single family homes and sixty-two (62) townhome style condominiums. There will be four plan types and each plan square footage is designated in Exhibit A. According to the approved and executed Development Agreement (DA) with the City and in compliance with the City's Inclusionary Housing Ordinance (San Leandro Zoning Code, Title 6, Chapter 6.04, the Developer shall set-aside 10%, or twenty-one (21) inclusionary housing units, of the total 206 for sale units: thirteen (13) "workforce income" units and eight (8) "moderate income" units. In order to comply with the City's 15% set-aside requirement under the Inclusionary Housing Ordinance, the Developer will meet the remaining 5% by pay a pro rata in lieu fee described in Section 7 below.

2. Per Exhibit A attached, twenty (21) housing units in Monarch Bay have been designated to be marketed and made available for sale. Thirteen (13) will be for workforce income and eight (8) will be for moderate income Households. The designated units are as follows:

    a. Plan 1 x 12 (workforce income – 3 bedroom/3.5 bath)
    b. Plan 1 x 8 (moderate income – 3 bedroom/3.5 bath)
    c. Plan 2 x 1 (workforce income – 3 bedroom/3.5 bath)

    Building and unit floor plans of the inclusionary housing have been included as Exhibit A. A site plan showing the location of the inclusionary units has been included as Exhibit B. Exterior elevations have been included as Exhibit C.

3. The workforce income housing units will be made available for households whose gross income do not exceed 135% of the Area Median Income. The Moderate Income units will be made available for households whose gross income do not exceed 120% of the Area Median Income. Per the Inclusionary Housing Ordinance, affordable housing cost for the Workforce Income units, shall not exceed 1/12 of 35% of 135% Area Median Income for the appropriate household size for the inclusionary unit, and affordable housing costs for the Moderate Income units shall not exceed 1/12 of 35% of 120% Area Median Income for the appropriate household size for the inclusionary unit.

4. Developer shall execute an inclusionary housing agreement approved by the City which will restrict the sale of the Owner-Occupied Inclusionary Units in accordance with Section 6.04.128 "Compliance Procedures"of the City's Inclusionary Housing Ordinance. Individual resale restriction/affordability agreements will be recorded on the title of the Owner-Occupied Inclusionary Units as each one is purchased.

5. Inclusionary Units will be offered for sale concurrent with the market rate housing.

6. Per Section 6.04.128 (B)(6), thre are no incentives related to Section 6.04.136 "Incentives" related to the proposed for sale units.

7. The remaining 5% of the 15% Inclusionary Housing Ordinance requirement related to the for sale units will be accomplished by paying an in lieu fee. The City Council approved this alternative through the Disposition and Development Agreement (DDA) on February 24, 2020 and now through the executed DA. If the Developer elects to satisfy the Inclusionary Housing Ordinance by performing the minimum required amount of construction of workforce housing and moderate income housing, and constructs six percent (6%) of the units as workforce income housing and four percent (4%) of the units as moderate income housing, the remaining percentage of the required inclusionary housing units would be five percent (5%). Therefore, the in lieu fee would be calculated using $10 per square foot of all Single Family Element residential gross floor area (exclusive of garage and off-street parking areas, decks and patios), multiplied by one-third (or 5% divided by 15%) or the remaining required inclusionary percentage. See estimated calculation below:

   206 for sale units: 144 single family and 62 townhomes

   Townhouse Plan 1: 1,721 sf x 21 units = 36,141 sf
   Townhouse Plan 2: 1,920 sf x 21 units = 40,320 sf
   Townhouse Plan 3: 2,029 sf x 20 units = 40,580 sf
   Single Family Plan 1: 2,147 sf x 46 units = 98,762 sf
   Single Family Plan 2: 2,165 sf x 57 units = 123,405 sf
   Single Family Plan 3: 2,343 sf x 20 units = 46,860 sf
   Single Family Plan 4: 2,620 sf x 21 units = 55,020 sf

   Total sq ft for Townhome and Single Family units = 441,088 sq ft *

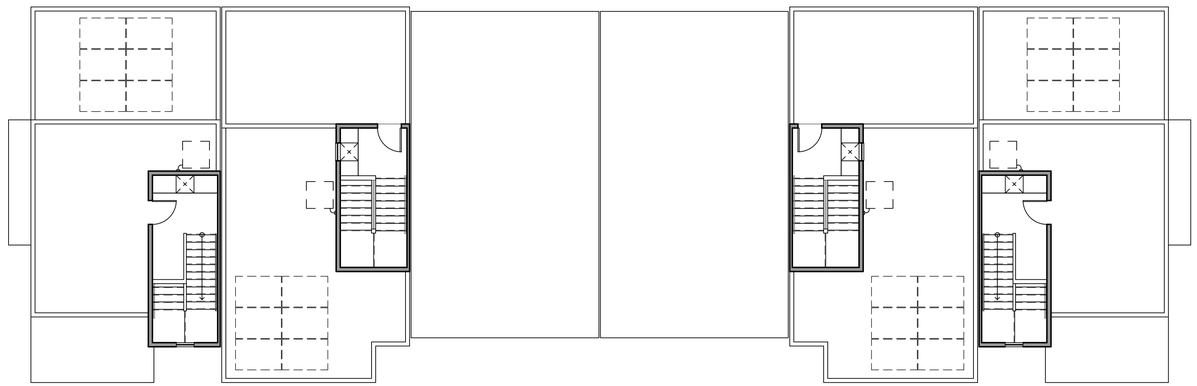
   Assuming a fee of $10 per square feet, the total cost if you were to fee out 100% on the for sale units would be $4,410,880 SF (or $10 x 441,088)

