

Hill Town

Changes since March 2, 2020 PC Meeting



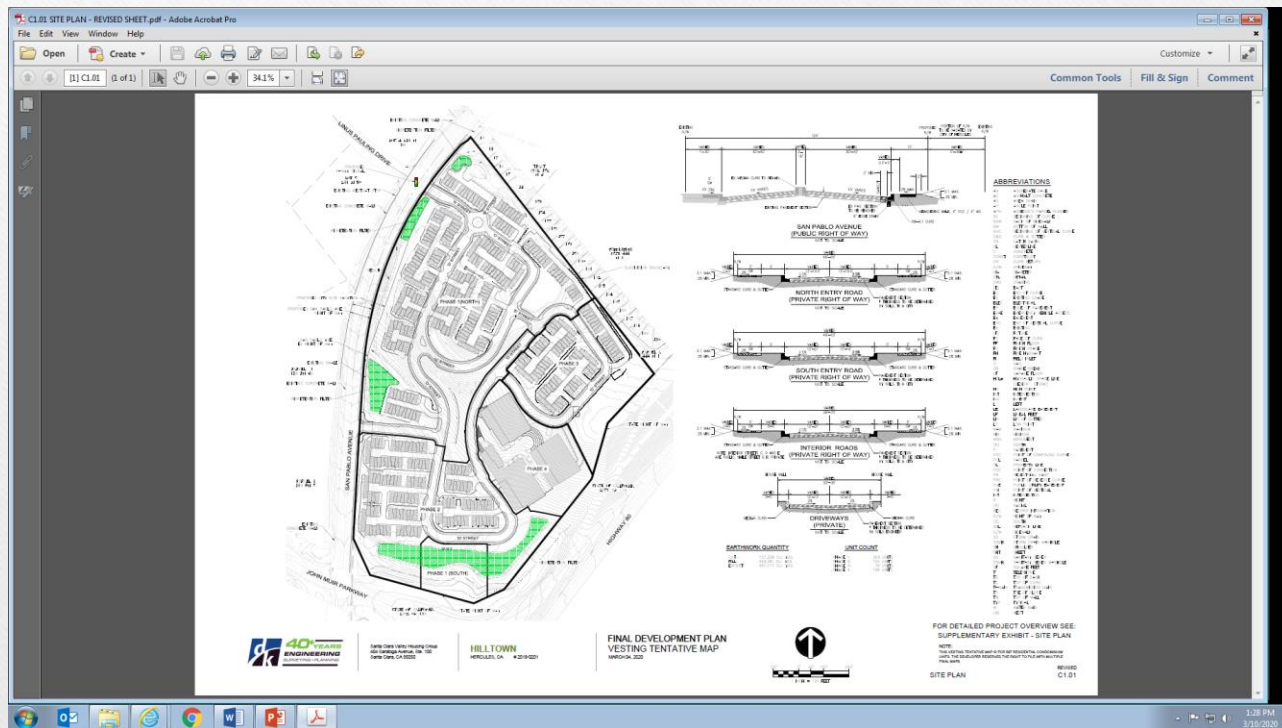
Hill Town Applications

- **CEQA Addendum** to the Updated 2009 Redevelopment Plan EIR (SCH#20018112049).
- **Conformity with General Plan** abandonment of portions of right-of-way San Pablo Avenue.
- **Vesting Tentative Map #VTM 19-01** to create *47 parcels* for residential buildings, and additional common area parcels.
- **Final Planned Development Plan #FPDP 19-01** to ensure consistency with the DPDP in the DOPA 17-01.
- **Design Review #DR 19-02** to ensure consistency with the DPDP in the DOPA 17-01.
- **Conditional Use Permit #CUP 19-01** for retail greater than 2,000 sq.ft. in a P(DP) Zoning District and *architectural appurtenances*.

