



# BLESSING OF FAITH WORSHIP CENTER INTERNATIONAL SENIOR & SUPPORTIVE HOUSING

DATE OF REVISION: APRIL 19, 2022

## PROJECT NARRATIVE

THE PROPOSED PROJECT IS LOCATED IN THE EXISTING PARKING LOT OF THE BLESSINGS CHRISTIAN CENTER AT THE CORNER OF KELLY AVE. AND MAUDE ST. IN THE FAIRVIEW DISTRICT OF ALAMEDA COUNTY. THE PROJECT CONSISTED OF NEW CONSTRUCTION OF 42 STUDIO UNITS, A 2 BEDROOM MANAGER'S UNIT, A COMMUNITY ROOM AND ASSOCIATED OFFICE. THE CHURCH INITIATED THIS PROJECT FOR THE PURPOSE OF PROVIDING SUPPORTIVE CARE SERVICES FOR THE SENIOR AND AT-RISK COMMUNITY.

THIS PROJECT PROPOSES TO UTILIZE THE STREAMLINE MINISTERIAL APPROVAL PROCESS AS OUTLINED IN IN SENATE BILL SB35, AND IF APPROVED WOULD EXEMPT THE PROJECT FROM THE CEQA PROCESS. AN APPROVAL CHECKLIST IS SHOWN ON SHEET A0.2.

THE PROJECT IS LOCATED IN AN R1 RESIDENTIAL ZONE; HOWEVER, WE PROPOSE TO INCREASE THE DENSITY TO AN R4 ZONE BY UTILIZING 42 STUDIO/EFFICIENCY UNITS WHICH ARE "LIMITLESS" AS OUTLINED IN AB 352.

THE BUILDING HEIGHT HAS BEEN INCREASED FROM THE EXISTING LIMIT OF 25 FT. TO 40 FT. (TOP OF PARAPET). THIS IS JUSTIFIED BY THE USE OF AB 1763 "DENSITY BONUS" WHICH WOULD ALLOW AN INCREASE OF UP TO 3 ADDITIONAL STORIES, OR 25 FT., IF THE PROJECT IS LOCATED WITHIN ½ MILE OF PUBLIC TRANSIT.

THE PARKING REQUIREMENT HAS BEEN REDUCED AS ALSO STIPULATED IN AB 1763 WHICH WOULD PROHIBIT IMPOSING ANY MINIMAL PARKING REQUIREMENT FOR A SUPPORTIVE HOUSING DEVELOPMENT. THERE WERE 21 PREVIOUS PARKING SPACES, WHICH HAVE BEEN RELOCATED ON SITE, AND 11 ADDITIONAL PARKING SPACES HAVE BEEN ADDED FOR TENANTS AND STAFF. THIS WOULD BRING THE TOTAL COUNT TO 32 PARKING SPACES.

REQUIRED SETBACKS ARE PROVIDED AT THE FRONT AND SIDE YARDS; AN AVERAGE OF 20 FT. IS PROVIDED AT THE REAR YARD.

## PROJECT INFORMATION

PARCEL APN#	416 - 180 - 20
PROJECT LOCATION	NAME: BLESSINGS OF FAITH WORSHIP CENTER ADDRESS: 2889 KELLY STREET CITY: HAYWARD, CA
PROJECT DESCRIPTION	PROPOSED SCOPE OF WORK INCLUDES THE FOLLOWING: - PROVIDING NEW 4-STORY BUILDING ADDITION LOCATED IN EXISTING PARKING LOT WITH A TOTAL OF 43 UNITS CONSISTING OF 42 STUDIO UNITS AND (1) TWO BEDROOM UNIT AND COMMUNITY ROOM AND OFFICES; - PROVIDING 32 PARKING SPACES ON THE GROUND FLOOR LEVEL; - NEW EGRESS STAIRS AND ELEVATOR TO CONNECT GROUND FLOOR AND ROOF TERRACE.
OCCUPANCY GROUP	GROUP R2
TYPE OF CONSTRUCTION	TYPE V CONSTRUCTION

## LIST OF DRAWINGS

A 0.1	TITLE SHEET	A 3.1	PROPOSED ELEVATIONS
A 0.2	AREA TABULATIONS & ZONING INFORMATION	A 3.2	PROPOSED ELEVATIONS
A 0.3	CONTEXT PHOTO	A 3.3	PROPOSED ELEVATION AND SECTION
A 0.4	BIRD EYE VIEW RENDERING	A 3.4	PROPOSED SECTIONS
A 0.5	STREET VIEW RENDERING	A4.1	ENLARGED UNIT PLANS
A 0.6	STREET VIEW RENDERING	A5.1	MATERIALS & COLORS
A 1.1	PROPOSED SITE PLAN	L - 1	CONCEPTUAL LANDSCAPE PLAN
A 2.1	FIRST FLOOR PLAN		
A 2.2	SECOND & THIRD FLOOR PLAN		
A 2.3	FOURTH FLOOR & ROOF PLAN		TOPOGRAPHIC SURVEY

## APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE (CBC), PARTS 1 & 2, TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS (C.C.R.)

2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.

2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.

2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.

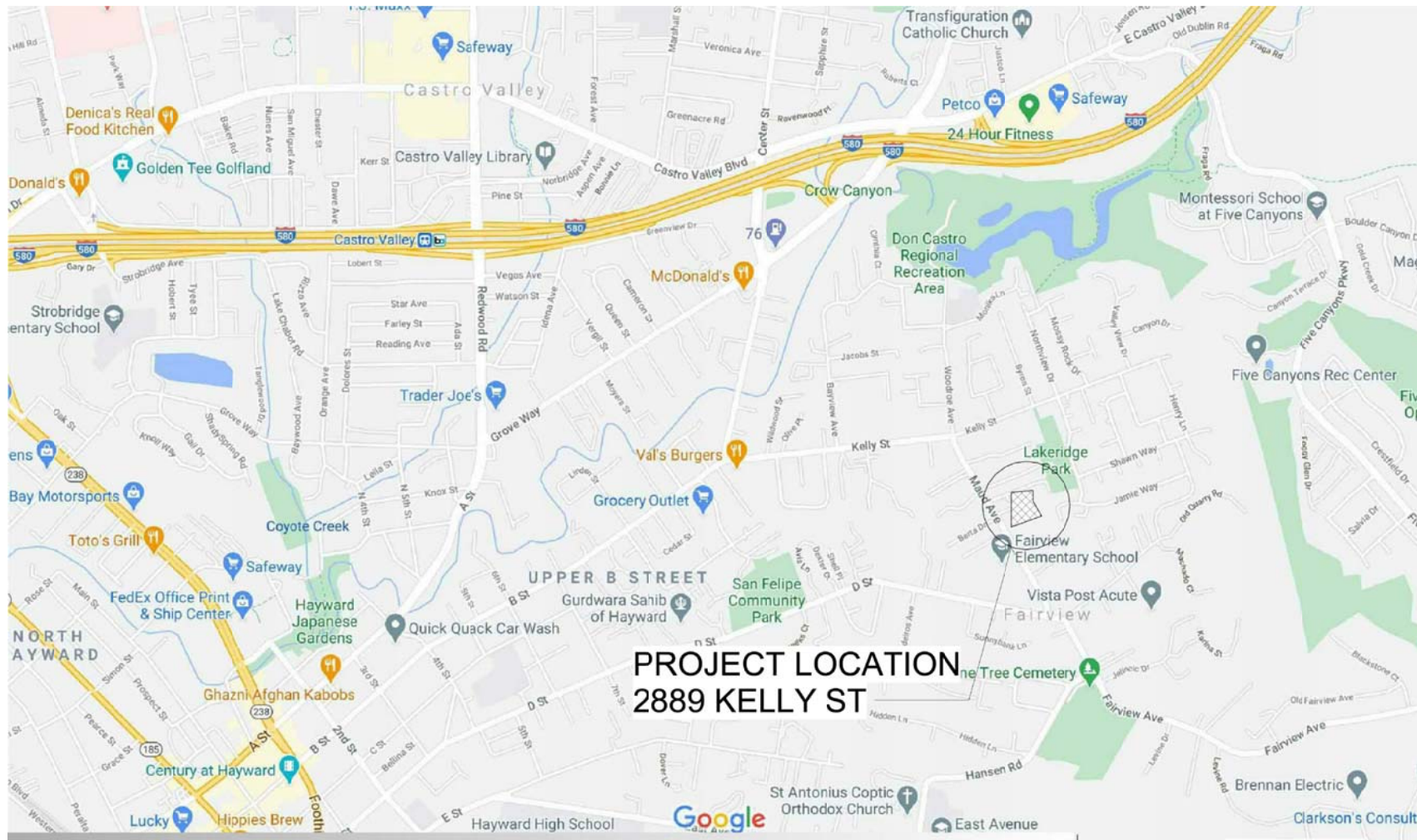
2019 CALIFORNIA FIRE CODE (CFC)

2019 CALIFORNIA ENERGY CODE

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

## PROJECT DIRECTORY

<b>PROJECT SPONSOR:</b>  <b>BLESSINGS OF FAITH WORSHIP CENTER INTERNATIONAL</b> 2889 KELLY STREET HAYWARD, CA 94541  T: (510) 984-4484			
<b>DEVELOPMENT TEAM:</b>			
<b>BACBO BAY AREA COMMUNITY BENEFIT ORGANIZATION OF NORTH RICHMOND</b> 7901 OAKPORT STREET STE 1200 OAKLAND, CA 94621  T: (510) 775 0454	<b>CHDC COMMUNITY HOUSING DEVELOPMENT CORPORATION OF NORTH RICHMOND</b> 1535 FRED JACKSON WAY, RICHMOND, CA 94801  T: (510) 412-9290	<b>DCG STRATEGIES, INC.</b> 7600 DULIN BLVD. SUITE 275 DUBLIN, CA 94568  T: (925) 479-1350	<b>LANDIS DEVELOPMENT</b> 1814 FRANKLIN STREET SUITE 810 OAKLAND, CA 94612
<b>ARCHITECT</b>  <b>KODAMA DISENO ARCHITECTS</b> 3160 COLLEGE AVE., STE 201 BERKELEY, CA 94705 STEVE KODAMA, PRINCIPAL ARCHITECT EMAIL: SKODAMA@KODAMADISENO.COM T: (510) 986-0694 EXT14		<b>SURVEYOR</b>  <b>ACKLAND INTERNATIONAL, INC</b> 333 HEGENBERGER ROAD, STE 206 OAKLAND CA 94621 EKUNDAYO SOWUNMI, P.E., QSD/QSP EMAIL: KUNDAYO.SOWUNMI@GMAIL.COM T: (510) 564-4284	



VICINITY MAP



ZONING INFORMATION			
	PERMITTED	PROPOSED	NOTES/COMMENTS
APN: 416-180-20 ADDRESS: 2889 KELLY STREET,HAYWARD, CA 94541 LOT SIZE: 27,444 SF (0.63 AC) EXISTING OCCUPANCY: RELIGIOUS ASSEMBLY EXISTING BLDG. HEIGHT: +/- 25'-0", ONE STORY EXISTING BLDG. AREA: 4,620 SF ZONING DISTRICT: R-1 SINGLE FAMILY RESIDENTIAL Fairview Specific Plan Zoning - 3.4.3(a)6 CONSTRUCTION TYPE: TYPE V - 1 HOUR PROPOSED OCCUPANCY: MIXED USE - RESIDENTIAL	ONE UNIT PER 5000 SF	(1) TWO BEDROOM (42) EFFICIENCY UNITS	PER AB352 SECTION 17958.1: THIS BILL WOULD PROHIBIT A CITY, COUNTY FROM LIMITING THE NUMBER OF EFFICIENCY UNITS IN CERTAIN LOCATIONS NEAR PUBLIC TRANSIT OR UNIVERSITY CAMPUSES, AS SPECIFIED. (1) LIMIT THE NUMBER OF EFFICIENCY UNITS IN AN AREA ZONED FOR RESIDENTIAL USE AND LOCATED WITHIN ONE-HALF MILE OF A PUBLIC TRANSIT OR WHERE THERE IS A CAR SHARE VEHICLE LOCATED WITHIN ONE BLOCK OF THE EFFICIENCY UNIT.
HEIGHT IN FEET: Fairview Specific Plan Zoning - 3.4.5(c) Per Title 7 Planning & Land-use Chapter 4.3 Density Bonus & Incentives	25 FEET	36.5 FEET 40 FEET TO TOP OF PARAPET	GOVERNMENT CODE TITLE 7 CHAPTER 4.3 DENSITY BONUSES AND OTHER INCENTIVES 6915... * DEVELOPMENT STANDARDS INCLUDES A SITE OR CONSTRUCTION CONDITION, INCLUDING, BUT NOT LIMITED TO, A HEIGHT LIMITATION, A SETBACK REQUIREMENT, A FLOOR AREA RATIO, AN ONSITE OPEN SPACE REQUIREMENT, OR .....
HEIGHT IN STORIES: Fairview Specific Plan Zoning - 3.4.9(c) Per Title 7 Planning & Land-use Chapter 4.3 Density Bonus & Incentives	2 STORIES	4 STORIES	GOVERNMENT CODE TITLE 7 CHAPTER 4.3 DENSITY BONUSES AND OTHER INCENTIVES 6915... * DEVELOPMENT STANDARDS INCLUDES A SITE OR CONSTRUCTION CONDITION, INCLUDING, BUT NOT LIMITED TO, A HEIGHT LIMITATION, A SETBACK REQUIREMENT, A FLOOR AREA RATIO, AN ONSITE OPEN SPACE REQUIREMENT, OR .....
GROUND FLOOR HEIGHT: (FLOOR TO FLOOR) UPPER FLOORS HEIGHT: (FLOOR TO FLOOR)	NA NA	9 FEET 9 FEET	
FRONT SETBACK: Fairview Specific Plan Required Yard - 3.4.5(c)	20 FEET	20 FEET	
SIDE SETBACK: Fairview Specific Plan Required Yard - 3.4.5(c)	9 FEET	10 FEET	
REAR SETBACK: Fairview Specific Plan Required Yard - 3.4.5(c)	20 FEET	15'-1" to 27'-4"	GOVERNMENT CODE TITLE 7 CHAPTER 4.3 DENSITY BONUSES AND OTHER INCENTIVES 6915... * DEVELOPMENT STANDARDS INCLUDES A SITE OR CONSTRUCTION CONDITION, INCLUDING, BUT NOT LIMITED TO, A HEIGHT LIMITATION, A SETBACK REQUIREMENT, A FLOOR AREA RATIO, AN ONSITE OPEN SPACE REQUIREMENT, OR .....
LOT COVERAGE: Fairview Specific Plan Maximum Lot Coverage - 3.4.6(c)	25% MAXIMUM ( pg 3-22 )	11,965 / 27,444 = 43.6%	AB 2345 - DENSITY BONUS: CONCESSION
FLOOR AREA RATIO: Requirement: 0.1 plus 2500 sq ft (5,244.4 sq ft) (pg 3-23) not counting: non-habitable spaces such as garages, storage, sheds, mechanical equipment rooms, and attics or basements not eligible for habitation; and spaces outside the walls of the house, such as decks (including covered decks and lanais), patios, atriums, and outdoor stairs.	2744 + 2500 = 5744.4 SF	21,472 SF ( includes area of conditioned space)	SB 330 HOUSING CRISIS ACT OF 2019
OPEN SPACE: (per the Fairview Specific Plan; "Usable open space areas on private parcels should have the following general characteristics:")	1,000 SF MINIMUM, WITH A MINIMUM WIDTH OF 15 FT (pg 3-24)	11,061 SF ROOF GARDEN & COURTYARD	NOT APPLICABLE PER THE FAIRVIEW SPECIFIC PLAN, SINCE THIS ("SHOULD") IS AN ADVISORY STATEMENT, NOT A REGULATORY REQUIREMENT (pg 1-4)
MAX. DENSITY: Fairview Specific Plan Zoning - 3.4.3(a)6	LOT AREA 27444 SF / 5000 SF = 5.48 5.5 UNITS	1-2BED UNIT / 0.63 AC = 1.58 UNIT / AC 42 EFFICIENCY UNITS	PER AB352 SECTION 17958.1: THIS BILL WOULD PROHIBIT A CITY, COUNTY FROM LIMITING THE NUMBER OF EFFICIENCY UNITS IN CERTAIN LOCATIONS NEAR PUBLIC TRANSIT OR UNIVERSITY CAMPUSES, AS SPECIFIED. (1) LIMIT THE NUMBER OF EFFICIENCY UNITS IN AN AREA ZONED FOR RESIDENTIAL USE AND LOCATED WITHIN ONE-HALF MILE OF A PUBLIC TRANSIT OR WHERE THERE IS A CAR SHARE VEHICLE LOCATED WITHIN ONE BLOCK OF THE EFFICIENCY UNIT.
MAXIMUM SECOND STORY FLOOR AREA (%) (Percentage of First Story Building Footprint) per Residential Design Standards Chapter 2	80 %	100 %	AB 2345 - DENSITY BONUS: WAIVER
PARKING: 2 OFF-STREET PARKING SPACES PER UNIT PLUS 31 PARKING SPACES FOR THE EXISTING CHURCH (pg 3-27)		11 SPACES (DWELLING UNITS) 21 SPACES (CHURCH)	AB 2345 - DENSITY BONUS: PARKING EXEMPTION
BIKE PARKING: 1 PER 2 UNITS CHURCH: 10% OF CAR PARKING	43 / 2 = 21.5 21 (0.1) = 2.1	22 SPACES 2 SPACES	
AFFORDABLE QUALIFICATIONS FOR THIS PROJECT Restricted Units for Specified Affordability Requirements (42 Units, excluding manager unit) Extremely Low Income 24 units will be restricted to residents at or below 30% Area Medium Income Very Low Income 18 units will be restricted to residents at 31% - 50% Area Medium Income Incentives Requested 1. Height in feet and in stories; 2. Lot Coverage; 3. Rear Setback.			PARKING AB 2345 AN ACT TO AMEND SECTION 65400 AND 65915 OF GOVERNMENT CODE RELATED TO HOUSING This bill would decrease the maximum ratio of vehicular parking for developments with 2 to 3 bedrooms, as specified. This bill would define the term "natural or constructed impediments" for purposes of determining whether a development has unobstructed access to a transit stop. The bill would authorize a developer to request that a city, county or city and county not impose vehicular parking standards if the development meets specified affordability requirements and either (A) provides unobstructed access to a major transit stop or (B) is for-rent housing development for individuals who are 62 years of age or older that will have either paratransit service or unobstructed access to a fixed bus route, as specified