   The Developer proposes to build 10% of the 206 units as affordable or 2/3 of the Developer's inclusionary for sale obligation, then the Developer will fee out the remaining 1/3 obligation (or 1/3 x $4,410,880) equaling $1,470,293.33

   ** This represents net living area. Total square footage is subject to change based upon final permitted plans and unit mix,*

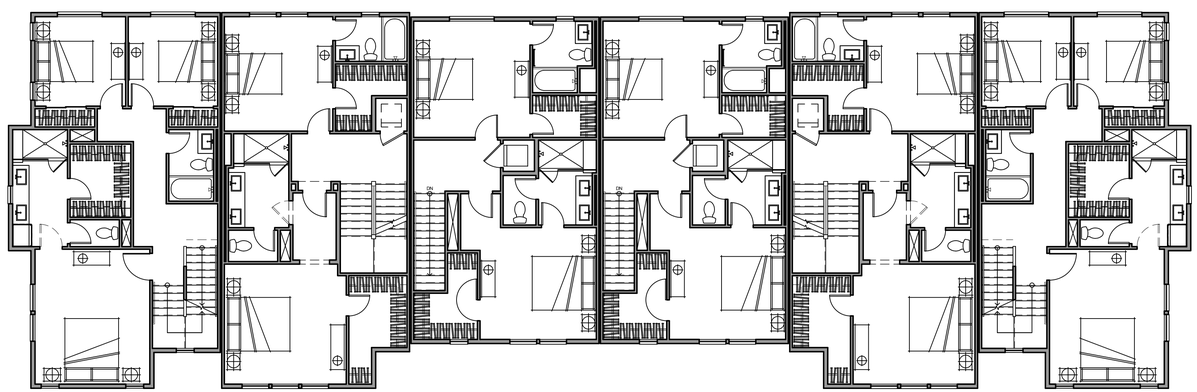
8. Not applicable regarding Section 6.04.128 (B)(8).

Exhibit A



Plan 3R Plan 2 Plan 1 Plan 1 Plan 2R Plan 3

Roof Deck



Plan 3R Plan 2 Plan 1 Plan 1 Plan 2R Plan 3

Third Floor

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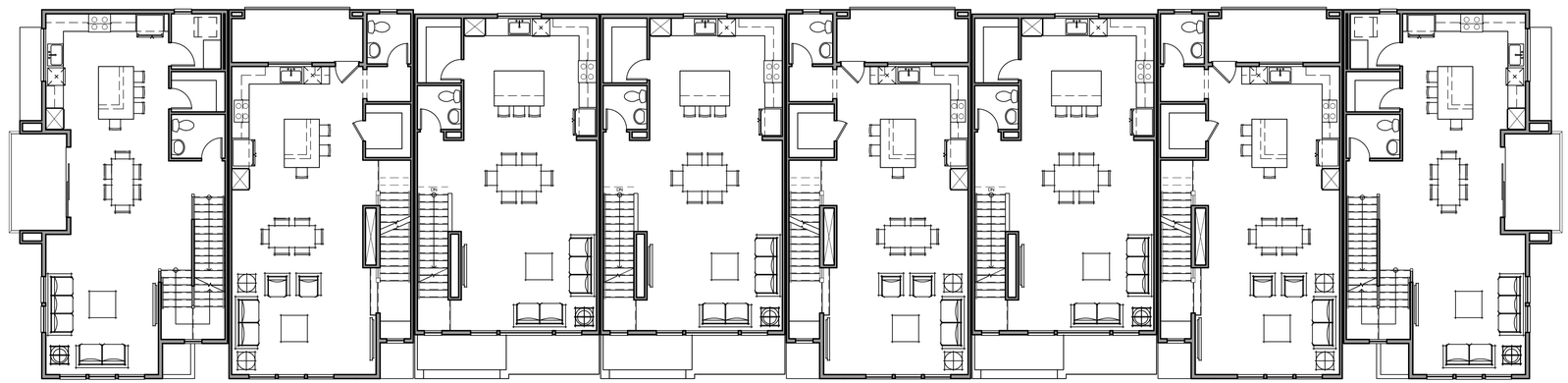
MONARCH BAY
SAN LEANDRO, CA
#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