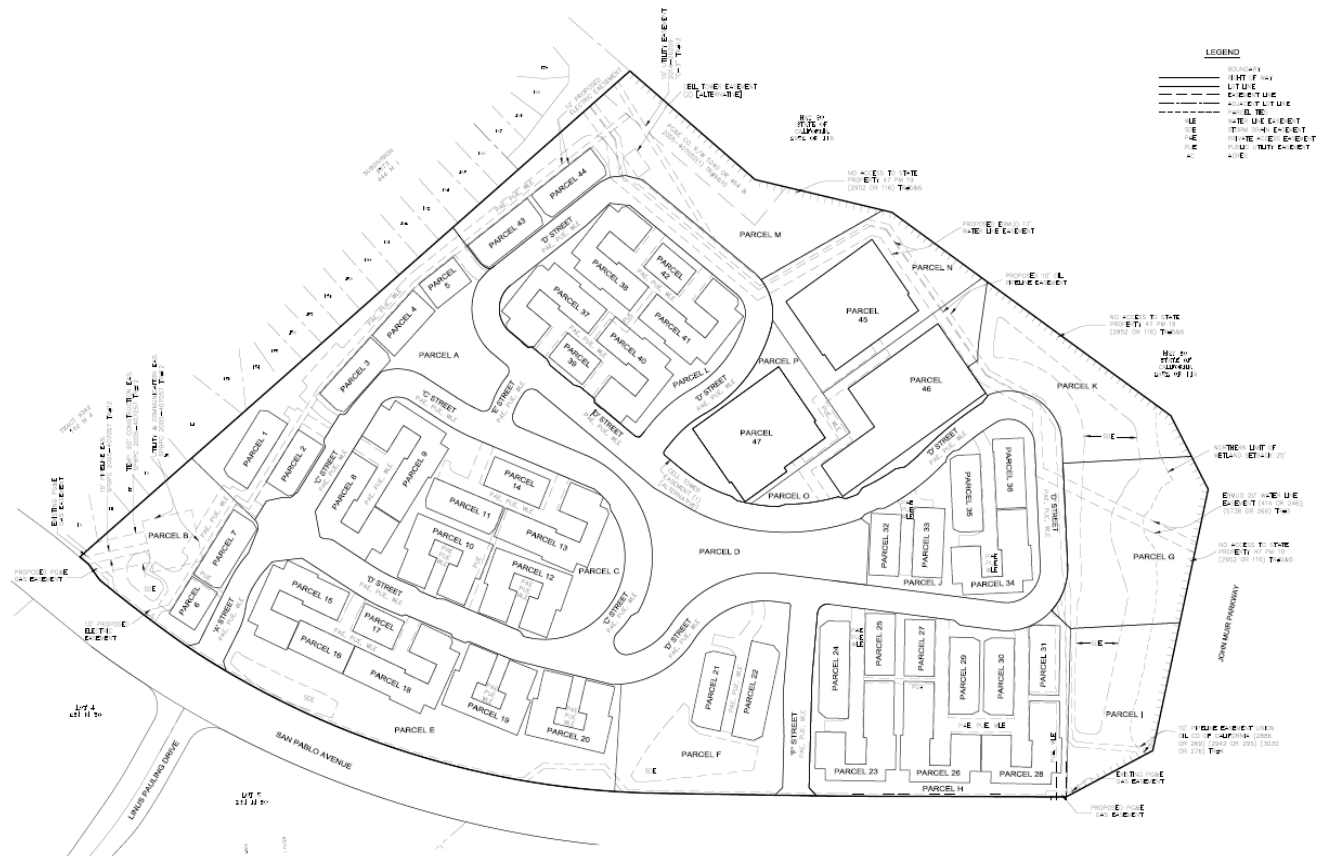
Applicant Revised Plans

- C1.01 Site Plan
- C2.01 Vesting Tentative Map
- L7.0 Fence and Wall
- Architectural (12-sheets)

Site Plan – Revised



Vesting Tentative Map - Revised



Santa Clara Valley Housing Group
450 Saratoga Avenue, Ste. 100
Santa Clara, CA 95050