CHAPTER 4.3 DENSITY BONUSES AND OTHER INCENTIVES (65915 - 65918)			
2) The applicant shall receive the following number of incentives or concessions:			
A) One incentive or concession for projects that include at least 10 percent of the total units for lower income households, at least 5 percent for very low income households, or at least 10 percent for persons and families of moderate income in a development in which the units are for sale.			
B) Two incentives or concessions for projects that include at least 17 percent of the total units for lower income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a development in which the units are for sale.			
C) Three incentives or concessions for projects that include at least 24 percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a development in which the units are for sale.			
D) Four incentives or concessions for a project meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b). If the project is located within one-half mile of a major transit stop, the applicant shall also receive a height increase of up to three additional stories, or 33 feet.			
E) One incentive or concession for projects that include at least 20 percent of the total units for lower income students in a student housing development.			

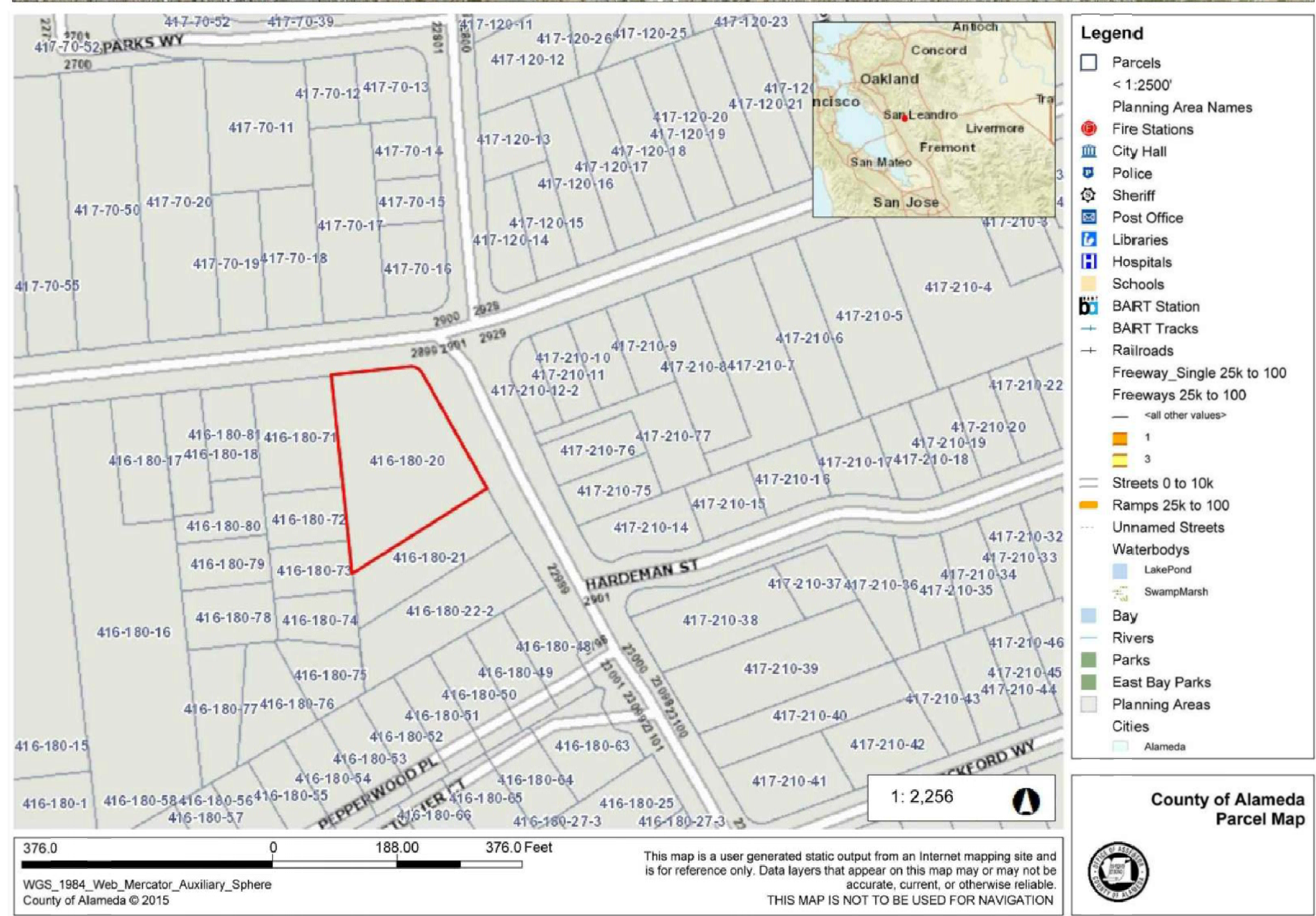
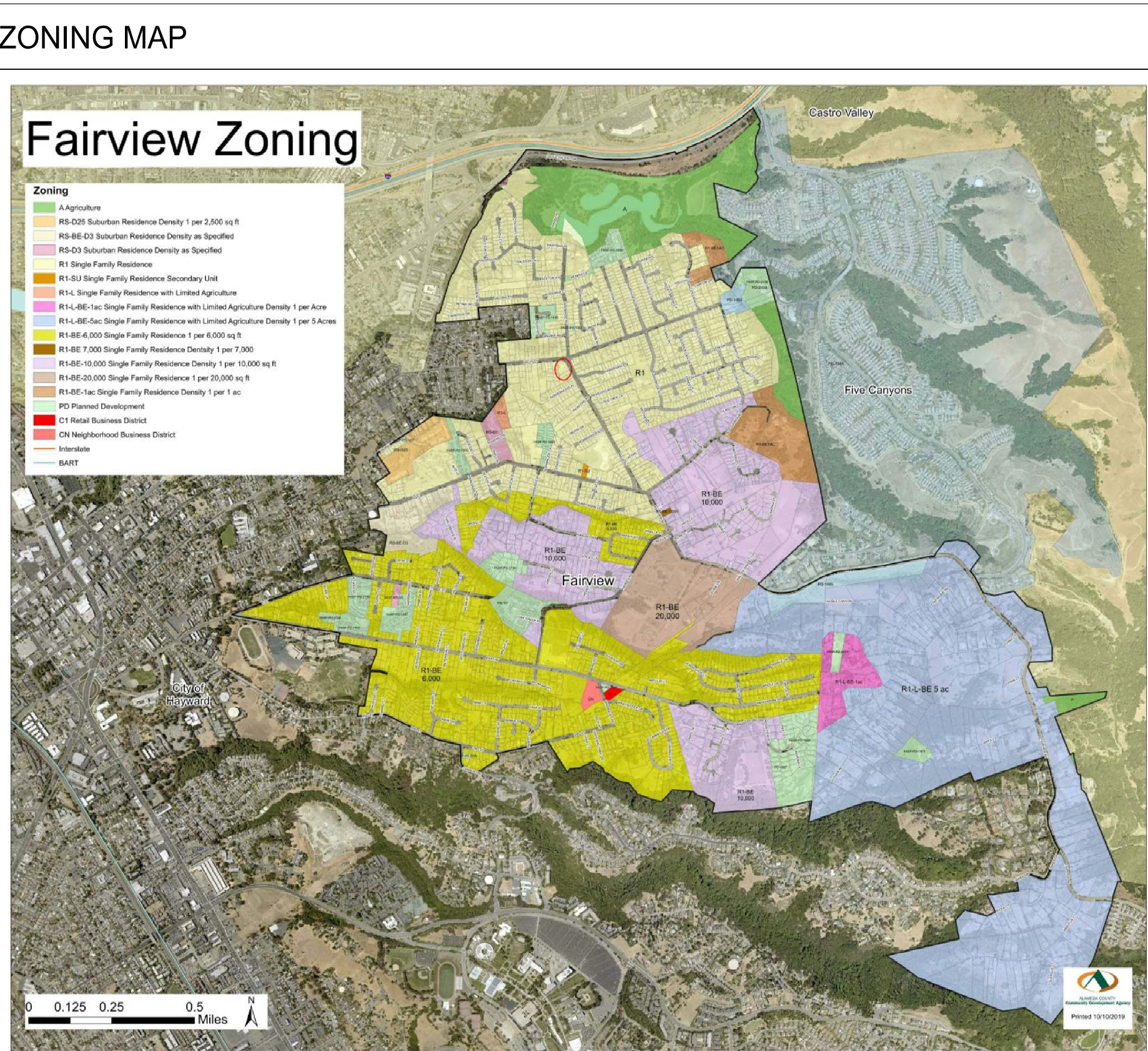
AREA TABULAION						
RESIDENTIAL UNITS						
UNIT TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	ROOF LEVEL	TOTAL
	#	AREA	#	AREA	#	AREA
2-BEDROOM	1	713 SF	0	0 SF	0	0 SF
STUDIO	0	0 SF	14	6300 SF	14	6300 SF
TOTAL # OF UNITS = 43						
TOTAL RESIDENTIAL AREA = 19613 SF						
COMMON AREA						
COMMUNITY ROOM	1040 SF					1040 SF
OFFICE	515 SF					515 SF
LAUNDRY ROOM	190 SF					190 SF
BATHROOM	114 SF					114 SF
TOTAL AREA OF COMMON AREA = 1859 SF						
UNCONDITIONED SPACE						
ELEVATOR MECH	55 SF					55 SF
MECHANICAL / ELECTRICAL	410 SF					410 SF
TOTAL AREA OF UNCONDITIONED SPACE = 465 SF						
CIRCULATION SPACE						
ELEVATOR, STAIRS, EGRESS BALCONY & CORRIDOR	1211 SF	1324 SF	1324 SF	1324 SF	190 SF	5373 SF
TOTAL AREA OF CIRCULATION = 5373 SF						
TOTAL BUILDING AREA = 27310 SF						
OPEN SPACE						
ROOF GARDEN					1735 SF	1735 SF
COURTYARD	1550 SF					1550 SF
SITE LANDSCAPE	7776 SF					7776 SF
TOTAL OPEN SPACE = 11,061 SF						
TOTAL LOT SIZE 27300 SF (0.626722 acre)						
NEW BUILDING FOOTPRINT		7624 SF				
EXISTING BUILDING FOOTPRINT		4620 SF				
TOTAL BUILDING FOOTPRINT		12244 SF				



