

ELOYAN ARCHITECTS INC.

April 3, 2024

Project Planner (PLN 22-0006)
Community Development
City of San Leandro
835 E 14th Street
San Leandro, CA 94577

Re: HILLCREST VILLAGE INCLUSIONARY HOUSING PLAN

Hillcrest Village is located at East 14th Street and 135th Avenue and will consist of 9 townhomes, for sale, as fee simple lots.

Per San Leandro Zoning Code Section 6.04.112 , for sale projects with 7-9 units shall require one unit to be restricted for "Moderate income household".

Shoonya, LLC has designated Unit 1, Building A to be marketed and made available for sale to Moderate income Household. Unit 1 comes with a carport without a garage, similar to market rate Unit 6. Unit 1 has 0.5 bath more than the market rate 2 bedroom units. Unit 1 also has a private front yard that 50% of the market rate units don't have. The moderate income housing unit will be made available to families whose gross income does not exceed 120% of the Area Median Income.

Shoonya LLC is going to execute an instrument or agreement approved by the City restricting the sale of Unit 1, Building A in accordance with Zoning Code.

PROJECT DESCRIPTION:

The project is a 9-unit townhouse development on a vacant lot, consisting of Building A (6,401 sf) and Building B (5,935 sf), with five (5) 2-bedroom units and four (4) 3-bedroom units. The buildings are on either side of a drive aisle entering from 135th Ave. Parking includes total of 17 parking spaces: 14 resident and guest parking spaces in garages and 3 resident and guest parking space in carports.” The construction of buildings A and B will be implemented in one phase.

PROJECT DATA:

LOCATION: 13489 EAST 14th STREET

SAN LEANDRO, CA 94577

APN: 77D-1405-1-1

LOT SIZE: 12,588 SQ.FT.

BUILDINGS 2

UNITS 9

CONSTRUCTION: TYPE V-A

ZONE/HEIGHT: SA-2

OCCUPANCY: R2

FIRE SPRINKLERS: Yes

CONTACTS:**OWNER:**

Shoonya LLC
33837 6th Street,
Union City, CA 94587
E: realchris201@gmail.com
T: (505) 353-1173

ARCHITECT:

Eloyan Architects, Avik Eloyan
1032 Second st. #7, Lafayette, CA 94549
E: avik@eloyan.com
T: (773) 504-7486

Proposed dwelling Units table

UNIT	SF	BEDROOM	BATHROOM	NOTES
UNIT 1, BUILDING A	1,049.41	2	3	MODERATE INCOME HOUSEHOLD
UNIT 2, BUILDING A	1,319.48	3	3	MARKET RATE
UNIT 3, BUILDING A	1,116.18	2	2.5	MARKET RATE
UNIT 4, BUILDING A	1,216.32	2	2.5	MARKET RATE
UNIT 5, BUILDING A	1,126.76	2	2.5	MARKET RATE
UNIT 6, BUILDING B	1,370.29	2	2.5	MARKET RATE
UNIT 7, BUILDING B	1,342.95	3	2.5	MARKET RATE
UNIT 8, BUILDING B	1,406.62	3	2.5	MARKET RATE
UNIT 9, BUILDING B	1,391.19	3	2.5	MARKET RATE

