

Poppy Lane – Applicant Support Statement

D.R. Horton Bay, Inc. is pleased to introduce Poppy Lane, a new residential project consisting of 18 new single-family homes in San Leandro. The goal of this project is to bring additional housing to San Leandro while simultaneously completing the surrounding neighborhood. In doing so, the project will connect Muscari Court and Elderberry Way, enhancing access between the neighborhoods as required by the Alameda County Fire Department for health and safety purposes.

The project was designed to best fit into the existing neighborhood. D.R. Horton has met with the Muscari and Elderberry neighbors to discuss the project and receive their feedback. In designing the project, special consideration was taken to 1) chose architectural styles that will be compatible with the existing neighborhood, 2) locate the project's bioretention basin next to existing neighbors to create a buffer to the East, and 3) continue to utilize the property's Halcyon Drive existing access for construction purposes to minimize construction vehicle trips on Muscari Court and Elderberry Way.

D.R. Horton is seeking a Planned Development (PD), Zoning Amendment, and Tentative Map approval for the project. The site is currently zoned as RS (Residential – Single Family) and IP (Industrial Park). The proposed rezone and Planned Development would allow the entire site to have RS(PD) zoning, much like the project to the west on Olivia Street. The surrounding residential densities are 7 to 11 du/acre and the project would be 7.5 du/acre.

Three units will be provided as below market rate per the City of San Leandro Inclusionary Housing Ordinance, which requires 15% of the project to be deemed affordable units. The BMR units will be dispersed throughout the neighborhood on Lots 5, 10 and 17. Two units will be deed restricted for moderate income and one will be low income.

There are three floor plans with varying farmhouse and craftsman style elevations. The architectural styles were chosen to represent the history of the property. These styles were selected to tie in nicely with the existing homes to the East and West. The floor plans range in square footage from 1,678 to 2,318. Each home will be 2 stories, have four bedrooms, two and a half to three bathrooms, and a two-car garage with a two-car driveway.

Currently on site there are two older homes with a variety of smaller out buildings. All current buildings will be demolished. The present entrance off Halcyon Drive will be utilized as a construction entrance to minimize disruption to the adjacent neighbors and will be removed after construction is complete. The two new entrances into the neighborhood will be from Muscari Court and Elderberry Way.

We appreciate the time the community, decision makers, and staff have provided for our project and we look forward to bringing Poppy Lane to San Leandro.



Response to Project Findings

Planned Development

- 1. That the proposed location of the use is in accord with the objectives of the Zoning Code and the purposes of the district in which the site is located.**

The proposed location of the single family residential Planned Development, with the approval of the rezoning from RS (Residential – Single Family) and IP (Industrial Park) to RS(PD) Residential Planned Development Overlay District, is consistent with the objectives of the Zoning Code and the purposes of the RS zoning district since the infill project is located within a residential-use neighborhood. The surrounding area consists of single-family residential properties. A small portion of the site is also adjacent to industrial uses. The project would be consistent with the surrounding single-family land uses.

The Planned Development provides high quality urban design in comparison with development under the base district zoning regulations while preserving the character and quality of the surrounding neighborhood because the use and design of the Planned Development is similar to and consistent with the type and character of land uses found among the surrounding areas.

- 2. That the proposed location of the use and the proposed conditions under which it would be operated or maintained, will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.**

The project would bring a Low-Medium Density Residential land use designation to the entire property, eliminating the split land use designation that exists today. This land use designation allows for a range residential use. The project has been appropriately designed and will fully comply with all fire, safety, and building codes. Further, the project's site planning, use of exterior lighting, and landscaping materials will allow for security of the neighborhood. The project will utilize green building construction methods by providing amenities such as EV-ready charging wiring and solar panels. Also, the infill site will be adequately served by existing utility infrastructure.

General Plan action, goals, and policies are relevant to this residential project

(note: LU-Land Use; ED-Economic Development):

GOAL LU-2. Preserve and enhance the distinct identities of San Leandro neighborhoods.

Policy LU-2.8 Alterations, Additions, and Infill. Ensure that alterations, additions and infill development are compatible with existing homes and maintain aesthetically pleasing neighborhoods.

GOAL LU-3. Provide housing opportunities and improve economic access to housing for all segments of the community.

Policy LU-3.1 Mix of Unit Types. Encourage a mix of residential development types in the city, including single-family homes on a variety of lot sizes, as well as townhomes, row houses, live-work units, planned unit developments, garden apartments and medium to high density multi-family housing.

Policy LU-3.4 Promotion of Infill. Encourage infill development on vacant or underused sites within residential and commercial areas.

Policy ED-5.2 Housing Production. Substantially increase the production of a variety of housing types meeting the needs of persons at all income levels.

Action 53.03-C: Affordable Housing Trust Fund. Maintain a local affordable housing trust fund that is capitalized with in-lieu fees from the inclusionary housing program and condo conversion fees. The fund should be used to leverage affordable housing development in San Leandro.

3. That the proposed use will comply with the provisions of this code; including any specific condition required for the proposed use, in the district, in which it would be located.

