



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, June 22, 2006, 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 Thnay followed by the Pledge of Allegiance.

ROLL CALL

Present: COMMISSIONERS: Lavelle, Sacks, McKillop, Bogue, Peixoto, Zermeño
CHAIRPERSON: Thnay
Absent: COMMISSIONER: None

Staff Members Present: Conneely, Fakhrai, Patenaude, Pearson, Lens

General Public Present: Approximately 12

PUBLIC COMMENTS

None

PUBLIC HEARINGS

Commissioner Lavelle indicated for the record that she has known Eden Housing Executive Director Linda Mandolini since college and that her participation would be fair and partial.

- 1. Site Plan Review No. PL-2006-0196 & Parking Exception No. PL-2006-0197 Eden Housing (Applicant) / SCS Development Co. (Owner) - Request to Construct a Building with 60 Affordable Senior Apartments and 12,500 Square Feet of Office Space with a Parking Exception to Reduce the Required Number of On-Site Parking Spaces From 70 to 57 – The Project is Located at 22645 Grand Street and 556 – 568 C Street**

Staff report submitted by Associate Planner Pearson, dated June 22, 2006, was filed.

Associate Planner Pearson summarized the staff report.

Commissioner McKillop inquired about a community association for senior assistance at the site. Associate Planner Pearson mentioned that there will be a property manager onsite and added that Eden Housing offers services for seniors.

In response to Commissioner Sacks' inquiry about pedestrian concerns due to the traffic flow, Associate Planner Pearson indicated that neighbors had brought up the issue of vehicular safety, but not pedestrian safety.

Acting Planning Manager Patenaude added that the proposed diagonal parking on C Street would mitigate the traffic situation at the crossing of C Street and Grand Street.

Commissioner Sacks, referring to Condition of Approval #37 related to public and private fire hydrant, inquired for the agency responsible for testing private fire hydrants. Associate Planner Pearson indicated the Fire Department conducts inspections. Condition of Approval #77, related to the grading permit, was clarified. Mr. Pearson further indicated revised Conditions of Approval were distributed prior to the meeting.

In response to Commissioner Bogue regarding Condition of Approval #30, related to the minimum driveway width of 26 feet, Associate Planner Pearson indicated that the Fire Department uses a template to ensure that trucks can go in and out. Commissioner Bogue expressed concern about the curb portion of the access road being too narrow. Acting Planning Manager Patenaude indicated that the Fire Department reviewed the proposal and found it to be in compliance.

In response to Commissioner McKillop, Associate Planner Pearson mentioned that the three adjacent parcels on C Street will be incorporated into one and that plans for parcels on B Street are undergoing discussion.

In response to Commissioner Lavelle's inquiry about the location for the mail boxes, Associate Planner Pearson indicated they are in the lobby area of the first floor.

Commissioner Zermeño asked if the project included plans to have more trees along C Street. Acting Planning Manager Patenaude indicated the landscaping plan included three layers of trees with two layers of street trees and one layer at the back end of the parking lot. In reference to the width of C Street, Deputy Director of Public Works/ City Engineer Fakhrai indicated that it is 80 feet wide.

Chair Thnay asked if Sycamore or canopy trees can be planted on C Street. Staff indicated that Sycamore trees are not part of the plan but they can be considered. Mr. Thnay also inquired for more benches for pedestrians, water treatment features, public art, and enhanced features. Associate Planner Pearson mentioned that there are benches at the entrance on C Street. Acting Planning Manager Patenaude indicated that the City does not have a requirement for public art but that the entry provides a distinguishable symmetry and enhanced paving.

In response to Commissioner Sacks' inquiry about a signage for the building, Associate Planner Pearson indicated that it is proposed to be parallel to the diagonal parking space. Ms. Sacks further encouraged more public art or high quality design in order to enhance the project, the sale value, and the City. Chair Thnay echoed Commissioner Sacks' comment adding that Weekes Park was enhanced by design features.

In response to Commissioner Zermeño's recommendation to have an electrical station for golf carts as means for senior transportation, Associate Planner Pearson mentioned the Paratransit Program.

Chair Thnay opened the public hearing at 8:01 p.m.



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Mr. Jeff Bennett, Director of Real State Development at Eden Housing, spoke about the demand for senior housing in Hayward and the existing waiting list for two projects in Hayward and expressed a desire to be sensitive to the need for senior services. In reference to public art, he mentioned that the plan includes a prominent entrance at C Street and Grand Street by means of grant funding and mentioned willingness to be flexible to public art suggestions. He mentioned that senior plans include Paratransit services and agreed to explore alternatives such as golf carts.

Commissioner Bogue, referring to a comment made at the City Council Downtown Committee meeting regarding trees on C Street that would mirror trees to B Street, asked for the choice of trees for the proposed project.

Ms. Janet Hittle, with Guzzardo Partnership, indicated that the proposed trees on C Street are Lyndon trees, which grow to 30 to 40 feet tall and spread to 25 to 30 feet and on Grand Street, they are not proposing Sycamores, but are open to suggestions.