TOTAL FLOOR AREA (Market Rate): 10,289.79

TOTAL BEDROOMS (Market Rate): 20

AVG SF (Market Rate): 1,286

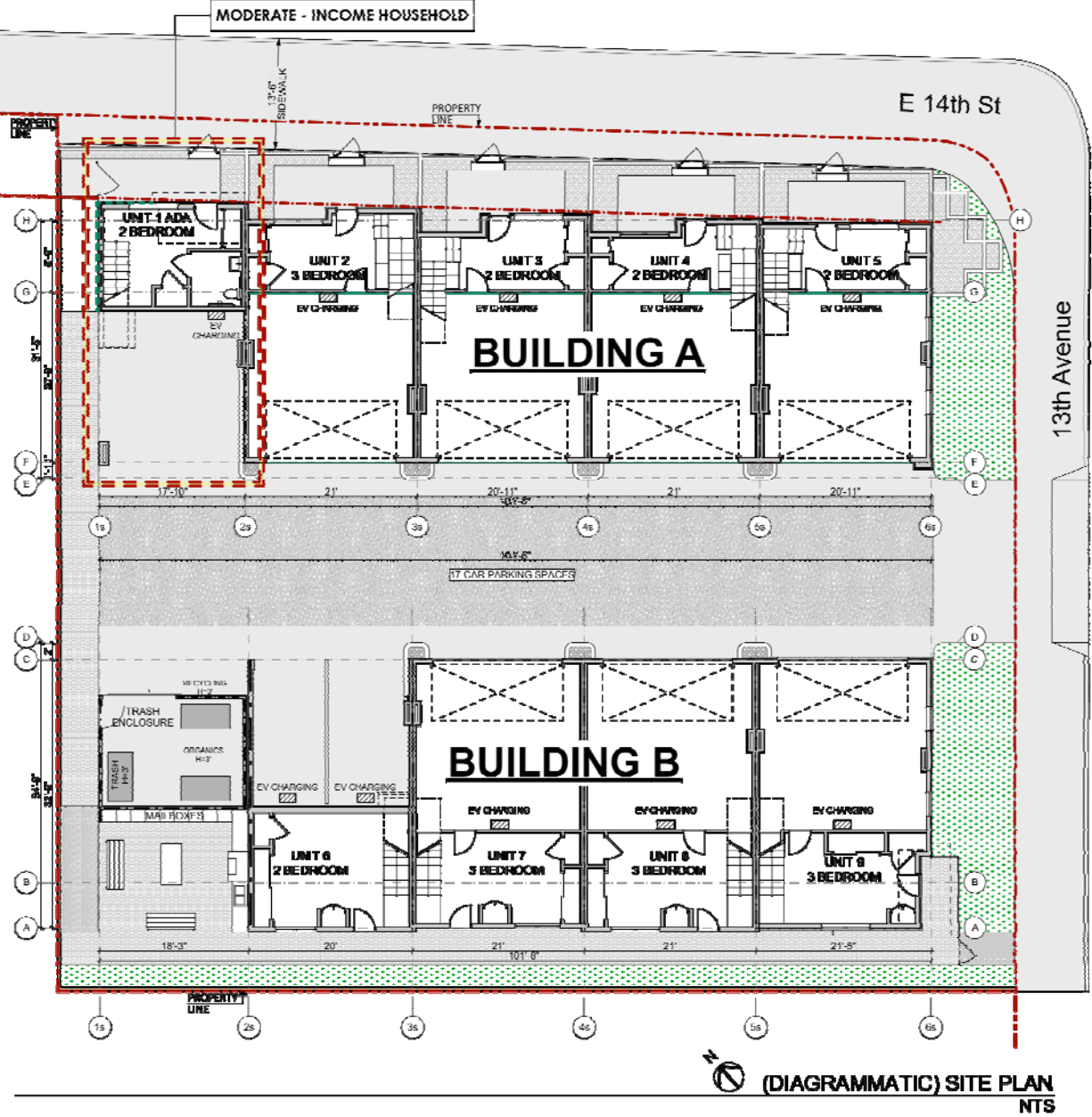
Regards



Shoonya, LLC