The RS(PD) Single Family Planned Development Overlay District designation allows for a Planned Development application. The project complies with the provisions of the Zoning Code because the Planned Development project complies with the intent and purpose of the underlying land use and development provisions required under the RS Residential Single-Family zoning code. The project meets the overall community density and land use goals. The Planned Development project appropriately accommodates the unit density and setbacks by providing a project that incorporates high quality urban design while maximizing the amount of housing in the area. The Planned Development allows for the creation of a small lot single family development which would otherwise not be achievable. The project contributes to the City's market rate and affordable housing needs by providing 18 residential dwelling units and does not contribute to a net loss of housing units.

4. That the proposed use will not create adverse impacts on traffic or create demands exceeding the capacity of public services and facilities, which cannot be mitigated.

Following an evaluation of traffic through a Vehicle Miles Travelled (VMT) study conducted in March 2021, the proposed project is not expected to cause a significant VMT impact. The corresponding threshold to consider a location to have low VMT, 15 percent below the countywide average, is 16.5. The TAZ containing the project location generates 12.74 VMT per capita, which is below this threshold. Halcyon Drive has adequate capacity to safely and reasonably accommodate the traffic generated by the development. There are adequate public facilities in the area to serve this residential development. There is adequate public service to the proposed subdivision, including but not limited to gas and electric, the water district, the sanitary district, solid waste disposal and recyclable materials collection services, cable television, schools, and police and fire protection. The project will contribute both physical improvements and development impact fees to the community.

5. The Planned Development Project Plan will provide superior urban design in comparison with the development under the base district zoning regulations.

The site planning for the Planned Development allows for adequate front yard and rear yard setbacks and attached garage parking while accommodating a bioretention basin that will add to the aesthetics of the community and creating a street that would result in enhanced fire safety access over existing conditions. In addition, the design of the project contains architectural patterns and elements that contribute to the character of the Planned Development, including the use of colors, exterior materials, and landscaping for the areas contiguous to the street and through the project site. Green features of the project include EV-charging ready wiring in garages and solar panels for all units. The overall design and features included within Planned Development enhances the development's long-term livability and value retention in this new residential development. While completing the neighborhood, the project provides higher quality urban design and increases the City's supply of available housing.

6. The Planned Development Project includes adequate provisions for utilities, services, and emergency vehicle access; and that public service demands will not exceed the capacity of the existing and planned systems.

There is adequate public service provided to the proposed subdivision, including but not limited to electric, water, waste disposal, cable TV, and police and fire services. Through the Tentative Map process, the Engineering and Transportation Department and Fire Department have found the access to the site to be safe for vehicular, pedestrian and emergency vehicle access. The project will contribute both physical improvements and development impact fees to the community.

Site Plan Review Findings

- 1. Site plan elements (such as but not limited to: building placement, yard setbacks, size and location of landscape areas, parking facilities and placement of service areas) are in compliance with the minimum requirements of this Code, and are arranged as to achieve the intent of such requirements by providing a harmonious and orderly development that is compatible with its surroundings. Parking, loading, storage and service areas are appropriately screened by building placement, orientation walls and/or landscaping.**

The proposed two-story single-family residential homes would be harmonious and compatible within the existing residential context of the immediate area. The site planning and architectural design for the development accommodates vehicle parking by providing two car garages with two car driveways. The proposed development complies with the intent of the RS Residential Single-Family zoning district requirements. The development will comply with the following zoning requirements:

- Lot Area is 2.42 acres.
- Average Lot Size is 3968 SF, which is within the acceptable range allowable for approval through a PD.
- Max Plan Height is 28 feet and 10 inches, below the maximum height of 30' for the RS zoning district.
- Average Lot Coverage is 35%, below the maximum coverage of 50% allowed in the RS zoning district.
- Average FAR is 38%, below the maximum FAR of 50% in the RS zoning district.
- Density is 7.5 units per acre, within the 7 to 11 units per acre maximum for the Low-Medium Density Residential land use designation.

- 2. The building has adequate articulation, with appropriate window placement, use of detailing, and/or changes in building planes to provide visual interest. The exterior materials, finishes, detailing, and colors are compatible with those of surrounding structures.**

The proposed two-story plans appropriately provide varying wall planes and roof lines, using multiple colors, materials, and finishes. The building elevations propose different arrangements of similar and complementary colors and materials, including horizontal lap siding, stucco, metal garage doors, and concrete tile roof. The articulation and design satisfy the Planned Development criteria and enhances the streetscape of the existing neighborhood. With the architectural and design elements provided, the overall design of the project is compatible with the existing surrounding neighborhood.

- 3. The landscaping complements the architectural design, with an appropriate balance of trees, shrubs, and living ground covers, and provides adequate screening and shading of parking lots and/or driveways.**

The 19,600 SF of landscaping through the property complement the architectural design with an appropriate balance of new trees, shrubs, vines, grass/sedge, and ground cover. The project provides 18 street trees and proposes adding 43 new trees to the site. The landscaping will be fully compliant with State Water Efficient Landscaping Ordinance irrigation and water use standards.

- 4. Detail features, such as signs, fences, and lighting for buildings, parking lots, and/or driveways are visually consistent with the architectural and landscape design, and minimize off-site glare.**

The project has been designed with appropriate residential signage, lighting, and parking. Proposed new fencing has been conditioned and will meet the Zoning Code and Building Code requirements, to provide separation, noise attenuation, and privacy to the adjacent properties.