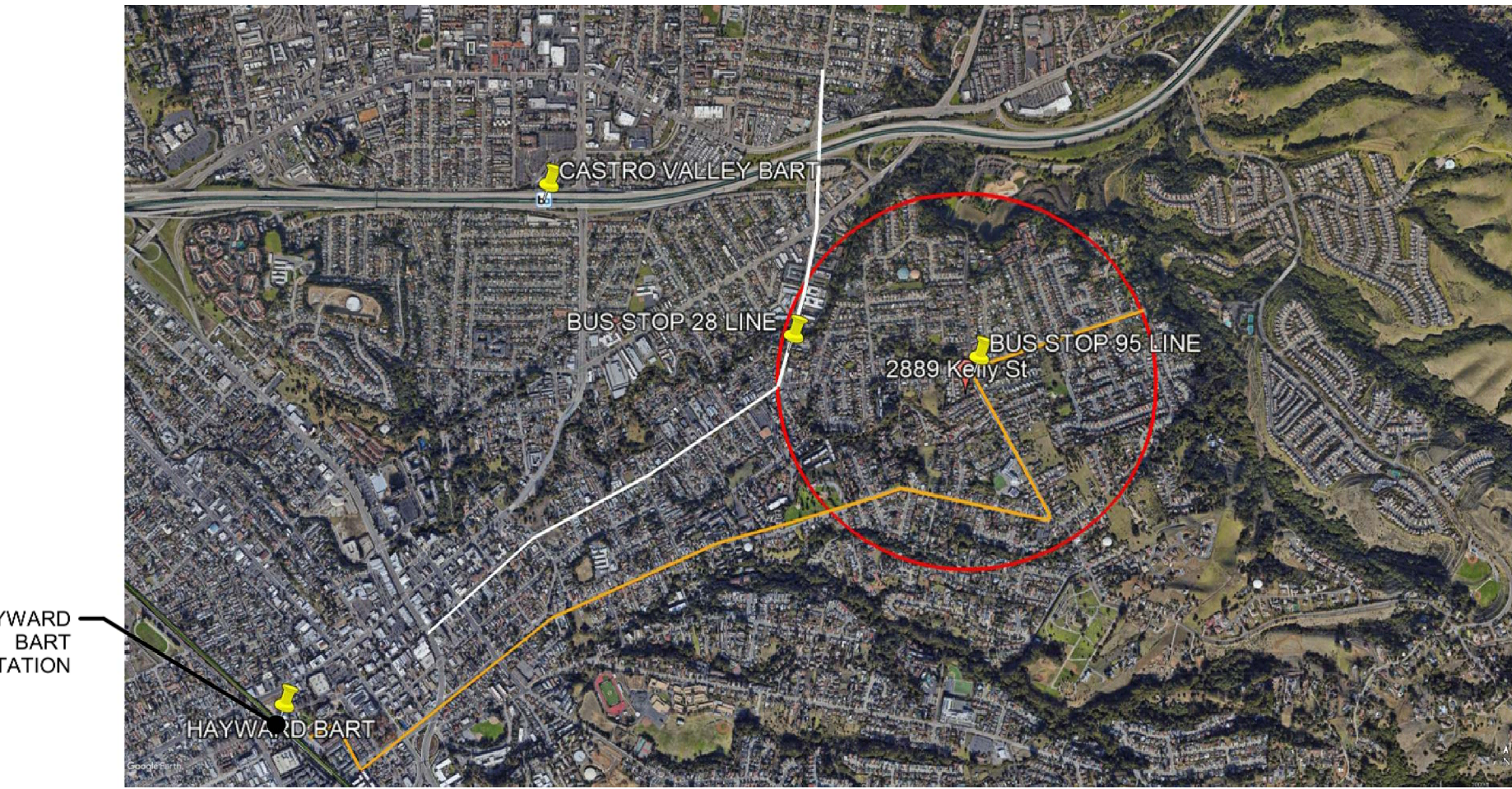
## BLESSING OF FAITH WORSHIP CENTER SENIOR & SUPPORTIVE HOUSING

2889 Kelly Street, Hayward, CA 94541

APRIL 19, 2022



## BUS ROUTE



## SB 35 - STREAMLINED ENTITLEMENT APPROVAL - CHECKLIST

### SB 35 CHECKLIST BLESSINGS OF FAITH WORSHIP CENTER

SB 35 creates a streamlined and ministerial approval process for certain housing projects. If the answers to all of the statements below are "yes," then your project is eligible for the approval process under [Government Code section 65913.4](#) (see process notes on page 2). If any of these responses are "no," then the project is not eligible. This checklist provides an overview of SB 35's requirements. Please contact your legal counsel for additional information and assistance.

ELIGIBILITY REQUIREMENTS		Yes	No
1.	The project is a multifamily housing development (2 or more units) (subd. (a)(1)).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	The applicant has dedicated a minimum of 50% of units as affordable at the moderate income level (80% AMI) (subd. (a)(4)(B)).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.	The site is in an "urbanized area" or "urban cluster" as designated by the Census (subd. (a)(2)(A)).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.	At least 75% of the perimeter of the site adjoins parcels currently or formerly developed with "urban uses" (subds. (a)(2)(B), (h)(8)).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.	The site has either zoning or a general plan designation that allows for residential use or residential mixed-use development (subd. (a)(2)(C)). For property designed for mixed-use, the designation must require at least "two-thirds of the square footage of the development" to be residential.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	The project does not include a subdivision of land (subd. (a)(9)).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7.	The project meets the design requirements, "objective zoning standards," and "objective design review standards" (subd. (a)(5)).  • Objective standards are those that are "involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal." • A project is deemed to meet housing density standards if the project density, excluding any density bonuses, is within the maximum density allowed within the general plan land use designation. • No parking is required if the site is within ½ mile of transit, within a historic district, within a block of a care share. One parking space per unit is required for all other sites (subd. (d)).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.	The project is outside each of the following areas (subd. (a)(6)-(a)(7)).  • Coastal zone • Prime farmland or farmland of statewide importance • Wetlands as defined under federal law • Earthquake fault zones • High or very high fire hazard severity zones • Hazardous waste site • FEMA designated flood plain or floodway • Protected species habitat • Lands under a conservation easement • Lands designated for conservation in a habitat conservation plan  • A site that would require demolition of: (a) housing subject to recorded rent restrictions, (b) housing subject to rent control, (c) housing occupied by tenants within past 10 years, or (d) historic structure(s) placed on a local, state, or federal register • A site that previously contained housing occupied by tenants within past 10 years • A parcel of land governed by the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9.	The project proponent certified that the entire development is a "public work" for purposes of prevailing wage law or that the construction workers will be paid at least the prevailing wage (subd. (a)(8)(A)).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10.	The project proponent certified that "a skilled and trained workforce" will be used to complete the development, if the requirement is applicable (subd. (a)(8)(B)).  Bay/Coastal counties > 225K in population Until 2022: Projects >75 units After 2022: Projects >50 units  Non-Bay/Coastal counties < 550K in population Until 2020: Projects >75 units 2020-2022: Projects >50 units After 2022: Projects >25 units	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Process Notes:

- If the municipal code requires more units to be affordable at the moderate income level, these requirements apply.
- Because the Government Code section 65913.4 process is ministerial, eligible projects are exempt from CEQA.
- Small projects (≤ 150 units)
  - o 60 days from submittal – the City is required to provide a list of all inconsistencies with "objective planning standards" and design review standards in effect, otherwise the project is deemed to satisfy the standards (subd. (b)).
  - o 90 days from submittal – the City is required to complete a "design review or public oversight". The review or oversight "shall be objective and be strictly focused on assessing compliance with criteria required for streamlined projects, as well as any reasonable objective design standards" (subd. (a)(c)).
- Large projects (>150 units)
  - o 90 days from submittal – the City is required to provide a list of all inconsistencies with "objective planning standards" and design review standards in effect, otherwise the project is deemed to satisfy the standards (subd. (b)).
  - o 180 days from submittal - the City is required to complete a "design review or public oversight". The review or oversight "shall be objective and be strictly focused on assessing compliance with criteria required for streamlined projects, as well as any reasonable objective design standards" (subd. (a)(c)).

### AB 352 - EFFICIENCY UNITS - VERBAGE

**17958.1.** (a) Notwithstanding Sections 17922, 17958, and 17958.5, a city, county, or city and county may, by ordinance, permit efficiency units for occupancy by no more than two persons which have a minimum floor area of 150 square feet and which may also have partial kitchen or bathroom facilities, as specified by the ordinance. In all other respects, these efficiency units shall conform to minimum standards for those occupancies otherwise made applicable pursuant to this part.

(c) A city, county, or city and county shall not do any of the following:

(1) Limit the number of efficiency units in an area zoned for residential use and located within one-half mile of public transit or where there is a car share vehicle located within one block of the efficiency unit.