0 2 4 8

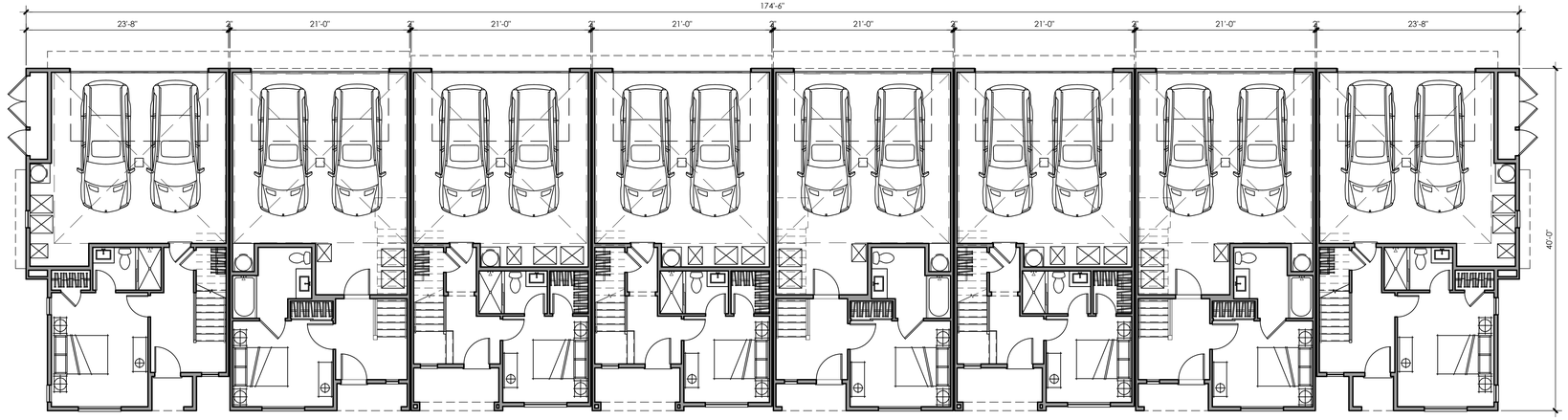
6-Plex Building Plans

A3.1.4



Plan 3R Plan 2 Plan 1 Plan 1 Plan 2R Plan 1 Plan 2R Plan 3

Second Floor



Plan 3R Plan 2 Plan 1 Plan 1 Plan 2R Plan 1 Plan 2R Plan 3

First Floor

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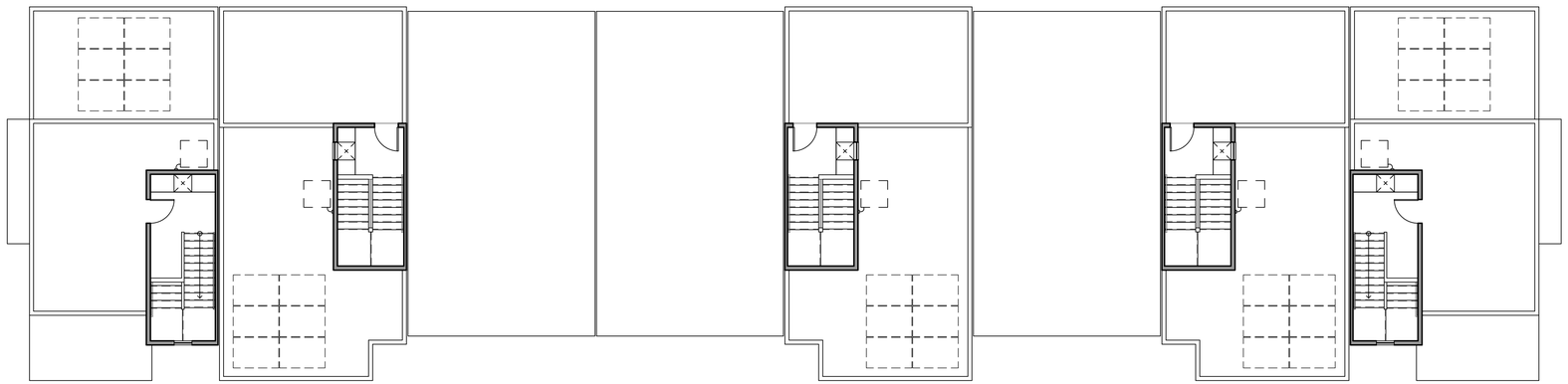
SCHEMATIC DESIGN
APRIL 07, 2022