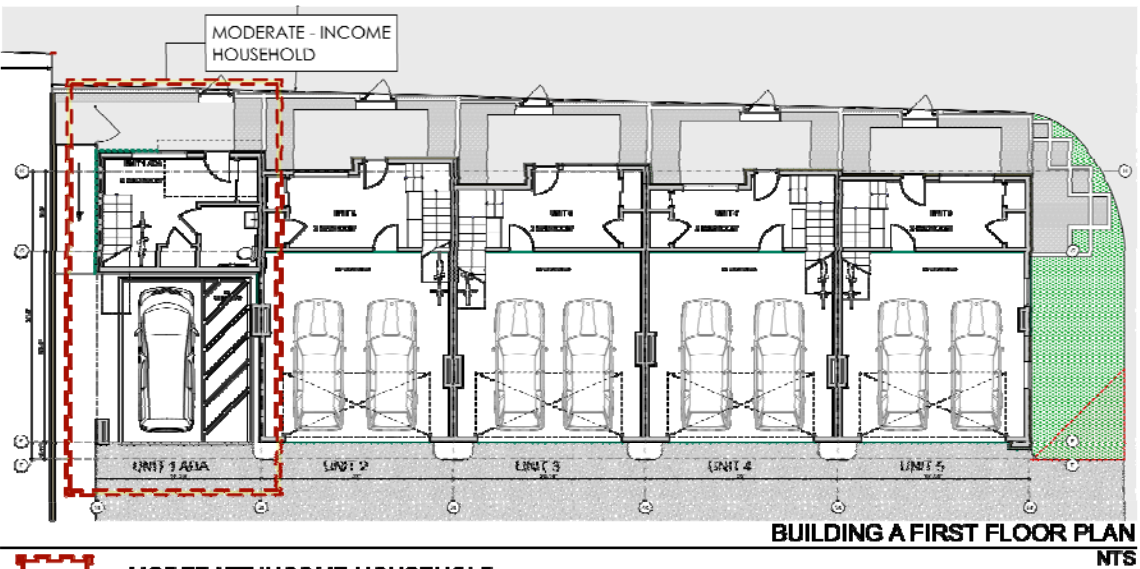
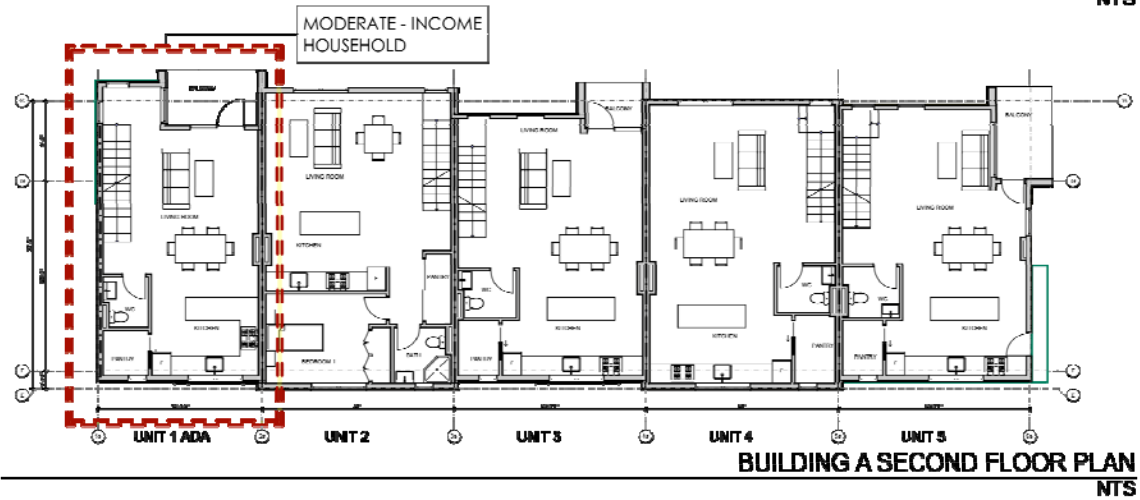
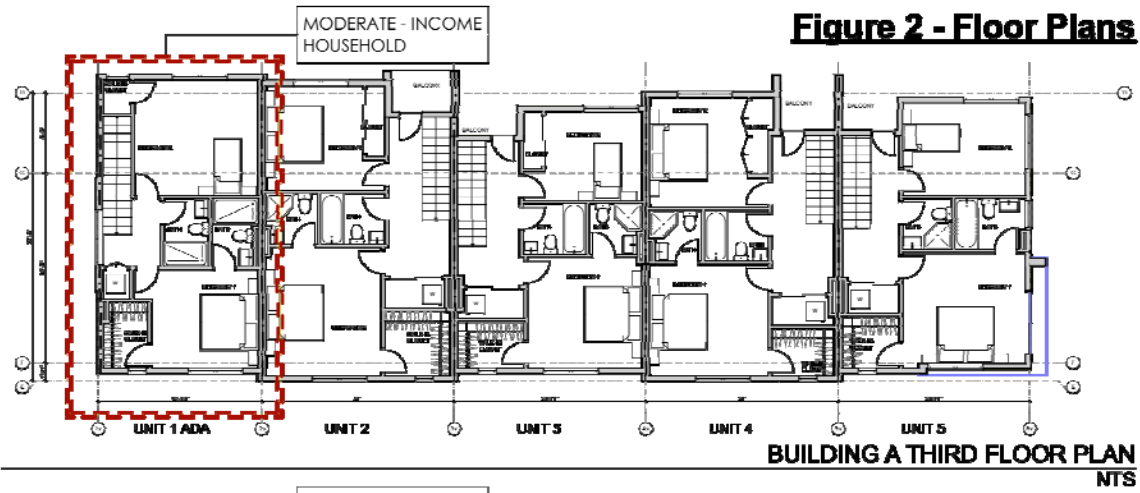
Attachments: Fig 1 (Site Plan)
Fig 2 (Floor Plans)
Fig 3 (Elevations)