HILLTOWN
HERCULES, CA #2018-0201

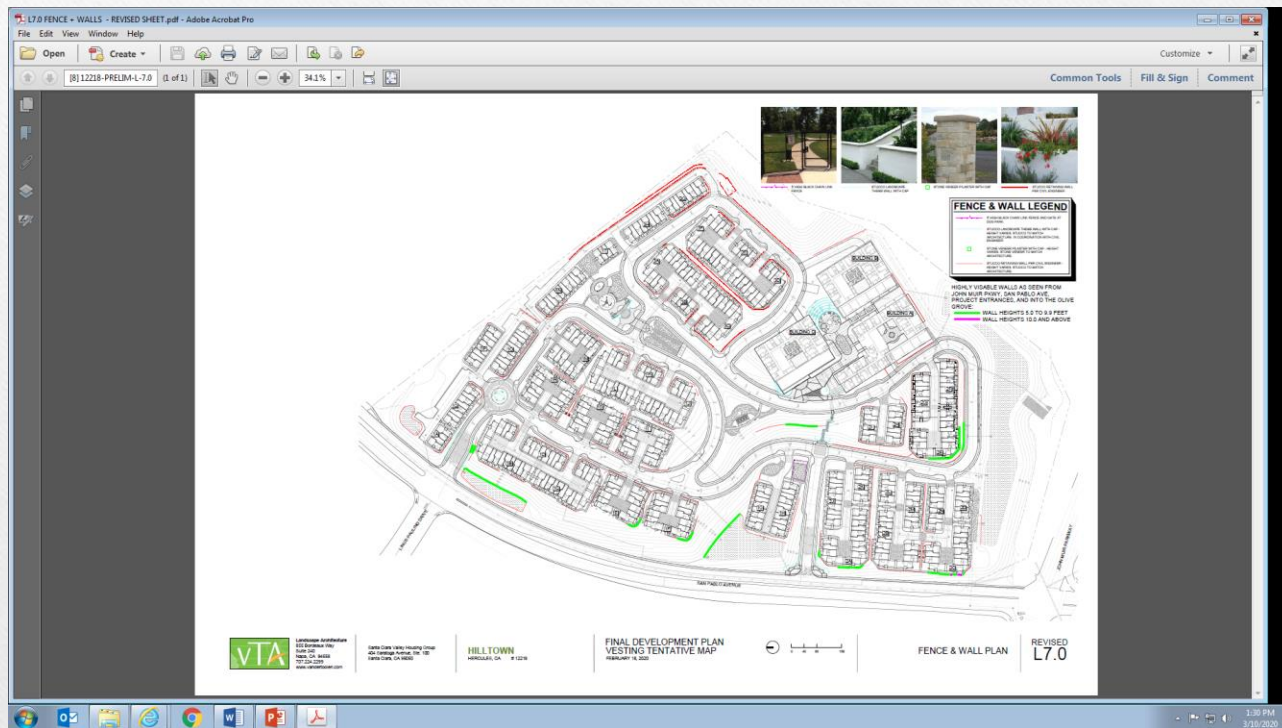
FINAL DEVELOPMENT PLAN
VESTING TENTATIVE MAP
MARCH 23, 2020



PARCEL OVERVIEW

REVISED
C2.01

Fence and Wall Plan— Revised



Staff Recommended *Additional* Changes – Fence & Wall



Landscape Architecture
850 Bordeaux Way
Suite 200
Napoli, CA 94558
707.224.2299
www.vandertoolen.com

Santa Clara Valley Housing Group
404 Saratoga Avenue, Ste. 100
Santa Clara, CA 95050

HILLTOWN
HERCULES, CA # 12218

FINAL DEVELOPMENT PLAN
VESTING TENTATIVE MAP
FEBRUARY 18, 2020



FENCE & WALL PLAN

REVISED
L7.0

Staff Suggested Large Walls

Bay Trail Faux Rock Wall



Original Imagery 5-20-2019



Architecture Revisions

Applicant Changes shown in Exhibit A.1

- Townhome (8- Plex) Styles A, B, C
- Courtyard (12-Plex) Style A, C
- Townhome (Plan 5) – ADU Option
- Podium Perspectives