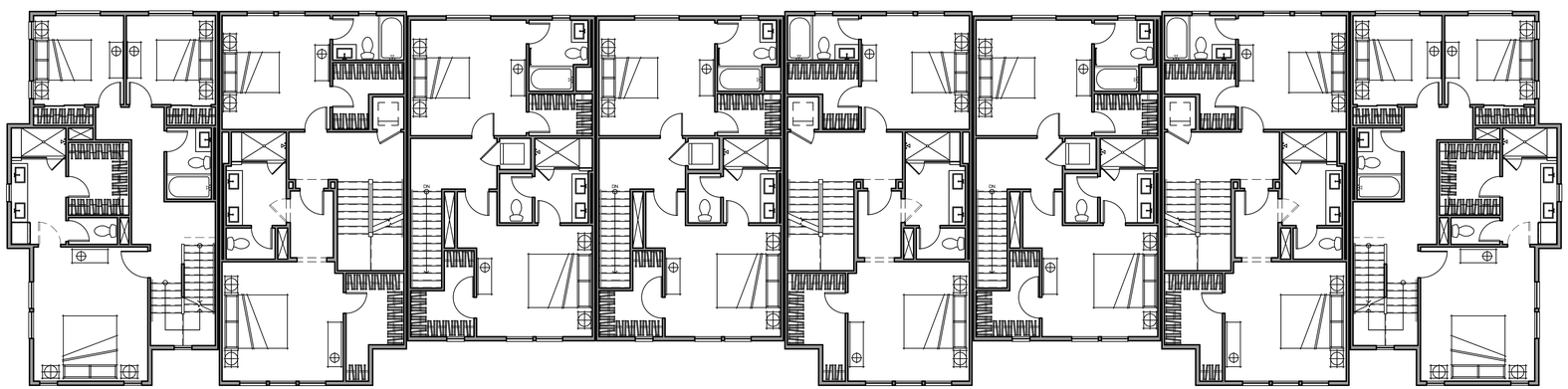
0 2 4 8

8-Plex Building Plans

A3.2.3



Plan 3R | Plan 2 | Plan 1 | Plan 1 | Plan 2R | Plan 1 | Plan 2R | Plan 3 | Roof Deck



Plan 3R | Plan 2 | Plan 1 | Plan 1 | Plan 2R | Plan 1 | Plan 2R | Plan 3 | Third Floor

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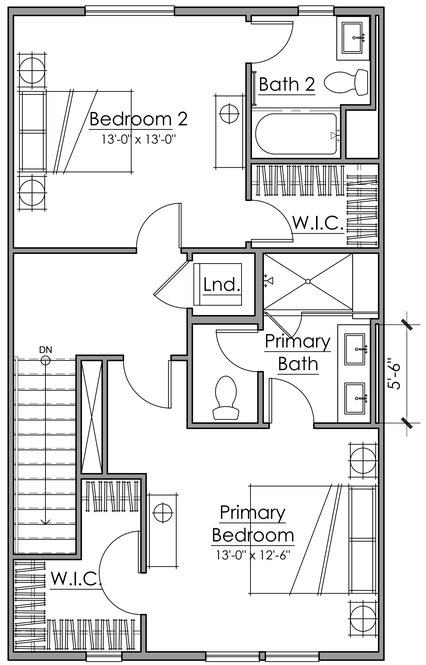
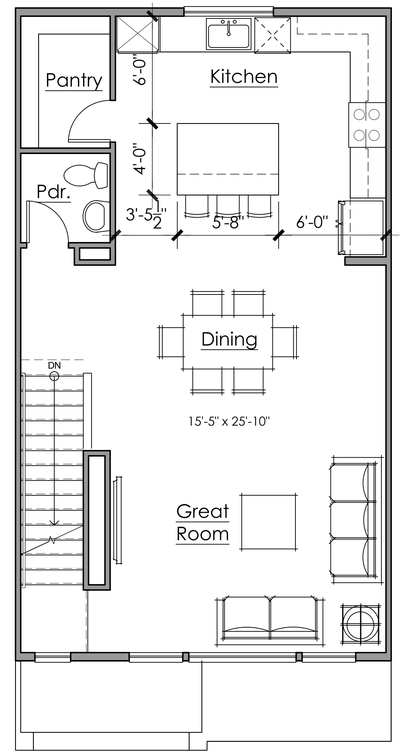
0 2 4 8