## ZONING INFORMATION AREA TABULATION

A0.2





1



2



3



4



12



AERIAL PHOTO



5



11



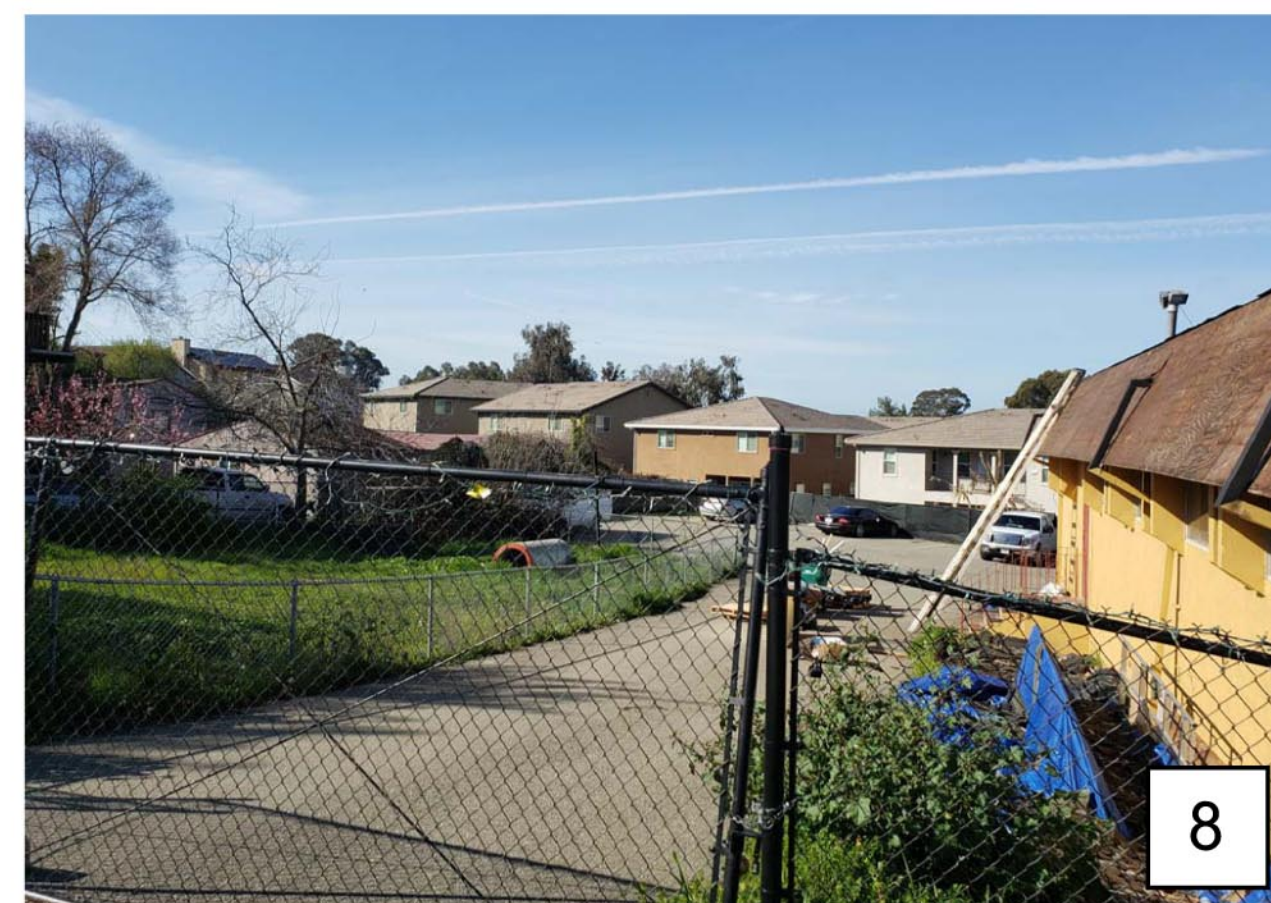
6



10



9



8



7

# **BLESSING OF FAITH WORSHIP CENTER SENIOR & SUPPORTIVE HOUSING** 2889 Kelly Street, Hayward, CA 94541

APRIL 12, 2021

CONTEXT PHOTOS

A0.3





BIRD EYE VIEW - KELLY STREET & MAUD AVENUE







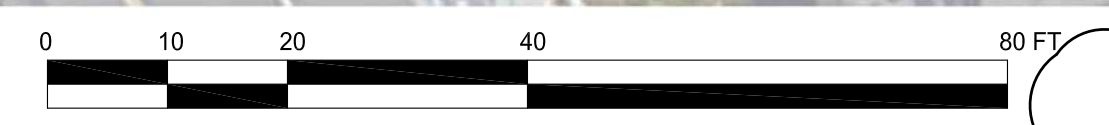
PERSPECTIVE - KELLY STREET





PERSPECTIVE - KELLY STREET & MAUD AVENUE





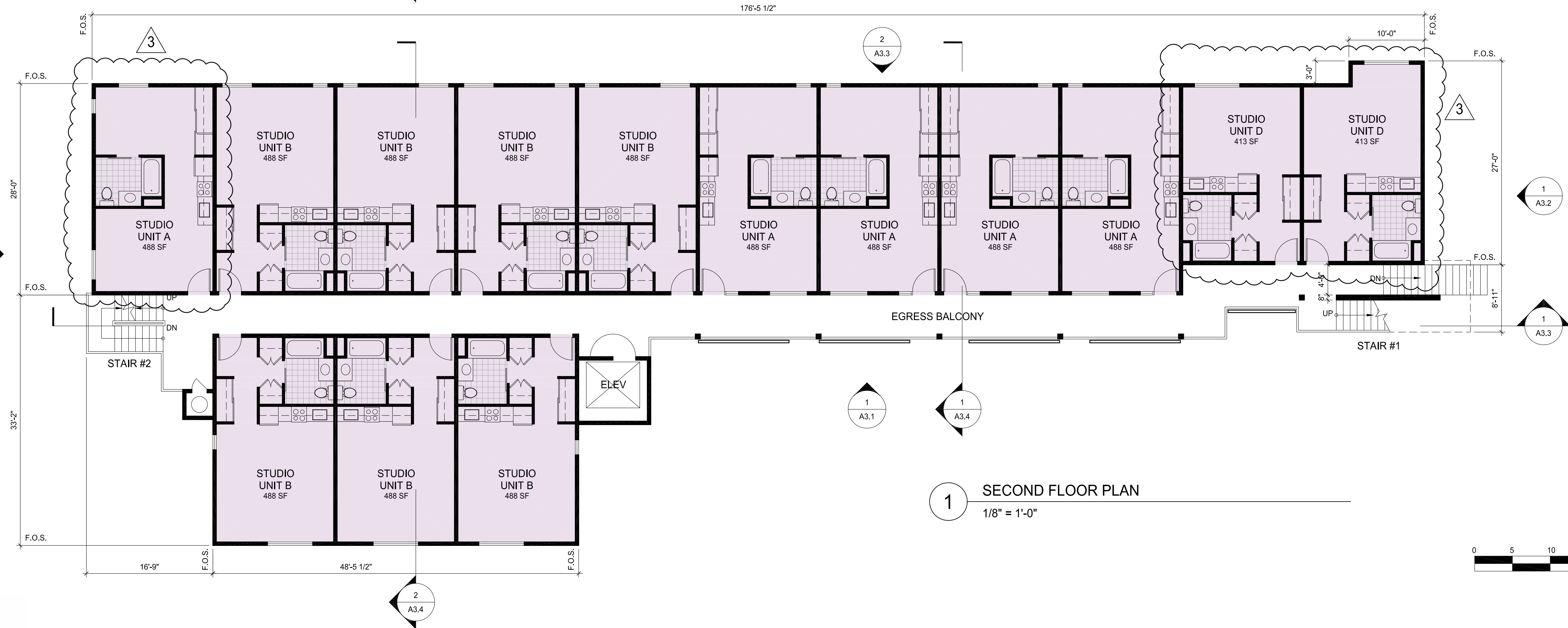
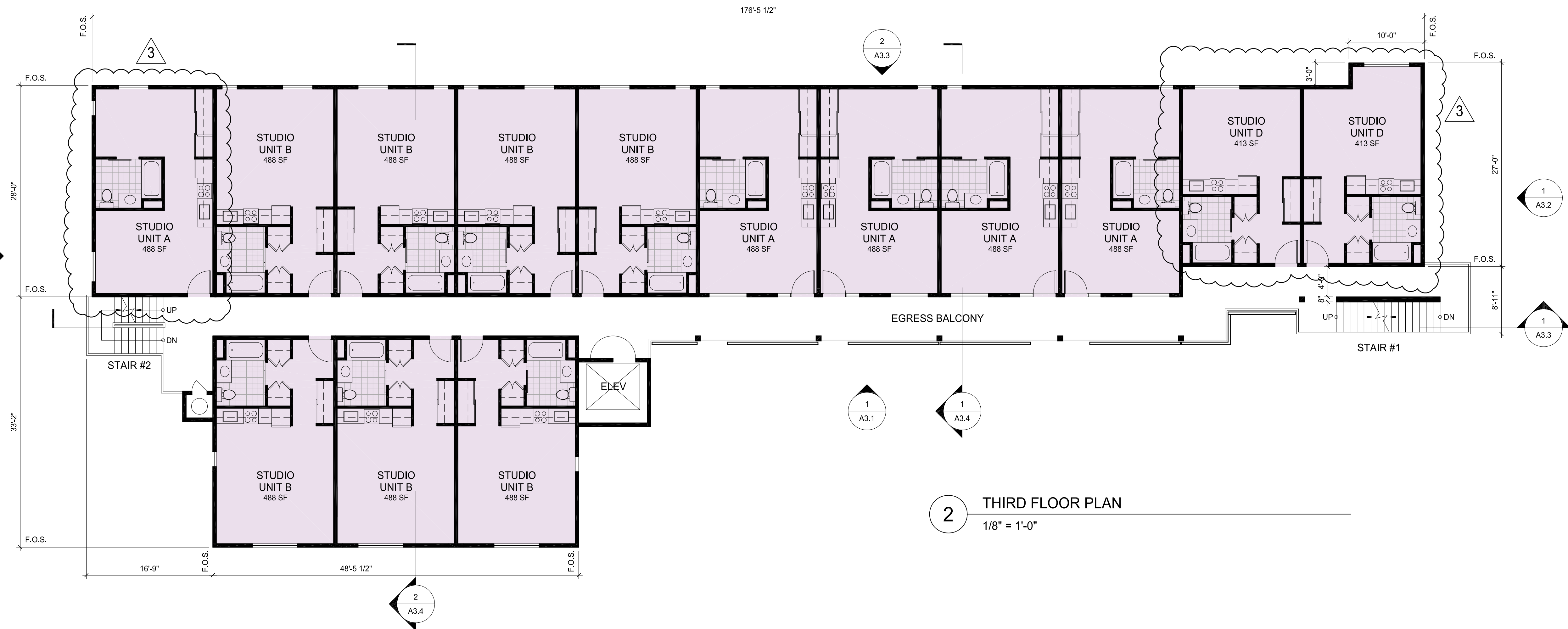
PROPOSED SITE PLAN

A1.1



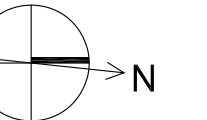






**LEGEND**

- STUDIO UNIT
- TWO BEDROOM UNIT
- ADMINISTRATIVE OFFICE
- COMMUNITY SPACE
- MECHANICAL / SERVICE



**BLESSING OF FAITH WORSHIP CENTER SENIOR & SUPPORTIVE HOUSING**  
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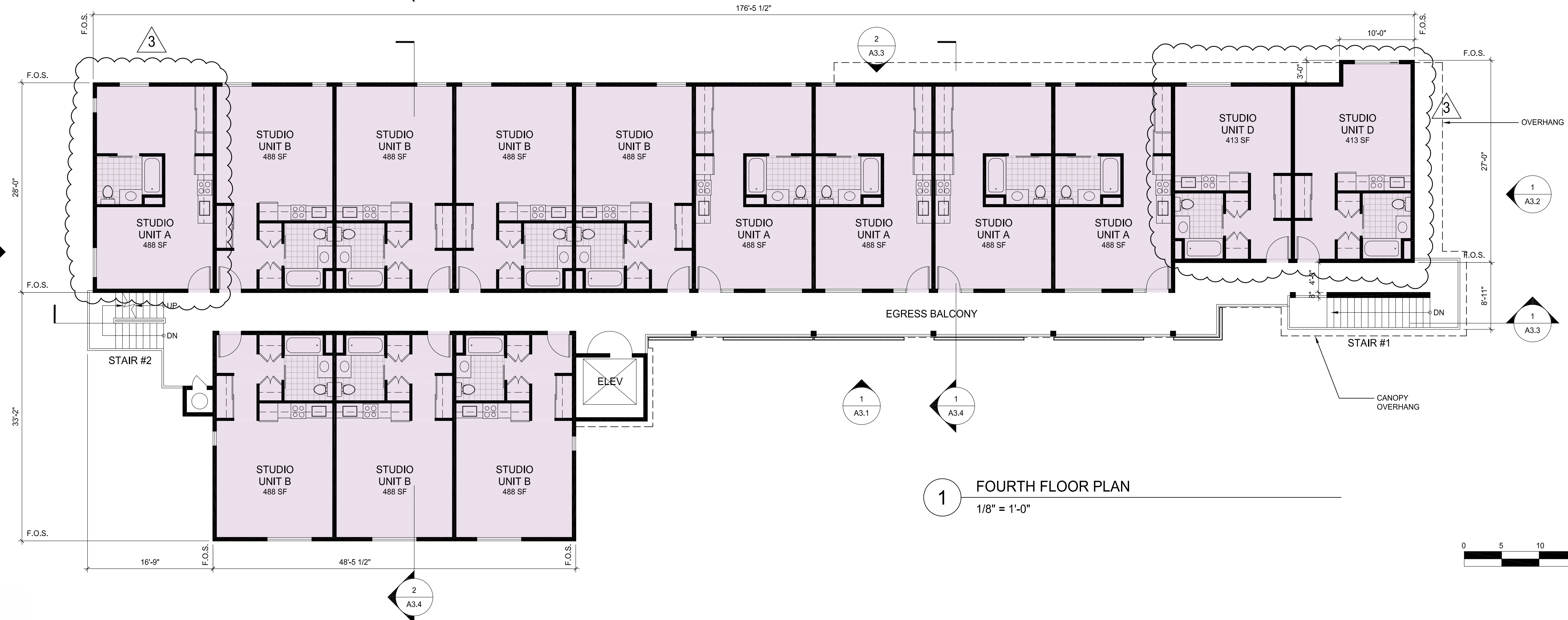
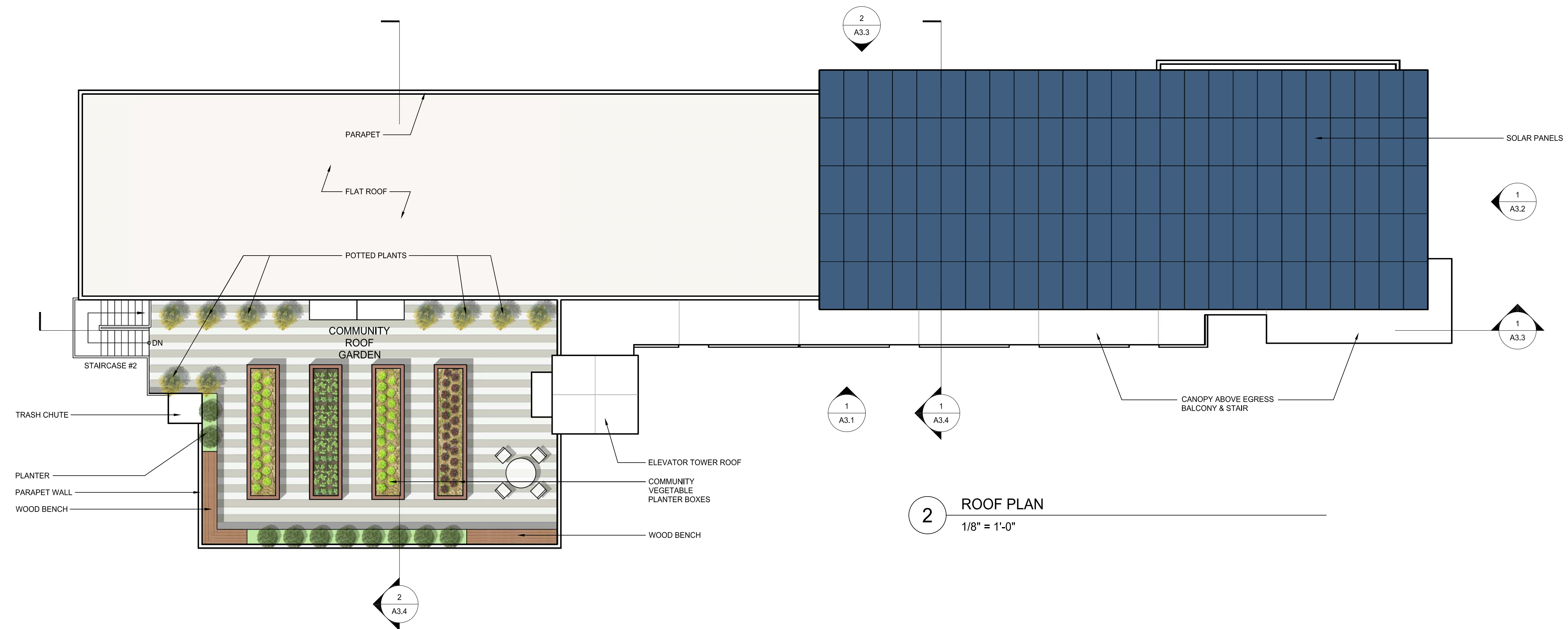
APRIL 12, 2022

SECOND & THIRD  
FLOOR PLANS

**A2.2**

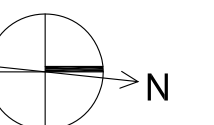
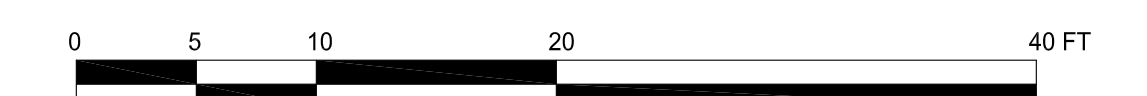






#### LEGEND

- STUDIO UNIT
- TWO BEDROOM UNIT
- ADMINISTRATIVE OFFICE
- COMMUNITY SPACE
- MECHANICAL / SERVICE



**BLESSING OF FAITH WORSHIP CENTER SENIOR & SUPPORTIVE HOUSING**  
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APRIL 12, 2022

FOURTH FLOOR &  
ROOF PLANS

A2.3





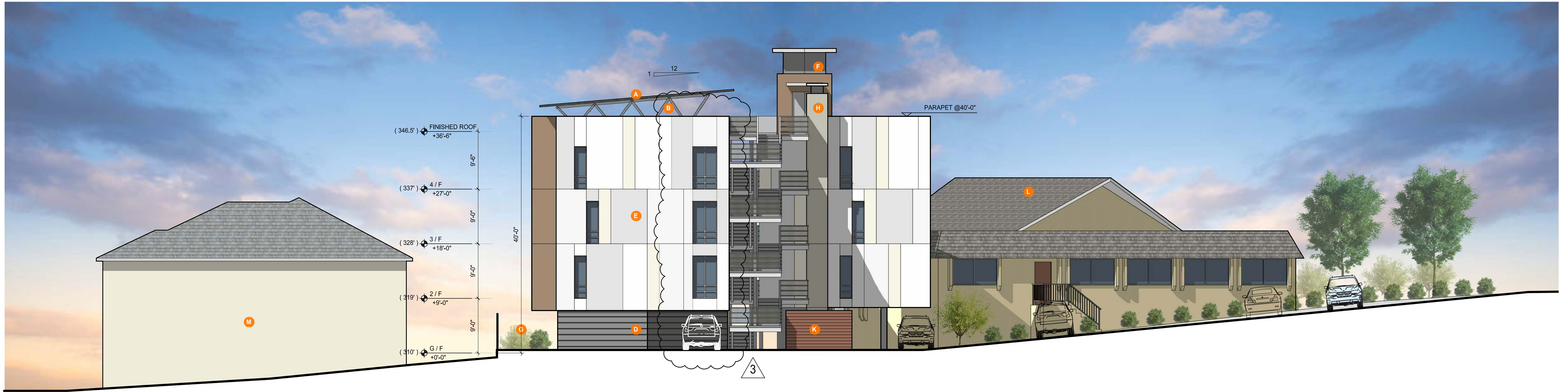


2 EAST ELEVATION ( ALONG MAUD AVENUE )  
1/8" = 1'-0"



1 EAST ELEVATION  
1/8" = 1'-0"





**2 SOUTH ELEVATION**  
1/8" = 1'-0"



**1 NORTH ELEVATION (ALONG KELLY STREET)**  
1/8" = 1'-0"

**LEGEND**

- A** SOLAR PANELS
- B** SPACE FRAME
- C** PERFORATED & CORRUGATED STAINLESS STEEL METAL SCREEN
- D** STUCCO
- E** FIBER CEMENT BOARD
- F** ELEVATOR TOWER
- G** BIOSWALE
- H** TRASH CHUTE
- J** EXTERIOR STAIRCASE
- K** WOOD FENCE
- L** EXISTING CHURCH
- M** NEIGHBORING HOUSE
- N** PARKING
- O** EGRESS BALCONY

(N) 6' WOOD FENCE (DASHED LINE)