Commissioner Peixoto inquired about units that are handicap accessible. Mr. Woody Karp, project developer, indicated that every unit is accessible for the tenants with five percent of the units built to be fully accessible to meet handicap needs, and two percent built for people with hearing or visual impairments. Mr. Peixoto further inquired about prospective services at the site. Mr. Bennett mentioned that Eden Housing employs service coordinators who run projects depending on the population, such as English as a second language and counseling among others.

In response to Commissioner Lavelle's inquiry about the prospective population at the site, Mr. Bennett responded that Eden expects to have some couples residing as well as some widows. In reference to Ms. Lavelle's question for parking space for staff, Mr. Bennett mentioned that the project has allocated adequate parking for the residence footage for office workers and if the need arises there is a parking facility on A Street.

Commissioner McKillop asked the architect about the revision to the corner at the entry way. Architect Sean Reynolds mentioned concurrence with the revisions. In reference to the Sycamore trees, she expressed that the massive trees might cover the architecture on the buildings.

In response to Commissioner Sacks, Mr. Bennett defined senior to be 62 years of age and above. In reference to bicycle storage, Mr. Karp indicated that storage for bicycles were not considered, but that storage rooms for additional belongings are included in every floor of the building. Ms. Sacks asked that storage for bicycles be further analyzed.

Commissioner Zermeño, spoke favorably about the library on the third floor and suggested a small partnership with the Main Library. Mr. Zermeño also favored bicycle racks or storage.

Chair Thnay spoke in support that bicycle storage be added to the project.

Chair Thnay closed the public hearing at 8:15 p.m.

Commissioner Bogue expressed disagreement for the roof element at the entry but appreciated the revised roof brick element at the entrance. He was impressed with the end result. Commissioner Bogue made a motion as per the staff recommendation with revised Conditions of Approval.

Commissioner Sacks spoke favorably of the use of bricks from the Cannery.

Chair Thnay proposed a friendly amendment to include of public art and bicycle storage. Commissioner Bogue concurred with the amendment.

Commissioner Sacks suggested utilizing one parking space for bicycle racks as a possible solution.

Commissioner McKillop seconded the motion.

Commissioner Zermeño supported the inclusion of public art and suggested that staff study guidelines for adequate public art in Hayward and to leave this project to the developer's discretion.

Chair Thnay suggested a Public Art Commission be added.

Commissioner Lavelle supported public art; however, she mentioned that the issue of public art is subjective and therefore mentioned the need to be more specific. She proposed an amendment to encourage Eden Housing to include art for the appreciation of all including the residents in the area.

Commissioner Bogue concurred with Commissioner Lavelle's suggestion as a friendly amendment.

Commissioner Sacks reminded everyone that Mr. Bennett spoke about improving the corner and making a prominent entry and supported the motion with the friendly amendment.

Chair Thnay showed support for the project and the considerations discussed.

Commissioner Bogue moved, seconded by Commissioner McKillop, and unanimously approved, to find the proposed project Categorically Exempt from the California Environment Quality Act (CEQA) guidelines; and approve the site plan review and parking exception applications, subject to the findings and revised Conditions of Approval with a friendly amendment to include a bicycle storage and to direct the developer to explore the idea of adding public art.

ADDITIONAL MATTERS

2. Oral Reports on Planning and Zoning Matters

Acting Planning Manager Patenaude reported that the next meeting is scheduled for July 27, 2006.

3. Commissioners' Announcements, Referrals

Commissioner Zermeño requested that staff study guidelines for public art for future projects. Planning Manager Patenaude indicated that the petition can probably be added to the work program.



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Commissioner Sacks reported on Reclaiming Public Space for Livable Cities meeting with former mayor of Colombia, Enrique Peñalosa as the speaker regarding improving the environment and the idea that public pedestrian space is the only space shared by all.

Commissioner Bogue showed a Via Magazine article from the California State Automobile Association featuring Val's hamburgers from Hayward among the best burgers. He also announced that this was his last meeting as Commissioner.

Acting Planning Manager Patenaude mentioned that Commissioner Bogue would be presented with a certificate at the next meeting. Commissioner Bogue mentioned that he enjoyed his participation in the eight years that he served as Commissioner.

Commissioner McKillop reminded everyone about the Mat Stride at East Bay California State sponsored by Spectrum.

Commissioner Zermefio reported wrestling at Chabot College to benefit the Rotary Club of San Lorenzo, commended Val's hamburgers, noted Commissioner's Bogue perfect attendance, and thanked him for being an inspiration and a role model.

The commissioners commended Commissioner Bogue for his dedication.

APPROVAL OF MINUTES

There were none.

ADJOURNMENT

Chair Thnay adjourned the meeting at 8:49 p.m.

APPROVED:

Marvin Peixoto, Secretary
Planning Commission

ATTEST:

Miriam Lens
Commission Secretary