8-Plex Building Plans

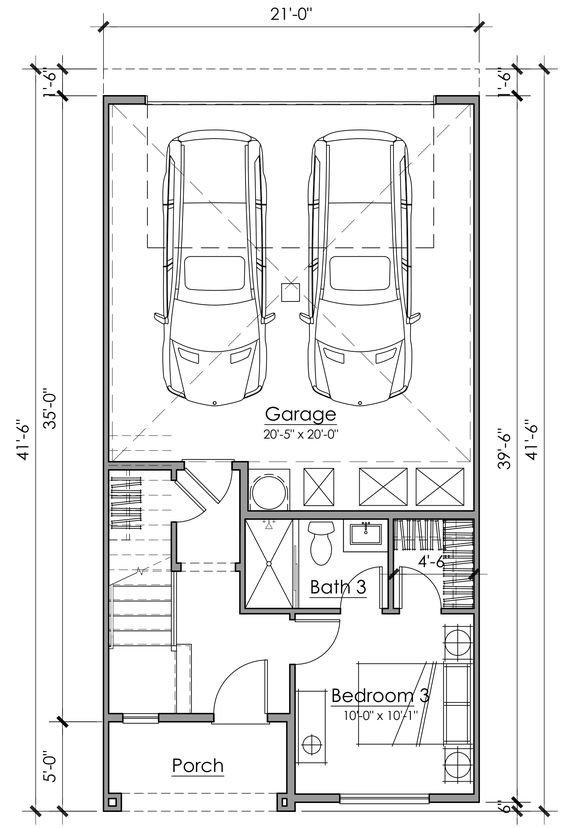
A3.2.4



Third Floor

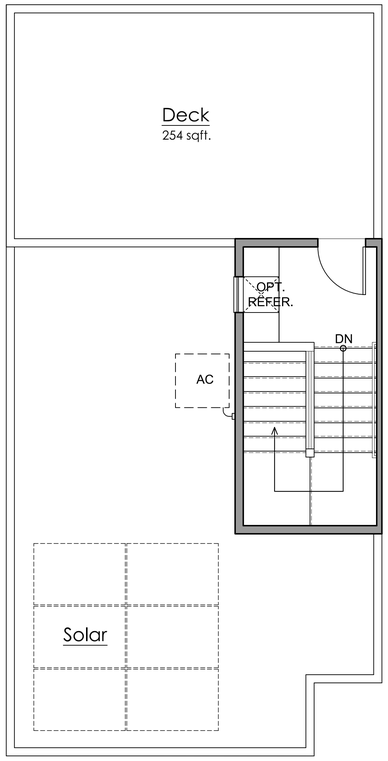


Second Floor

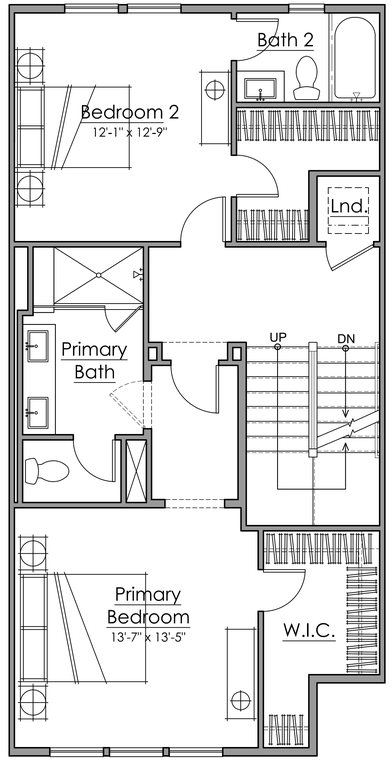


First Floor

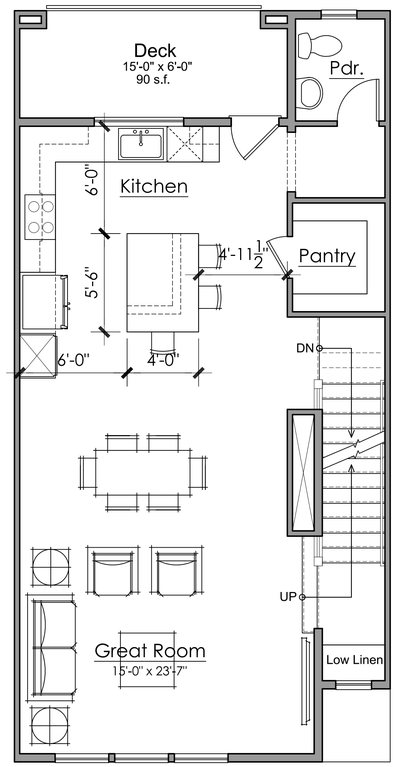
Plan 1 Floor Plan
3 Bedroom, 3.5 Bath
1,819s.f.(gross)



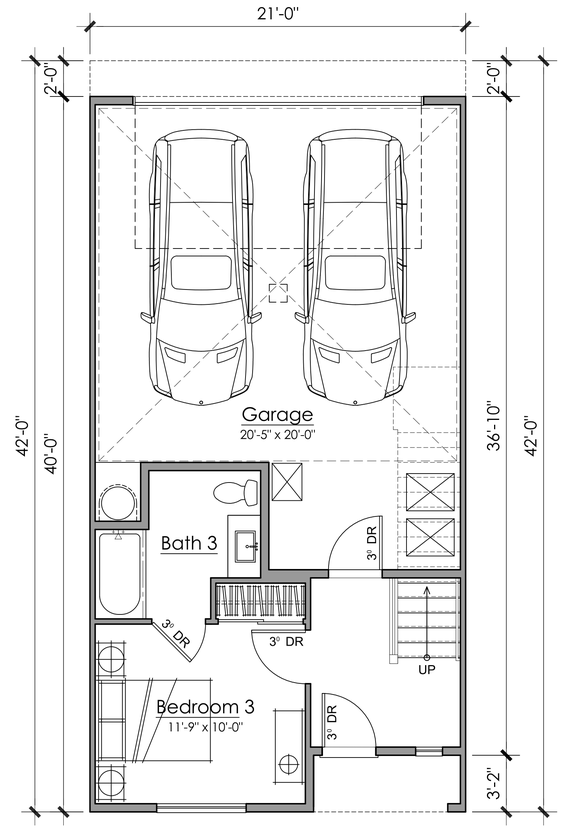
Roof



Third Floor



Second Floor



First Floor

Plan 2 Floor Plan
3 Bedroom, 3.5 Bath
2,040s.f.(gross)
Private Open Space:344 s.f