2 WEST ELEVATION  
1/8" = 1'-0"



1 LONGITUDINAL SECTION  
1/8" = 1'-0"

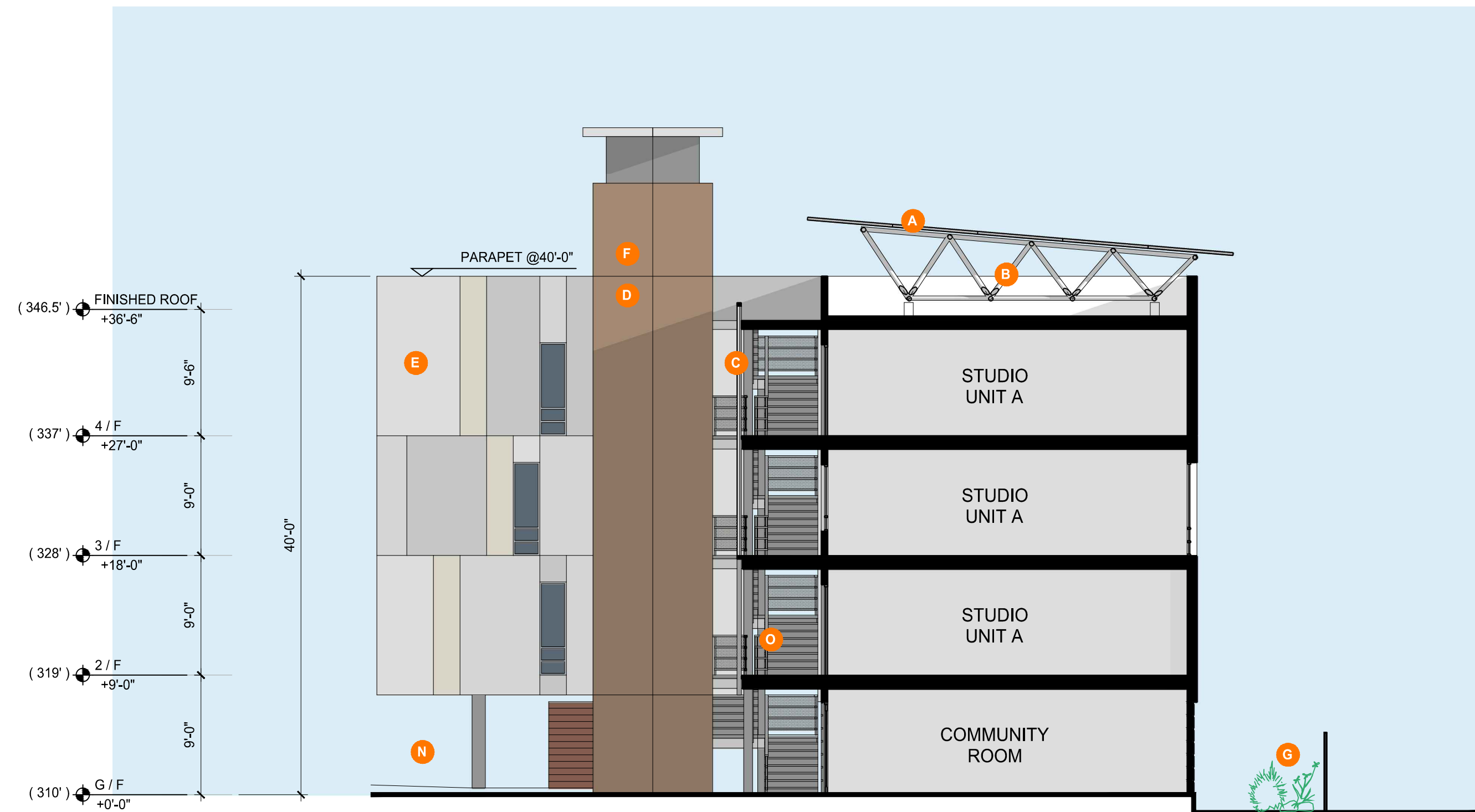
LEGEND

- A SOLAR PANELS
- B SPACE FRAME
- C PERFORATED & CORRUGATED STAINLESS STEEL METAL SCREEN
- D STUCCO
- E FIBER CEMENT BOARD
- F ELEVATOR TOWER
- G BIOSWALE
- H TRASH CHUTE
- J EXTERIOR STAIRCASE
- K WOOD FENCE
- L EXISTING CHURCH
- M NEIGHBORING HOUSE
- N PARKING
- O EGRESS BALCONY

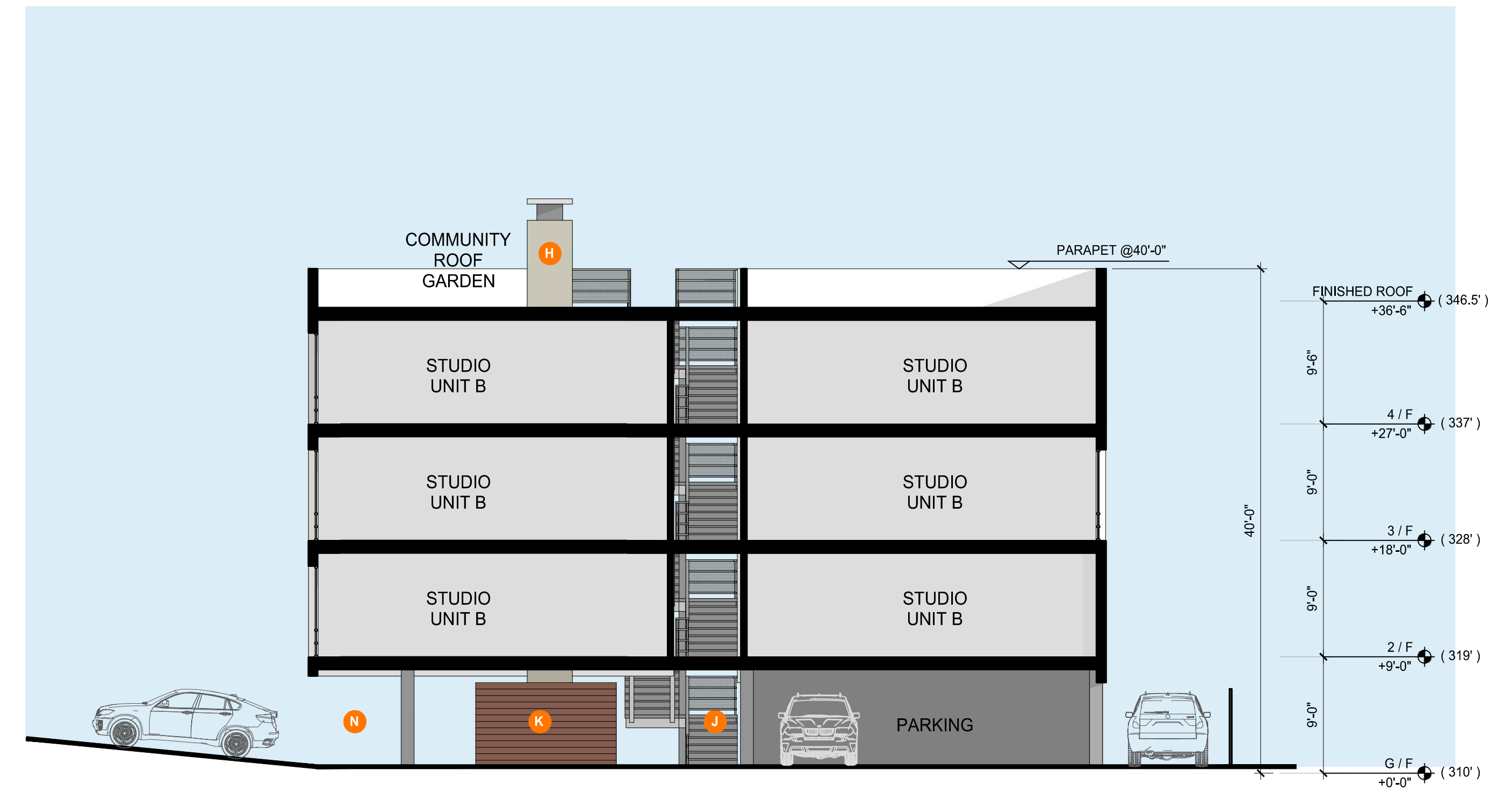


**LEGEND**

- A SOLAR PANELS
- B SPACE FRAME
- C PERFORATED & CORRUGATED STAINLESS STEEL METAL SCREEN
- D STUCCO
- E FIBER CEMENT BOARD
- F ELEVATOR TOWER
- G BIOSWALE
- H TRASH CHUTE
- J EXTERIOR STAIRCASE
- K WOOD FENCE
- L EXISTING CHURCH
- M NEIGHBORING HOUSE
- N PARKING
- O EGRESS BALCONY

