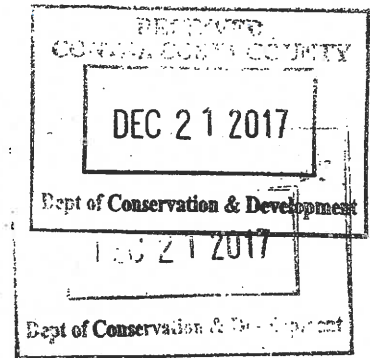


December 21, 2017

Daniel Barrios  
Project Planner II  
Department of Conservation and Development  
30 Muir Road  
Martinez, CA 94553



RE: Habitat For Humanity Project, Bay Point, 29 Lots (Pacifica Landing)

Dear Daniel,

Submitted herewith is the application package for the Habitat for Humanity East Bay/Silicon Valley ("Habitat") residential project located on Pacifica Avenue in Bay Point.

**Project Description:**

Habitat for Humanity East Bay/Silicon Valley ("Habitat") is proposing to develop 29 affordable residential townhomes on the 2.42 acre vacant parcel at 589 Pacifica Avenue in Bay Point. The property features sloping topography descending from EBMUD Aqueduct property (Contra Costa Canal Trail), bounding the property on the south, to Pacifica Avenue fronting the property at the north. There are several trees of diminished value intermittently located on the site. An elementary school is adjacent to the east boundary. Pacifica Avenue is fully improved and will provide access to the site at one location with compliant turn-around at street end.

The proposed development will allow Habitat to transform a vacant parcel of land into a community asset that will serve mixed-income families. Our proposal consists of single family townhomes oriented along an access road connecting to Pacifica Avenue. The development features a community garden space, as well as two additional common areas for a children's play area and an area with benches for families to gather. On-site parking for the development is provided by 49 parking spaces, 4 accessible parking spaces, and 1 van accessible parking space, all uncovered surface parking.

The development includes a mix of two-, three- and four-bedroom two story homes ranging from approximately 992 to 1,412 square feet. The designs are sensitive to the existing character and scale of the surrounding residential uses. Attractive trim materials and architectural details, such as horizontal and vertical board, batten siding, brackets, window sashes, extended overhangs, and decorative vents increase the visual appeal of the homes. Habitat incorporates green building materials and techniques in its construction practices, so each home will be energy efficient and will provide a healthy environment for its occupants. Each home includes a modest backyard.

Habitat has been awarded Neighborhood Stabilization Program (NSP) funding that requires construction of three units to be complete by September 2020. Because of this, Habitat intends to phase the project in order to utilize this funding and have units completed in time. Phase 1 will consist of the site work and construction necessary of the first 3 units only. Phase 2 will consist of the remaining site work, as well as construction of 13 homes. Phase 3 will consist of the construction of the final 13 homes, as well as any remaining landscaping of the project.

#### Residential Density Analysis:

Home Type	Home Quantity	Residents per Unit	Total Residents per Home Type
2 - Bedroom	9	3	27
3 - Bedroom	15	4	60
4 - Bedroom	5	5	25
<b>Total Number of Residents</b>			<b>112</b>

#### Entitlements:

Habitat seeks approvals of a General Plan Amendment (GPA), P-1 Rezoning (RZ), and a Preliminary and Final Development Plan (DP), and Vesting Tentative map (VTM). The P-1 zoning is necessary due to the irregular triangular shape of the site to design a well-planned project on the property, allowing space, light, and air to steer the project layout, rather than strict zoning requirements that would challenge the project beyond its current constraints. Varying street setbacks of the 4 and 5-plex buildings and reduced setback along the EBMUD aqueduct property are requested and shown on the Development Plan. The request for the GPA is for the proposed project of 29 units to conform to multi-family, medium density. The terrain and the triangular shape of the property do not provide adequate areas toward the northern portion of the site requiring varying setbacks along Pacifica and the Contra Costa Canal Trail that will allow a well-planned development.

The request is to amend the General Plan of this property from R-10 single family to Multiple Family Residential, medium Density (12.0 to 21.9 units to the acre). In computing the General Plan Amendment, after subtracting the area of the streets from the gross area of the property, the net area is reduced to 2.15 acres, equating to a project density of 14 u/ac., the lower side of the range.

The Development plan shows the project layout being sensitive to the surrounding areas within the current constraints of the project. Accompanying the plan are proposed building elevations, sections, and landscaping plans.

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**EAST BAY**  
2619 Broadway  
Oakland, CA 94612

**SILICON VALLEY**  
513 Valley Way  
Milpitas, CA 95035

HabitatEBSV.org  
866.450.4432  
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**Affordable Housing:**

Habitat, a non-profit organization and builder of affordable housing projects, operates through funding provided by philanthropic foundations, commercial banks, specialist microfinance organizations, and official national and multilateral funding institutions. Habitat also partners with cities and counties to provide the land and/or the additional funds to complete the projects. These funding mechanisms manage Habitat's financial resources based on schedule. Contributions are available if the project occurs on time; the funding is lost if the project does not finish per required schedule. This project, Pacifica Landing, must adhere to such a schedule; the project must have completed three units by September, 2020. For this reason, Habitat plans to phase the project to control the construction timeline by building out the first phase with the available funds.

Phase I will include the first 3 of the 29 units, located in the western area of the project, near the apex of the property. The VTM and DP depict the line between phases. Habitat plans to construct Units 1, 2, and 3 in the first phase to meet funding obligations. These three units will satisfy the 10% affordable component for this project. Phase II is not yet financed; Habitat will work to acquire the funding and if successful, will build out Phases II and III, the remaining 26 units. If funding is not obtained, Habitat will build and sell the remaining 26 units as market rate housing or mixed income housing.

**Site Improvements:**

The project site improvements consist of a roadway through the center of the site and an infrastructure of utilities serving the project from Pacifica Avenue. The VTM shows the preliminary location of these utilities. Storm drain is routed to combination bio-retention basin and underground detention. The preliminary Stormwater Plan and hydrology report submitted herewith describes the specifics of the design. At this time habitat anticipates that the cut and fill of the site will be balanced and that import will not be necessary.

Thank you.

Sincerely,



Hamid Taeb  
Director of Real Estate Development  
Habitat for Humanity East Bay/Silicon Valley  
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(510) 803-3355

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