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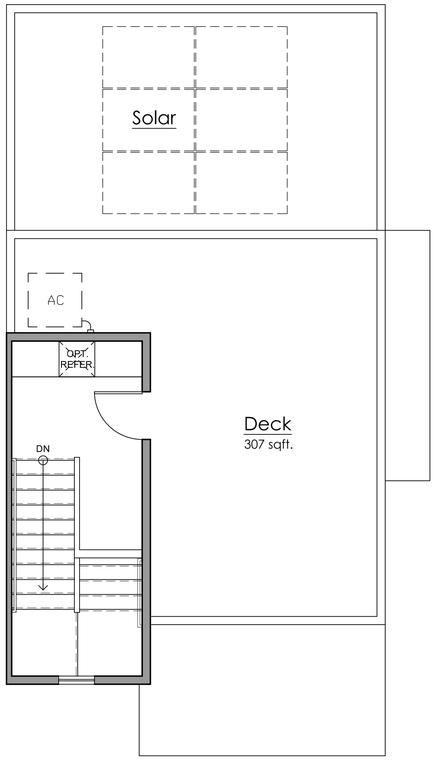
MONARCH BAY
SAN LEANDRO, CA
#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

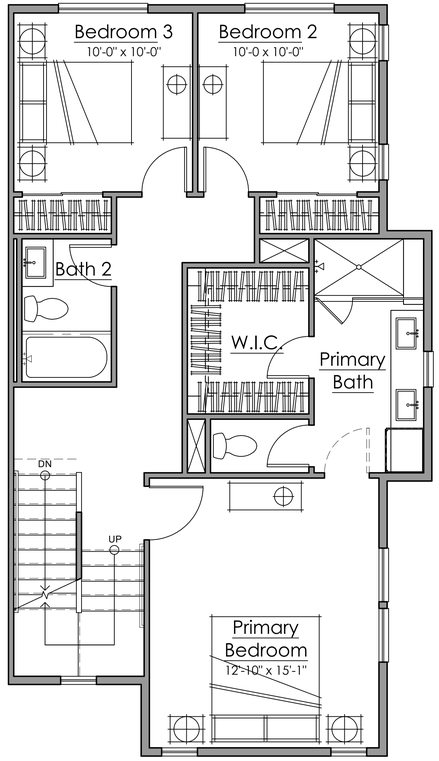
0 2 4 8

Townhouse Plan 2

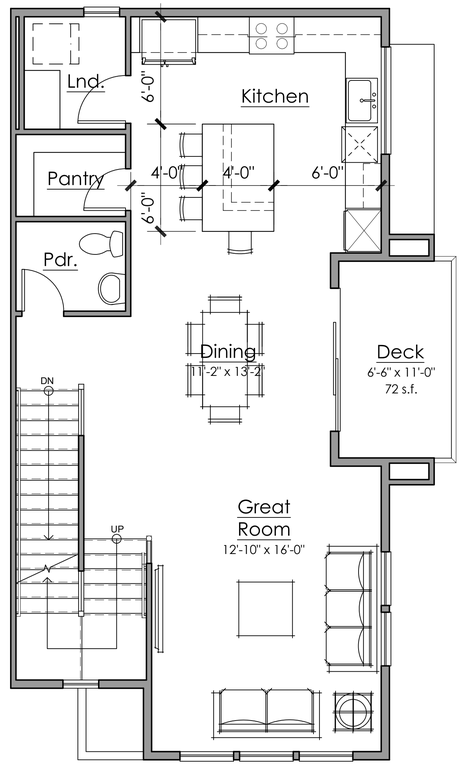
A5.2.0



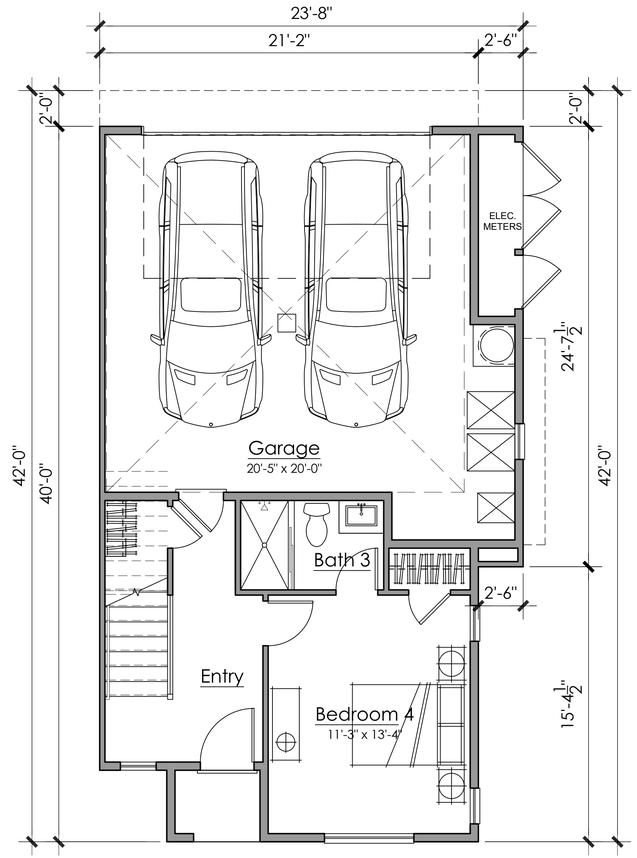
Roof



Third Floor



Second Floor



First Floor

Plan 3 Floor Plan
4 Bedroom+ 3.5 Bath
2,171s.f.(gross)
Private Open Space:379 s.f