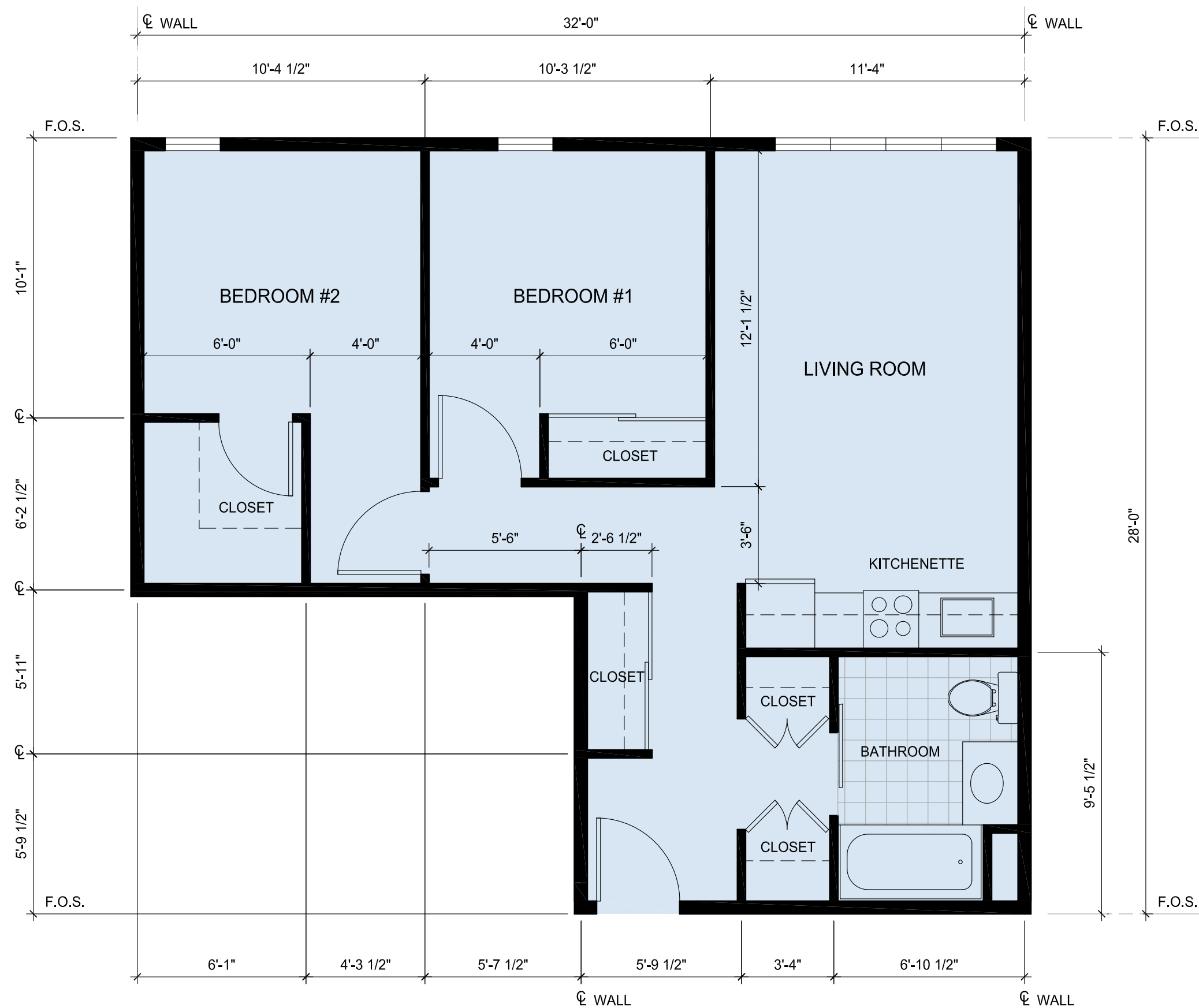


**1** SECTION  
1/8" = 1'-0"

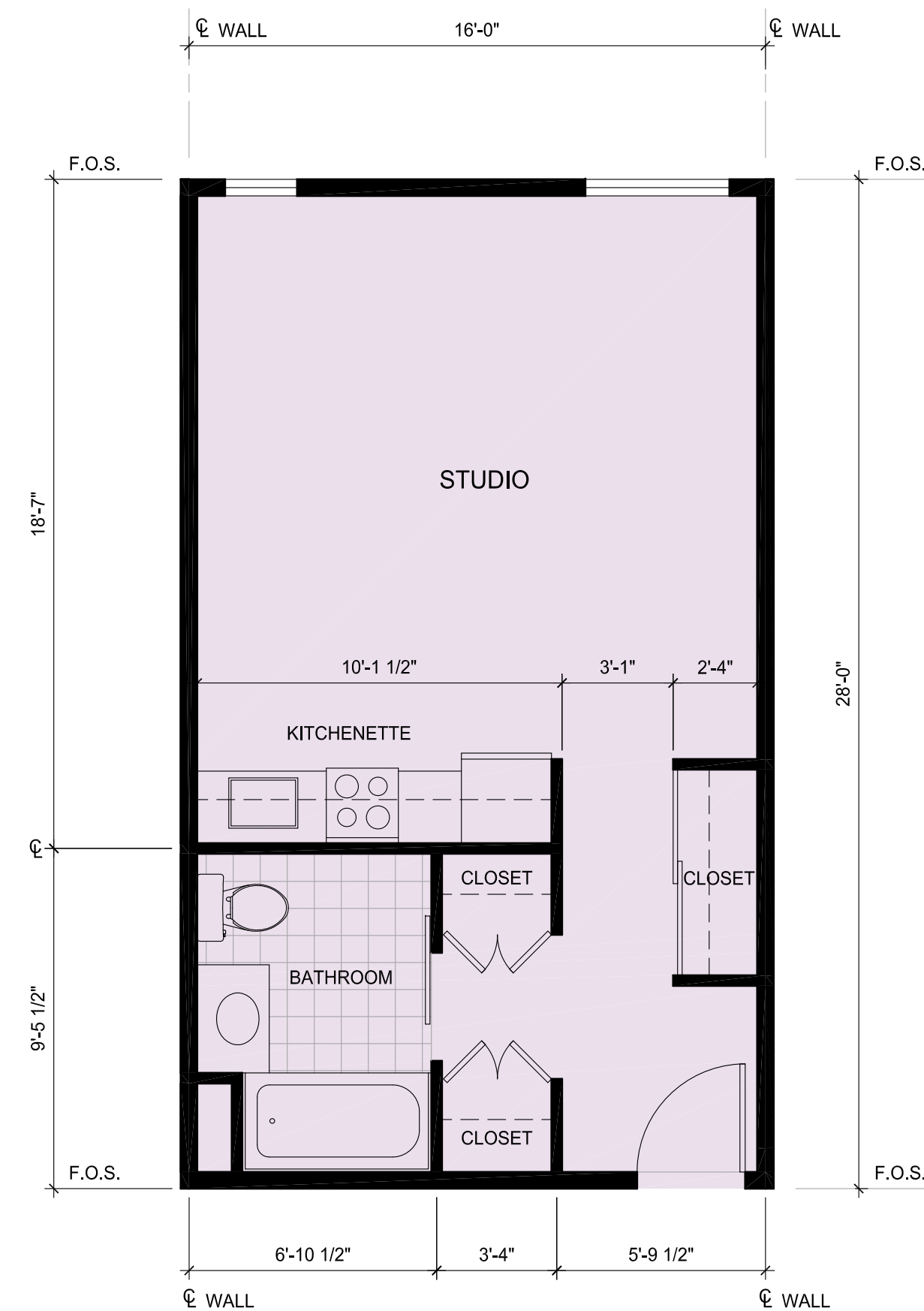


**2** SECTION  
1/8" = 1'-0"

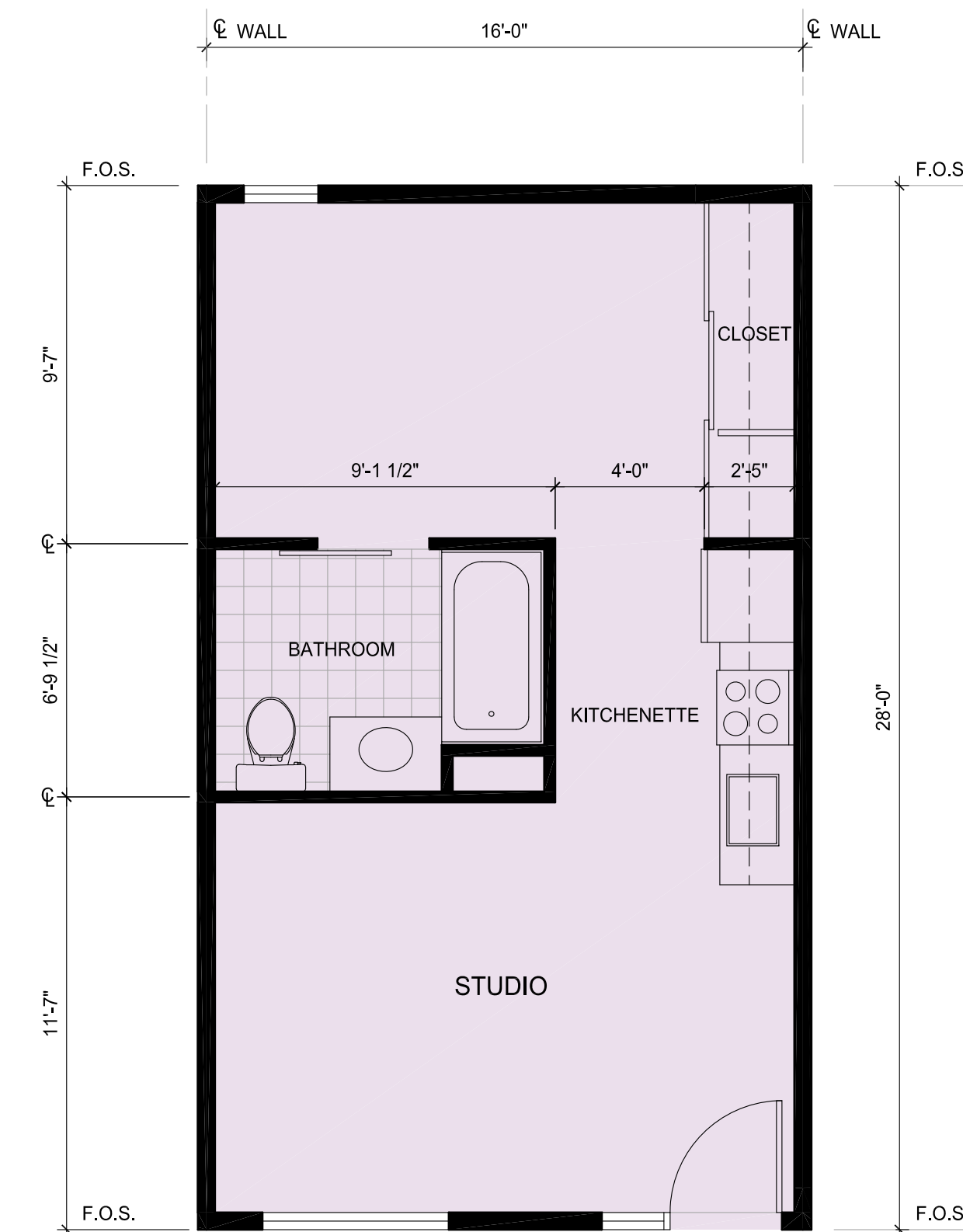




3 TWO BEDROOM - UNIT TYPE C (MANAGER'S UNIT)  
1/4" = 1'-0"



2 STUDIO - UNIT TYPE B  
1/4" = 1'-0"



1 STUDIO - UNIT TYPE A  
1/4" = 1'-0"

#### UNIT COUNT

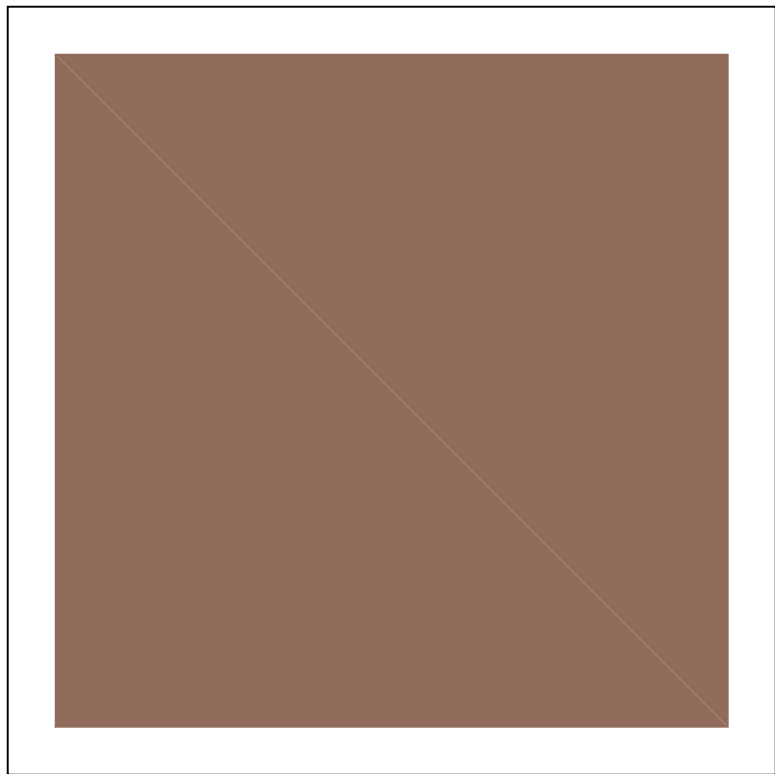
UNIT TYPE	UNIT SQUARE FOOTAGE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL #	REMARK
A	488 SF	0	6	6	6	18	STUDIO UNIT
B	488 SF	0	8	8	8	24	STUDIO UNIT
C	713 SF	1	0	0	0	1	2 BEDROOM UNIT
TOTAL		1	14	14	14	43	

