



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, February 10, 2005, 7:30 p.m.
777 B Street, Hayward, CA 94541**

MEETING

The regular meeting of the Hayward Planning Commission was called to order at 7:30 p.m., by Chair Sacks followed by the Pledge of Allegiance.

ROLL CALL

Present: COMMISSIONERS: Lavelle, McKillop, Bogue, Peixoto, and Zermefio
CHAIRPERSON: Sacks
Absent: COMMISSIONER: Thnay

Staff Members Present: Conneely, Patenaude, and Macias

General Public Present: Approximately 6

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARINGS

1. Variance No. PL-2004-0640 – Mark Edward (Applicant) / Troy Cote (Owner) – Request to Allow a Large Addition, Including a Bedroom, to a Residence With an Undersized Garage – The Property is Located at 25825 Eldridge Avenue (Withdrawn by Applicant)
2. Site Plan Review Application No. PL-2004-0086 – Standard Pacific Homes (Applicant/Owner) – Request to Fill Four Wetlands and Construct Nine Single-Family Residences and Provide Park and Recreational Amenities – The Properties Are at Various Locations Within the Eden Shores Residential Communities (Commonly Known as Oliver West) in the RSB6 and RSB8 (Single-Family Residential) and OS (Open Space) Districts

Staff report submitted by Principal Planner Patenaude, dated February 10, 2005, was filed.

Principal Planner Patenaude presented the staff report. It was noted that revised conditions of approval were distributed to replace those included in the report, with changes to Conditions 1 and 4. Condition 1 has a date change from September 28, 2006 to February 10, 2006, regarding the date when the permit would become void. Condition 4 has been amended to add language regarding the implementation of the mitigation and monitoring plan according to the Certification and General Waste Discharge Requirements of the California Regional Water Quality Control Board/San Francisco Bay Region (RWQCB) permitting completion of construction of the mitigation site no later than September 15, 2005. He responded to questions from Commissioners.

Principal Planner Patenaude clarified the size and location of the proposed new wetlands. There were comments about the condition of the road, noticing of the project, and how wetlands are constructed. Mr. Patenaude responded to the comments and stated that he personally had hand-delivered notices to some of the adjacent properties. He noted that there had been one phone call inquiring about the project from someone who had just recently purchased property nearby, but none since. A letter from Eric Willyerd, General Manager, Hayward Area Recreation and Park District, in support of the development of the wetlands, was submitted at the meeting and distributed to the Planning Commission. Mr. Patenaude added that staff recommends Planning Commission Approval of the application.

Chair Sacks opened the public hearing at 7:51 p.m.

Bo Crane, Project Manager for Standard Pacific, described the property and the proposed changes to the wetlands. He noted that the City gets a much bigger and better park, and the size of the wetlands is increased ten times. He urged Commission approval of the application.

Commissioner Lavelle encouraged the developer to keep the area clean and free of litter that might smother plants on a more frequent than annual basis.

Chair Sacks closed the public hearing at 7:55 p.m.

Commissioner Zermeño moved, and Commissioner McKillop seconded, and approved unanimously, with Commissioner Thnay absent, to accept the staff recommendation to adopt the Mitigated Negative Declaration and Mitigation and Monitoring Plan prepared pursuant to CEQA; and approve the site plan review application, including the fill of wetlands, subject to the attached findings and conditions, for the designs of the single-story homes and for the park and recreational amenities.

3. Text Amendment Application No. PL-2004-0632 – Joseph Bradford for The Olson Company (Applicant) – Request to Amend the Parking Ordinance to Allow Tandem Parking for Multi-Family Residences Citywide (Continued to a date uncertain)

ADDITIONAL MATTERS

4. Oral Reports on Planning and Zoning Matters

There were no reports.

5. Commissioners' Announcements, Referrals

Chair Sacks announced a Library fundraiser will be held on Saturday, February 12, and invited all to attend. Commissioner Zermeño noted the closure of the public libraries in Salinas and encouraged support of Hayward's libraries.

APPROVAL OF MINUTES

Minutes of January 13, 2005.



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The minutes were unanimously approved.

ADJOURNMENT

The meeting was adjourned by Chair Sacks at 8:01 p.m.

APPROVED:

Julie McKillop, Secretary
Planning Commission

ATTEST:

Connie Macias
Deputy City Clerk