FIGURE 1 - Site Plan



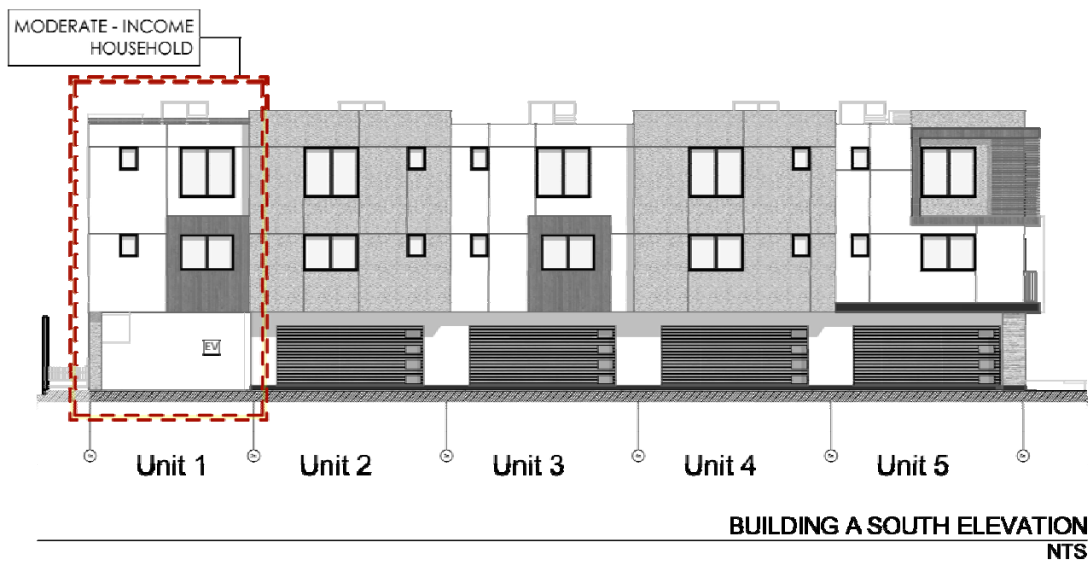
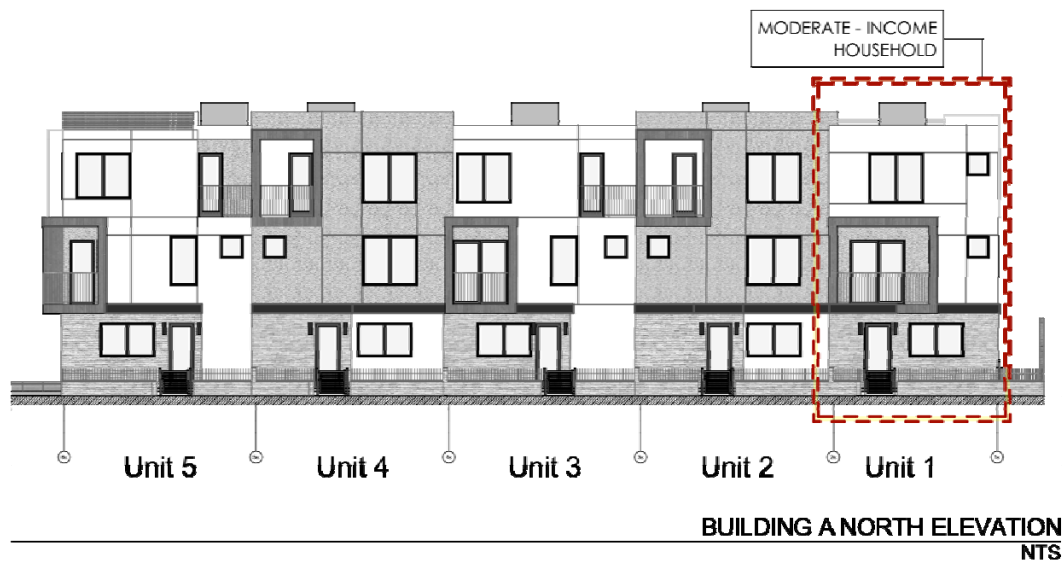
 MODERATE INCOME HOUSEHOLD

Figure 2 - Floor Plans



MODERATE INCOME HOUSEHOLD

Figure 3 - Elevations



03/11/2024