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#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

0 2 4 8

Townhouse Plan 3

A5.3.0

Exhibit B

PROJECT DATA

TOTAL UNITS: 206 du total

TOWNHOUSE SEE A3.1.0 -A3.2.4 for elevations and building plans,A5.1.0-A5.3.0 for unit plans

CONSTRUCTION TYPE: TYPE VB
OCCUPANCY: R-2 TOWNHOUSE
FIRE SPRINKLER: NFPA 13D
BUILDING HEIGHT: +/- 38' without Stair Tower

Townhouse	Description	Garage	GSF	POS
P1	3bed/3.5ba	side x side	1,819	- sf
P2	3bed/3.5ba	side x side	2,040	344 sf
P3	4bed/3.5ba	side x side	2,171	379 sf

SINGLE FAMILY

CONSTRUCTION TYPE: TYPE VB
OCCUPANCY: R-3
FIRE SPRINKLER: NFPA 13D
BUILDING HEIGHT: +/- 28'
SEE A2.1.0 -A2.4.2 for elevations and dwelling plans

SFD	Description	Garage	GSF	GSF W/Opt Roof Deck	POS	Opt. Roof Deck POS
P1	3bed+Loft/2.5ba	side x side	2,147	2,215	230 sf	213 sf
P2	3bed+Loft/3.5ba	side x side	2,165	-	207 sf	-
P3	3bed+Officce/2.5ba	side x side	2,343	2,488	223 sf	490 sf
P4	3bed+Loft/3.5ba	side x side	2,620	2,933	153 sf	423 sf

NOTES:
1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit locations, etc.

2. Refer to Landscape Sheets for landscape design, dimensions and detailed information.

SINGLE FAMILY

TOWNHOUSE
6 PLEX
8 PLEX

Scale: 1" = 60'-0"
0 30 60 120

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CAL COAST

MONARCH BAY
SAN LEANDRO, CA
#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

ARCHITECTURAL SITE PLAN & PROJECT DATA

A1.0.0

Building Summary:

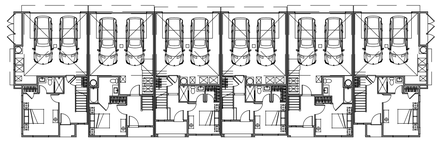
6-Plex (9 Buildings)
(2) P1 3Bd/3.5Ba 1721 s.f.
(2) P2 3Bd/3.5Ba 1920 s.f.
(2) P3 4Bd/3.5Ba 2029 s.f.
(54) Total Units

8-Plex (1 Building)
(3) P1 3Bd/3.5Ba 1721 s.f.
(3) P2 3Bd/3.5Ba 1920 s.f.
(2) P3 4Bd/3.5Ba 2029 s.f.
(8) Total Units

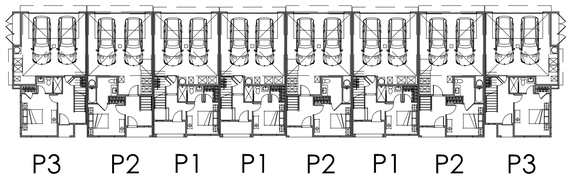
Unit Mix:
(21) Plan 1
(21) Plan 2
(20) Plan 3
(62) Total Units

Building Legend

6-Plex



8-Plex



8 Moderate Income

13 Workforce Income

Exhibit C

FRONT LEFT PERSPECTIVE

FRONT ELEVATION

Material Legend:
1. Stucco - Fine Sand Finish
2. Fiber Cement Lap Siding
3. Stone Veneer
4. Vinyl Window
5. Canopy
6. Metal Railing
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door

Notes:
Refer to Landscape Sheets for Landscape design,dimensions, and detailed information