TOTAL # OF STUDIO UNITS = 42

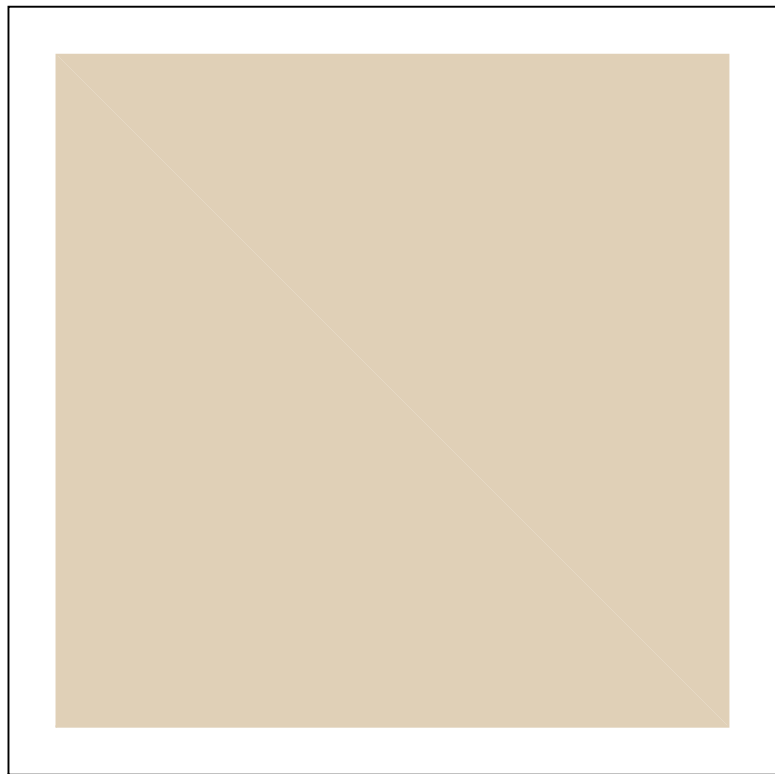
TOTAL # OF 2-BEDROOM UNITS = 1



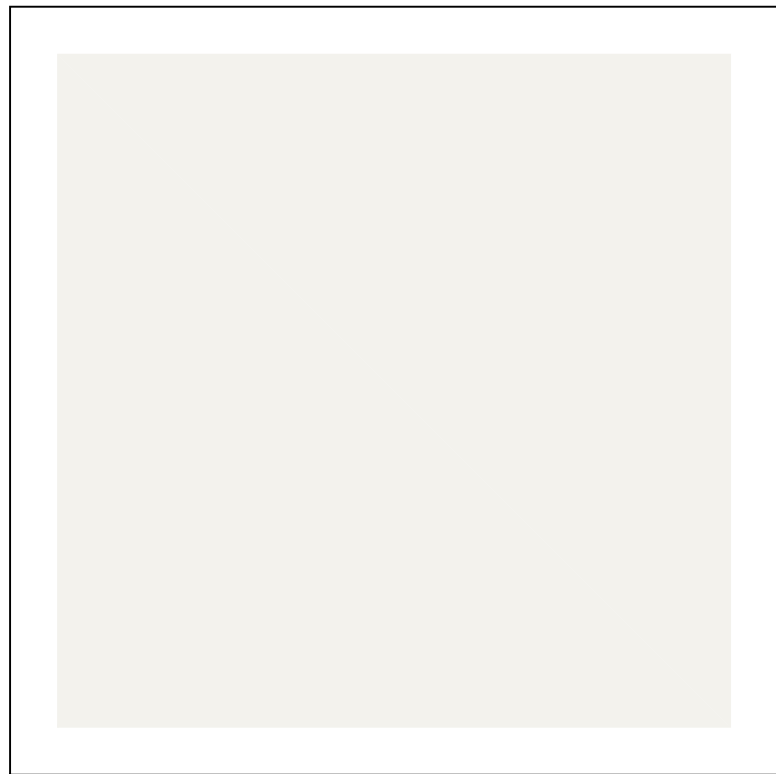
COLORS



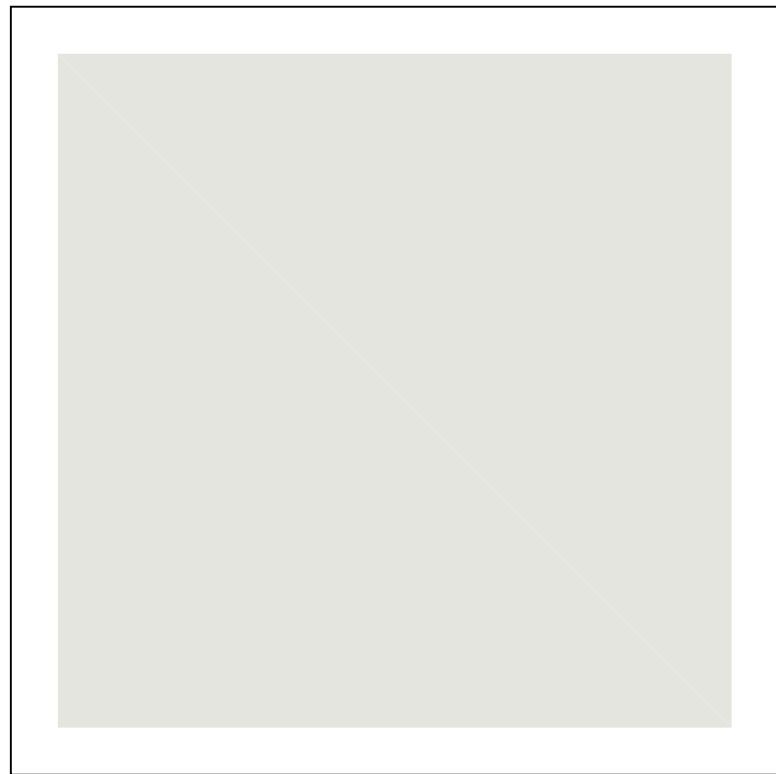
1  
KM 4518  
WILD CATTAIL



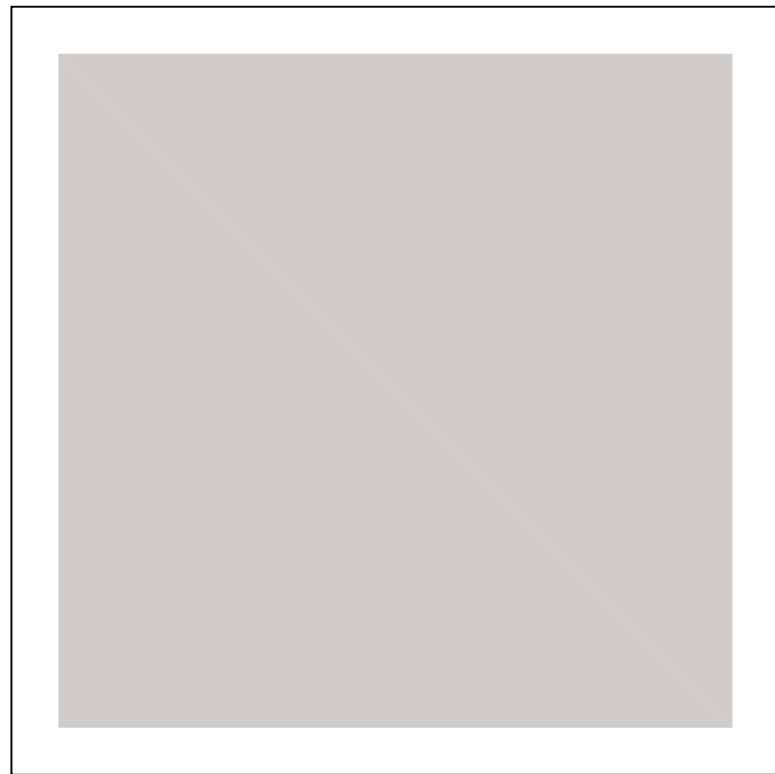
2  
KM 5738  
CORNERSTONE



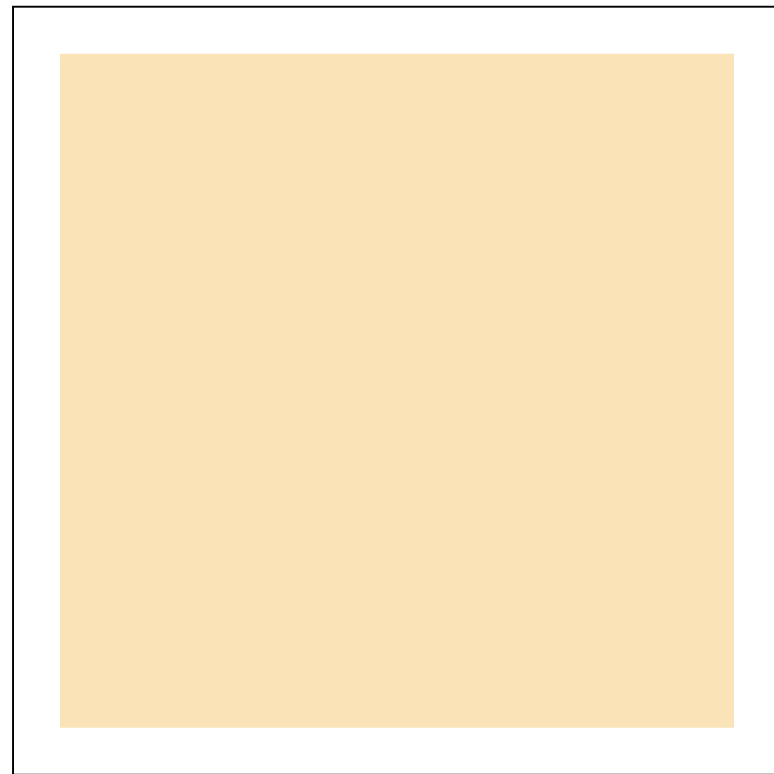
3  
KMW57  
CLOUD WHITE



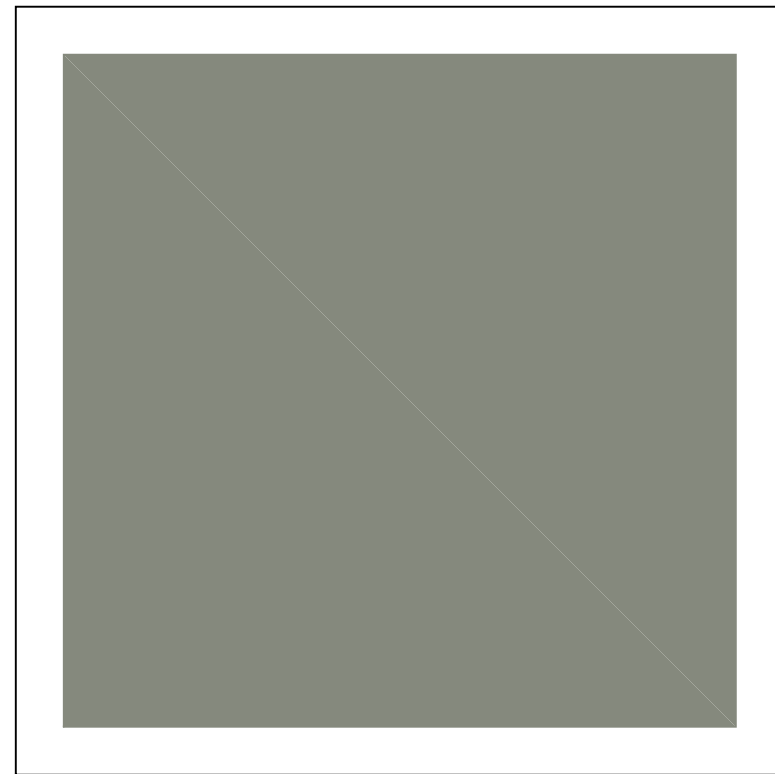
4  
KMW50  
APOLLO LANDING



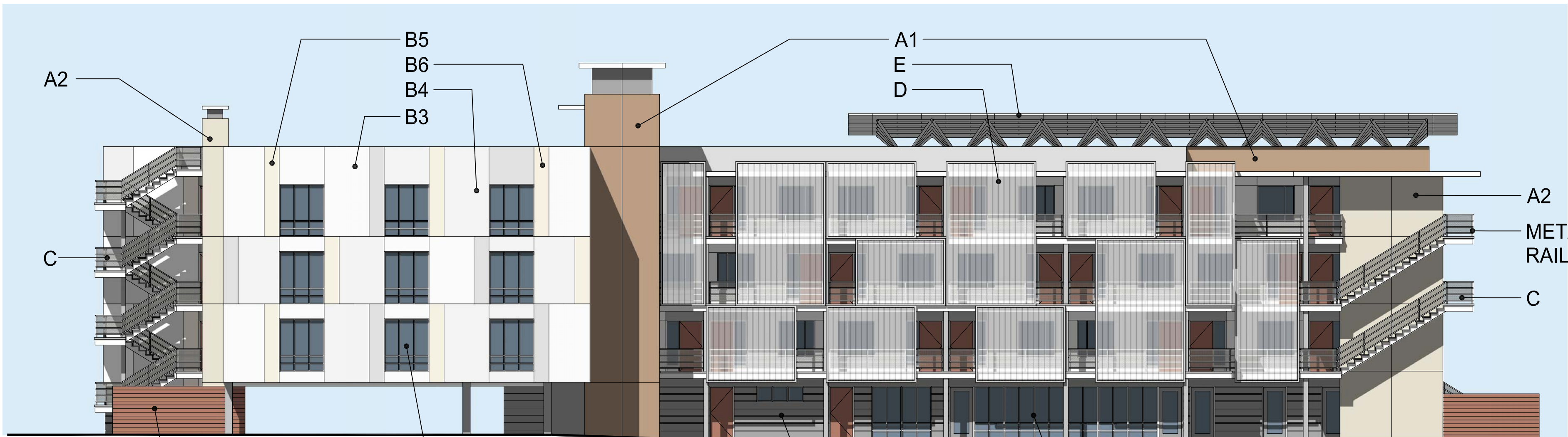
5  
KMW56  
ORCA WHITE



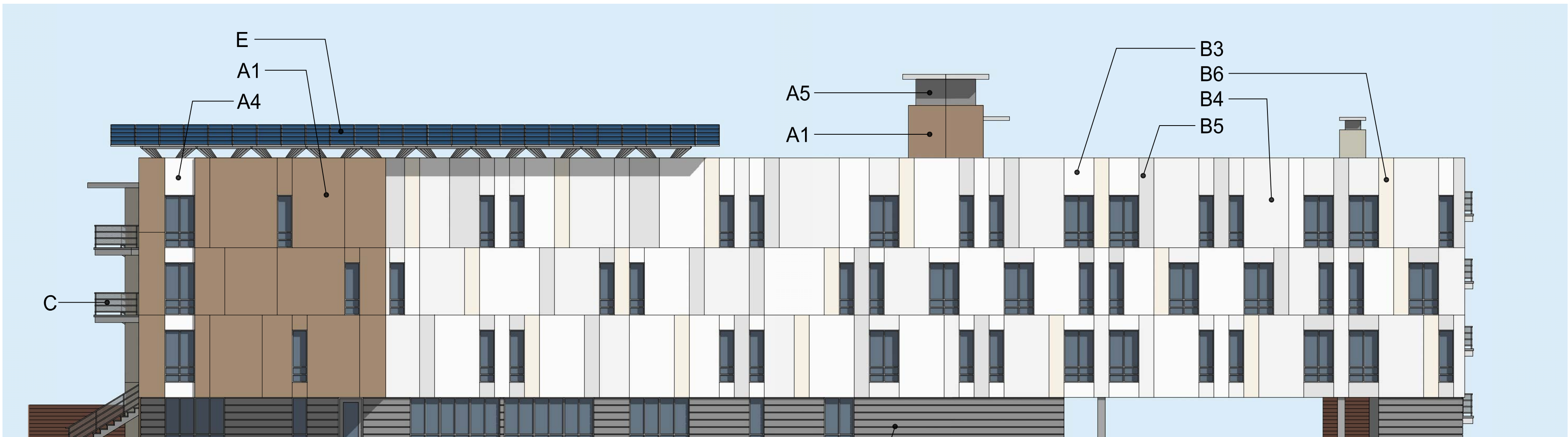
6  
KM5228  
TAMALE MAIZE



7  
KM5746  
TURTLE BAY



EAST ELEVATION



WEST ELEVATION

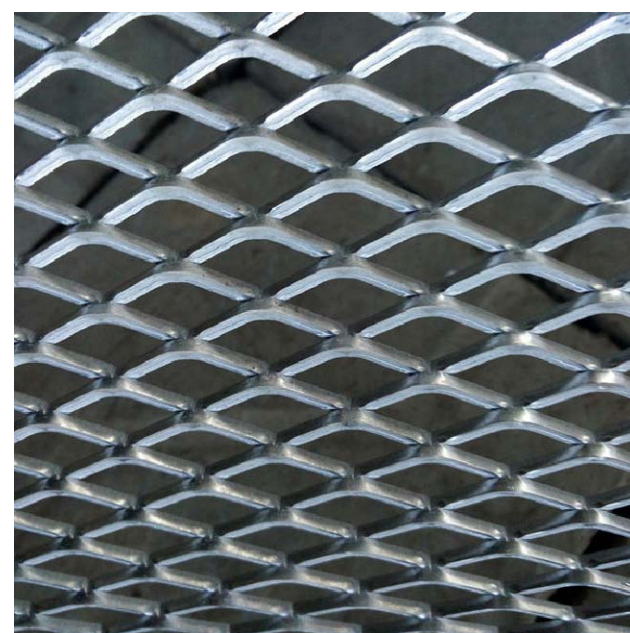
MATERIAL



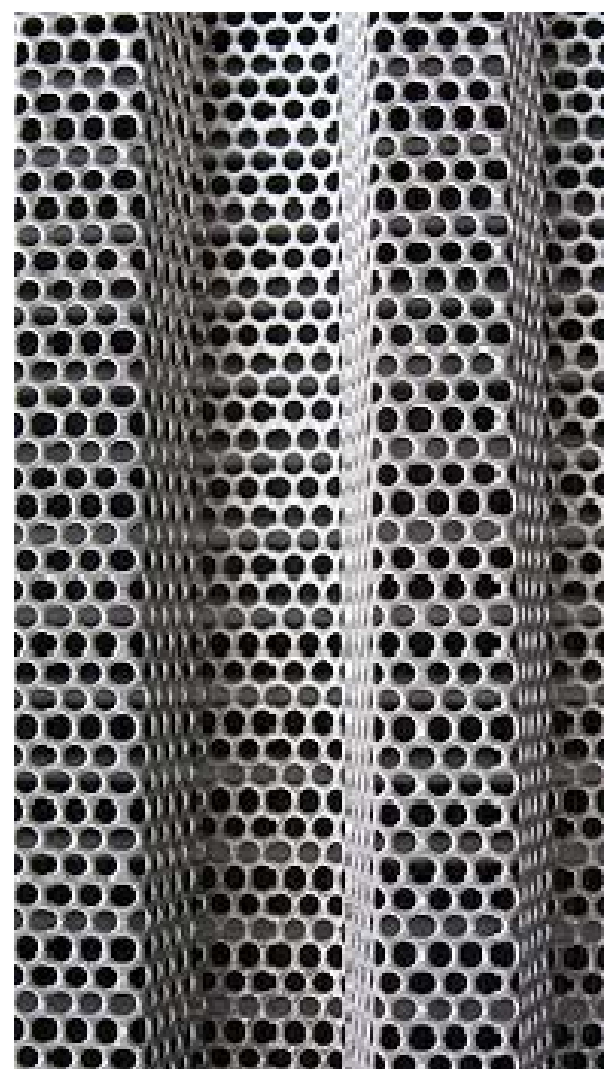
A  
STUCCO  
SAND FLOAT FINISH



B  
FIBER CEMENT BOARD



C  
ALUMINUM EXPANDED  
METAL MESH



D  
PERFORATED & CORRUGATED  
STAINLESS STEEL METAL



E  
SOLAR PANEL





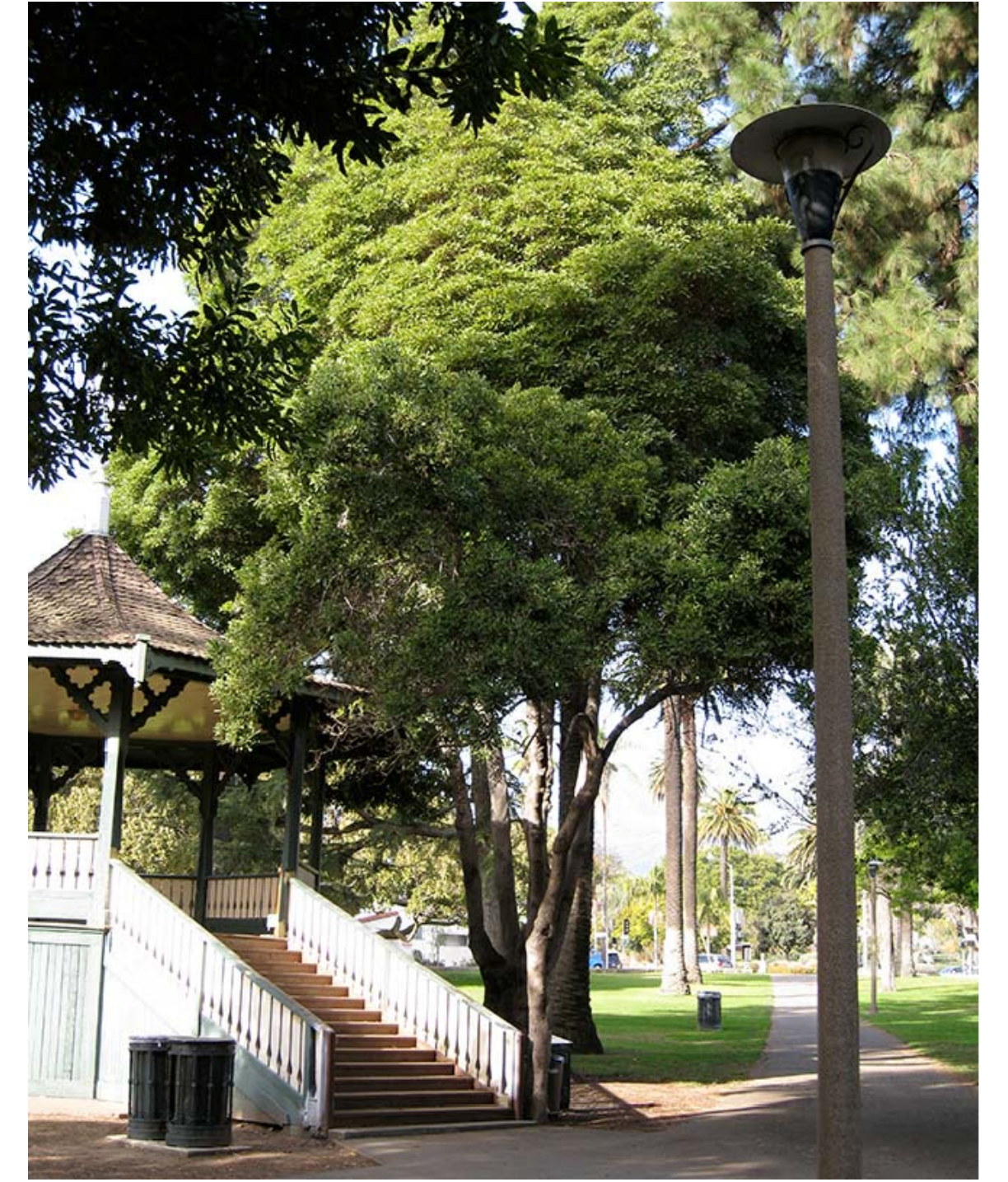
ACER PALMATUM



NERIUM OLEANDER DWARF



CEANOTHUS THYRSIFLORUS



PITTOSPORUM EUGENIODES



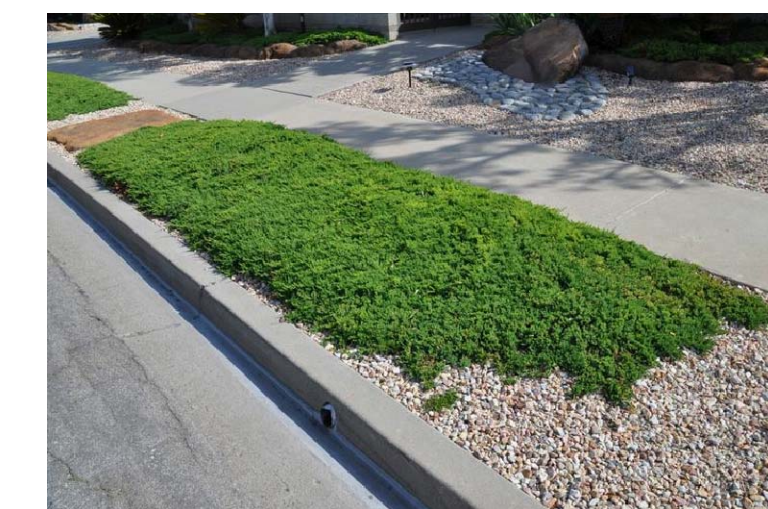
BIOSWALE ALONG WEST PROPERTY LINE



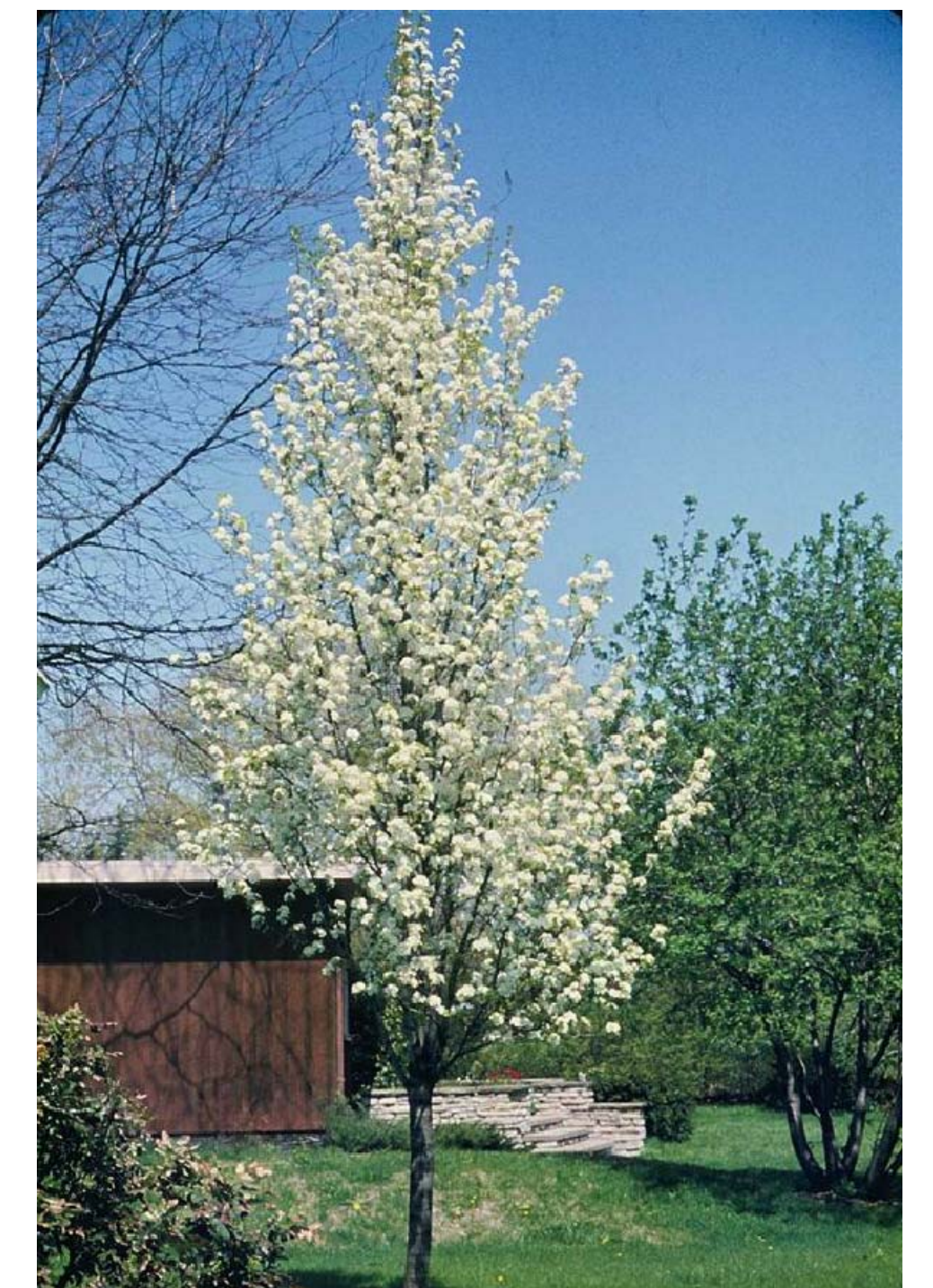
CRAPE MYRTLE



BUXUS JAPONICA

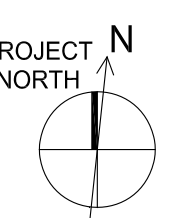


GROUND COVER -  
BACCHARIS PILULARIS



PYRUS CALLERYANA

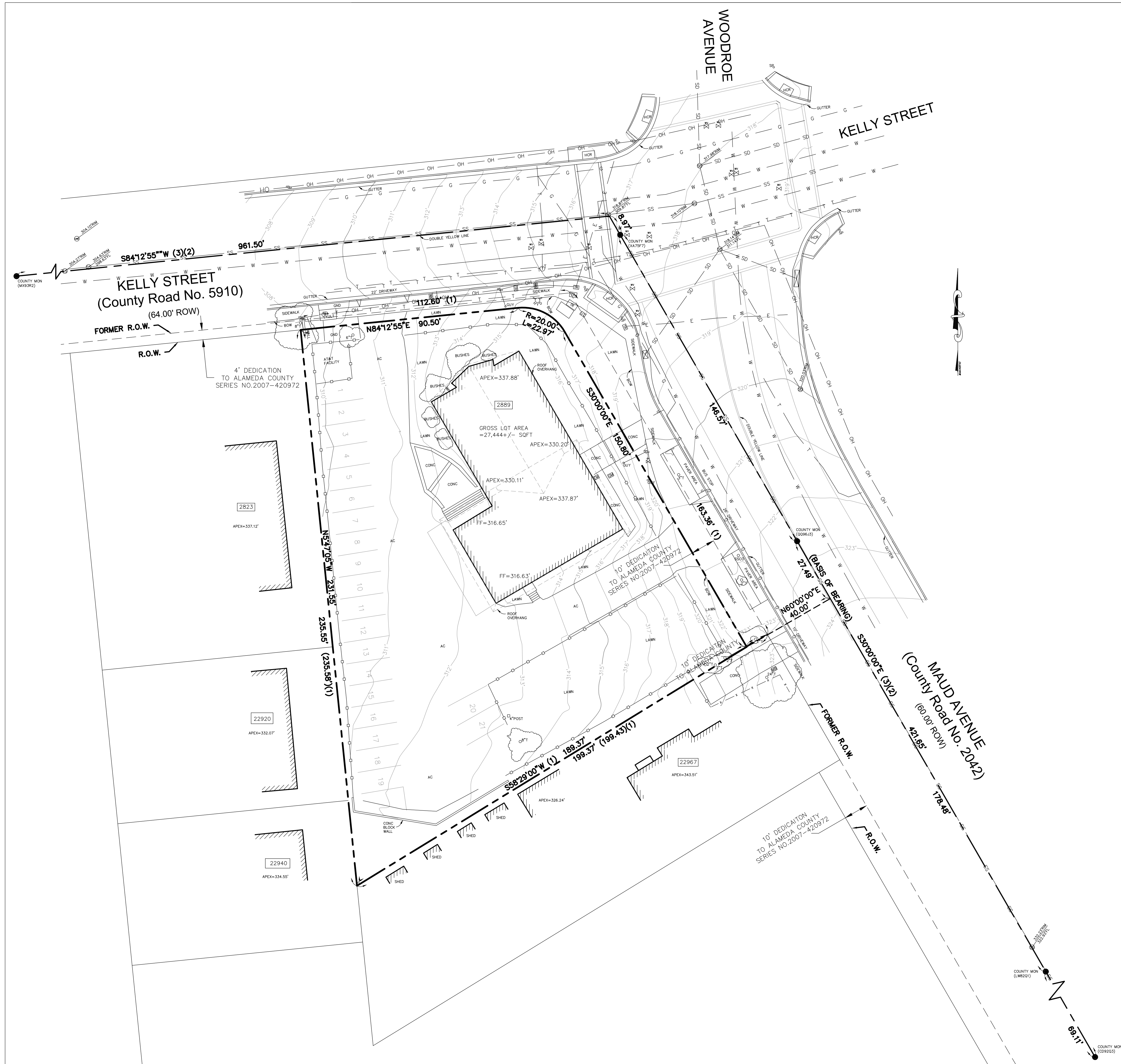
1 CONCEPTUAL LANDSCAPE PLAN  
1/16" = 1'-0"



CONCEPTUAL  
LANDSCAPE PLAN

L-1





**ABBREVIATIONS AND LEGEND**

AC	ASPHALT CONCRETE	BOUNDARY LINE	
SP	SIGNAL POLE	MONUMENT LINE	
EP	EDGE OF PAVEMENT	TRAFFIC STRIPING LINE	
CONC	CONCRETE	FORMER RIGHT-OF-WAY LINE	
SSCO	SEWER CLEAN OUT	CHAIN LINKED FENCE LINE	
FF	FINISH FLOOR	WOODEN FENCE LINE	
WP	WATER PIPE	SS	SANITARY SEWER LINE
TEL	TELEPHONE	SD	STORM DRAIN LINE
GND	GROUND	W	WATER LINE
HCR	HANDICAP RAMP	G	GAS LINE
BOW	BACK OF WALK	E	ELECTRICAL LINE
BOW	BOY WIRE	OH	OVERHEAD ELECTRICAL LINE
FW	FIRE HYDRANT	OH	OVERHEAD ELECTRICAL LINE
GV	GAS VALVE	OH	OVERHEAD ELECTRICAL LINE
DI	DRAINAGE INLET	OH	OVERHEAD ELECTRICAL LINE
SM	SEWER MANHOLE	OH	OVERHEAD ELECTRICAL LINE
TD	TRAFFIC BOX	OH	OVERHEAD ELECTRICAL LINE
WM	WATER METER	OH	OVERHEAD ELECTRICAL LINE
UB	UTILITY BOX	OH	OVERHEAD ELECTRICAL LINE
EM	ELECTRICAL METER	OH	OVERHEAD ELECTRICAL LINE
GM	GAS METER	OH	OVERHEAD ELECTRICAL LINE
SM	SURVEY MONUMENT	OH	OVERHEAD ELECTRICAL LINE

**ACKLAND INTERNATIONAL, INC.**  
333 Hagenberger Road, Suite 206  
Oakland, CA 94621  
510.564.4284 (tel)  