Continuing Staff Requests as shown in Exhibit A.3

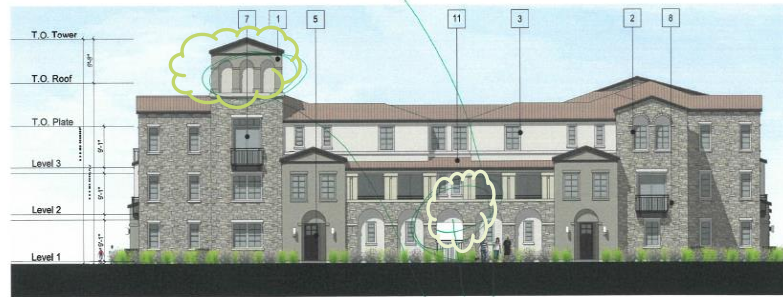
- Courtyard (12-Plex) Style A lacks background detail
- Courtyard (12-Plex) Style A same color to extend to entire facade

Staff Recommended Changes



- Material Legend:
1. Stucco
 2. Stone Veneer
 3. Vinyl Windows
 4. Metal Canopy
 5. Entry Door
 6. Metal Garage Door
 7. Sliding Glass Door
 8. Metal Railing
 9. Brackets
 10. Corbels
 11. Concrete "S" Tile Roof

2 - PERSPECTIVE



1 - ELEVATION



Architecture + Planning
The Leavitt Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.277.2910
ktgy.com

Santa Clara Valley Housing Group
454 Fremont Avenue, Ste. 100
Santa Clara, CA 95050

HILLTOWN
HERCULES, CA # 2018-0201

FINAL DEVELOPMENT PLAN
VESTING TENTATIVE MAP
MARCH 6, 2020



*Detail
background*

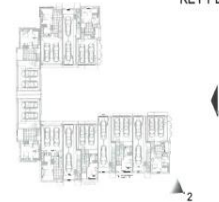
EXTERIOR ELEVATIONS
COURTYARD 12-FLYER - STYLISH A - TOWER

A3.2.7.1T

Staff Recommend Changes



KEY PLAN



2- PERSPECTIVE

Material Legend:

1. Stucco
2. Stone Veneer
3. Vinyl Windows
4. Metal Canopy
5. Entry Door
6. Metal Garage Door
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1- ELEVATION

Conditions of Approval - Changes

- Subdivision lot unit increase to 47.
- Stairway landing requirement olive grove.
- Clustering of trees site-wide.
- Towers additional detail.
- Appurtenances 10%
- Podium Material board and site conditions inspection for all colors/materials project-wide.
- HOA enforcement of speed for owners, not non-owners.
- Evaluate adjacent storm drain pipe in Caltrans ROW if needed for project.
- Water must be available on-site with first lift asphalt prior to wood onsite.

Findings with Facts - Changes

- PDP

- Finding 2: Private Roadway Public Works Director Findings and Recommendation of Approval.
- Finding 3: Appurtenance Height Limit.

- VTM

- Finding 1: Public Work Director attests to good engineering practice.

- CUP

- Finding 3: Appurtenance Height Limit

Recommendations:

1. APPROVED 3/2/20 - Resolution #20-01 recommending that the City Council approve *CEQA Addendum #IS 19-01* with Mitigation and Monitoring Report Exhibit A.
2. APPROVED 3/2/20 - Resolution #20-01 finding conformity with the *General Plan for vacation of portions of excess property/right-of-way*

Options regarding architecture and remaining project applications:

1. APPROVE - Resolution #20-03 recommending that the City Council approve the Final Planned Development Plan #FPDP 19-01, Design Review Permit #DRP 19-02, Conditional Use Permit #19-01, Vesting Tentative Map #9533, based on Facts and Findings, and subject to Conditions of Approval, map, and full drawing with greenline areas of design packages being modified, and modifications to street and site layout prior to City Council
2. NO ACTION – Take no action on the FPDP, require further architectural modifications.