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CAL COAST

MONARCH BAY
SAN LEANDRO, CA
#2021-1151

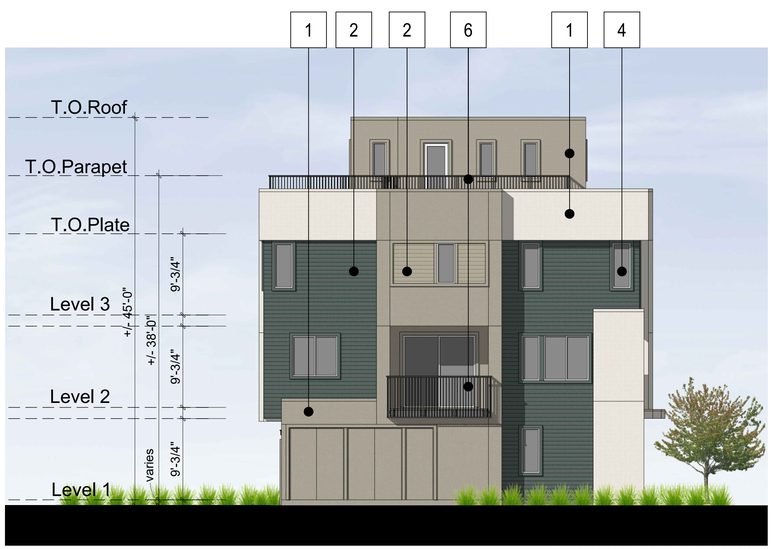
SCHEMATIC DESIGN
APRIL 07, 2022

0 4' 8' 16'

TOWNHOUSE ELEVATIONS
6 PLEX

A 3.1.0

FRONT RIGHT PERSPECTIVE



LEFT ELEVATION

RIGHT ELEVATION

Material Legend:
1. Stucco - Fine Sand Finish
2. Fiber Cement Lap Siding
3. Stone Veneer
4. Vinyl Window
5. Canopy
6. Metal Railing
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CAL COAST

MONARCH BAY
SAN LEANDRO, CA
#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

0 4' 8' 16'

TOWNHOUSE ELEVATIONS
6 PLEX

A 3.1.1

REAR RIGHT PERSPECTIVE

REAR ELEVATION

Material Legend:
1. Stucco - Fine Sand Finish
2. Fiber Cement Lap Siding
3. Stone Veneer
4. Vinyl Window
5. Canopy
6. Metal Railing
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door

Notes:
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CAL COAST

MONARCH BAY
SAN LEANDRO, CA
#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

0 4' 8' 16'

TOWNHOUSE ELEVATIONS
6 PLEX

A 3.1.2

FRONT LEFT PERSPECTIVE

FRONT ELEVATION

Material Legend:
1. Stucco - Fine Sand Finish
2. Fiber Cement Lap Siding
3. Stone Veneer
4. Vinyl Window
5. Canopy
6. Metal Railing
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door

Notes:
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CAL COAST

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SAN LEANDRO, CA
#2021-1151

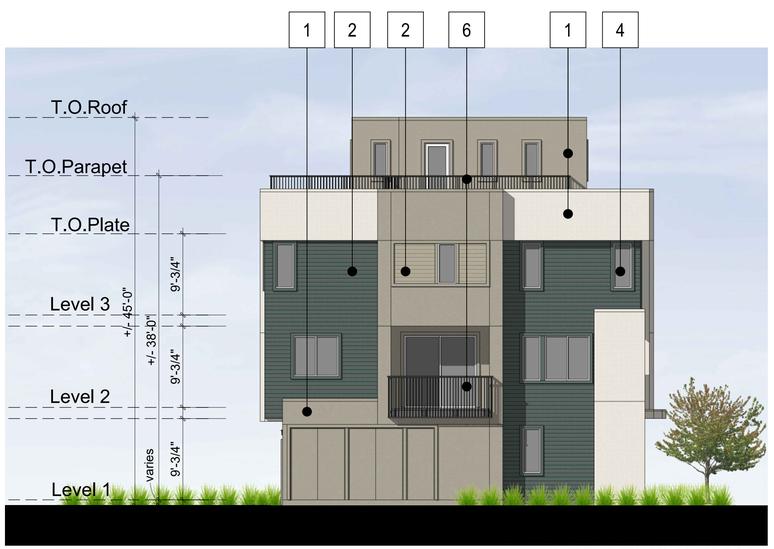
SCHEMATIC DESIGN
APRIL 07, 2022

0 4' 8' 16'

TOWNHOUSE ELEVATIONS
8 PLEX

A 3.2.0

FRONT RIGHT PERSPECTIVE



LEFT ELEVATION

RIGHT ELEVATION

Material Legend:
1. Stucco - Fine Sand Finish
2. Fiber Cement Lap Siding
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4. Vinyl Window
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CAL COAST

MONARCH BAY
SAN LEANDRO, CA
#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

0 4' 8' 16'

TOWNHOUSE ELEVATIONS
8 PLEX

A 3.2.1

REAR RIGHT PERSPECTIVE

REAR ELEVATION

Material Legend:
1. Stucco - Fine Sand Finish
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MONARCH BAY
SAN LEANDRO, CA
#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

0 4' 8' 16'

TOWNHOUSE ELEVATIONS
8 PLEX

A 3.2.2

STREET SCENE - V1

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MONARCH BAY
SAN LEANDRO, CA

#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

SFD, STREET SCENE

A 4.1.0

STREET SCENE

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MONARCH BAY
SAN LEANDRO, CA

#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

TOWNHOUSE STREET SCENE

A 4.2.0