510.633.2431 (fax)

**BASIS OF BEARINGS**  
FOUND CITY MONUMENTS ALONG MAUD AVENUE BETWEEN KELLY STREET AND HARDEMAN STREET. BEARING TAKEN AS S30°00'00"E.

**PROJECT BENCHMARK**  
TOP OF A FIRE HYDRANT AT INTERSECTION OF KELLY ST AND MAUD AVE WAS ASSUMED. ELEVATION=317.55'

**UTILITY NOTE**  
THE SURFACE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM RECORDS OF THE VARIOUS AGENCIES. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR INDICATED LOCATION, SIZE, OR TYPE. RECORD UTILITY INFORMATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

**REFERENCE**  
(1) GRANT DEED #2018103044, FILED 05/23/2018  
(2) TRACT MAP NO. 7349, BK 303, PG 60-61, FILED 10/15/2008  
(3) TRACT MAP NO. 7467, BK 291, PG 15, FILED 04/21/2006  
(4) TRACT MAP 5637, BK 175, PG 64, FILED 4/7/1988  
(5) ASSESSOR PARCEL MAP, BK 416, PG 180

**UTILITY NOTE**  
THE SURFACE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM RECORDS OF THE VARIOUS AGENCIES. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR INDICATED LOCATION, SIZE, OR TYPE. RECORD UTILITY INFORMATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

**EASEMENTS**  
A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS BEEN EXAMINED BY THE SURVEYOR. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

**SURVEYOR'S STATEMENT**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYOR'S ACT AT THE REQUEST OF PASTOR L.J. JENNINGS ON MARCH 11, 2021.

I HEREBY STATE THAT ALL EXISTING GRADES AND CONTOURS ARE BASED ON CITY OF HAYWARD DATUM.

I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN FULLY SATISFIED.

I HEREBY FURTHER STATE THAT THE PARCEL DESIGNATED ON THIS MAP IS THE SAME AS SHOWN ON THE GRANT DEED, DATED MAY 23, 2018 AS DOCUMENT NO. 2018-103044 IN THE OFFICE OF ALAMEDA COUNTY RECORDER, AND IDENTIFIED ON THE CURRENT EQUALIZED ASSESSMENT ROLL OF THE ALAMEDA COUNTY ASSESSOR AS PARCEL NO. 416-0180-020.

I HEREBY FURTHER STATE IN ACCORDANCE WITH THE CALIFORNIA LAND SURVEYOR'S ACT THE PERFORMANCE OF THIS SURVEY DOES NOT REQUIRE A CORNER RECORD OR RECORD OF SURVEY TO BE FILED.

*Ekundayo Sowunmi*  
EKUNDAYO SOWUNMI, RCE 22573  
LICENSE EXPIRES DECEMBER 31, 2021

April 8, 2021  
DATE

# TOPOGRAPHIC SURVEY

BEING THE LAND AS DESCRIBED IN THE GRANT DEED TO TALLY KNOTT RECORDED ON MAY 23, 2018 AS DOCUMENT NO. 2018103044 IN THE OFFICE OF ALAMEDA COUNTY RECORDER  
APN 416-0180-020

2889 KELLY ST, HAYWARD, CA 94541

SCALE: 1" = 20' APRIL 2021