



**MINUTES OF THE REGULAR MEETING OF THE  
CITY OF HAYWARD PLANNING COMMISSION  
Council Chambers  
Thursday, May 8, 2008, 7:30 p.m.  
777 B Street, Hayward, CA 94541**

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**MEETING**

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

**ROLL CALL**

Present: COMMISSIONERS: Sacks, Lavelle, Mendall, Thnay, Loché  
CHAIRPERSON: Peixoto  
Absent: COMMISSIONER: McKillop

Chair Peixoto noted that Commissioner McKillop was absent because she was attending a fundraising for Measure I.

Staff Members Present: Conneely, Owusu, Rizk, Lens

General Public Present: One

**PUBLIC COMMENTS**

There were none.

**PUBLIC HEARING**

**1. Recommended FY09-FY13 Capital Improvement Program**

Design and Construction Services Manager Owusu gave a synopsis of the Five-Year Capital Improvement Program (CIP) Funds as included in the staff report. In response to questions raised at the Planning Commission Work Session, Mr. Owusu noted that the East Bay Municipal Utility District (EBMUD) Project, which is currently taking place on Second Street, is intended to relocate an EBMUD facility that is in the way of the Second Street project. This will allow the Second Street Improvement Project to commence this summer. He added that the \$300,000, estimated towards the preliminary feasibility study and design of the Solar Panel Project, is a place holder amount and the construction cost is estimated at about \$5 million. He added that it is expected that the actual feasibility study would cost less.

Commissioner Thnay commended City staff for the work done with the Five-Year CIP and specifically the emphasis to beautify the overall appearance of the City. He was content to see the median on Tennyson Road with an urban forest appearance. In reference to past Gateway Project 6951, expected to commence in Fiscal Year 2009, he indicated that a project to beautify the image of the City should commence sooner. Design and Construction Services Manager Owusu noted that he will pass the comments onto Director of Public Works Bauman. He also expressed that the projects are given priority to community needs. With the Cinema Place Theater completion and in order to

make the area more appealing and to attract more people to the City, Mr. Thnay inquired about plans for beautifying the median between B and C Streets. Mr. Owusu responded that the Route 238 Corridor Improvement Project includes extensive landscaping improvement in that area.

Commissioner Sacks thanked everyone that participated in putting together a well organized and understandable CIP binder. Ms. Sacks noted that there is a lot that needs to be done, which requires money and she was concerned that good efforts could be jeopardized by negative influence by people that do not contribute. She encouraged everyone to have a positive outlook.

Commissioner Lavelle thanked staff for the comprehensive report. In reference to the letter from City Manager Jones on page two, Ms. Lavelle inquired about the cost associated with the design and construction of a new library and donations from Calpine and Salem Construction to begin the funding. Design and Construction Services Manager Owusu indicated that a committee was put together in concert with a consultant to conduct a study and determine the needs of the community. He added that the figure is unknown at this point. Lastly, Ms. Lavelle commended inclusion of the additional funding for tree planting and pedestrian and bicycle routes throughout the City.

Commissioner Loché concurred with other members about the comprehensive CIP binder. Mr. Loché was pleased with the attention given to the appearance and infrastructure of the City. He asked that while upgrading the infrastructure, attention be geared towards earthquake preparedness, which he mentioned was already acknowledged with the seismic retrofit project.

Having no public comments, Chair Peixoto opened and closed the public hearing at 7:51 p.m.

Commissioner Lavelle made a motion per staff recommendation.

Commissioner Loché seconded the motion.

Commissioner Mendall commended the report presented and he was pleased to see that the City is focusing on enhancing some medians and landscape areas. He was content for the attention given to solar panels.

Commissioner Lavelle moved, seconded by Commissioner Loché, and unanimously approved with Commissioner McKillop absent, to find that the proposed Capital Improvement Program is consistent with the City's General Plan.

## **ADDITIONAL MATTERS**

### **2. Oral Report on Planning and Zoning Matters**

Planning Manager Rizk indicated that the next meeting will have a full agenda.

### **3. Commissioners' Announcements, Referrals**

Commissioner Mendall announced a property with tall weeds at the corner of Industrial Boulevard and Baumberg Avenue. He asked for Community Preservation intervention.

Chair Peixoto announced that the Mt. Eden Choir was invited to perform at the Carnegie Hall and will be participating in Black History Month.



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Commissioner Lavelle indicated that May 19 is the last day to register in order to vote on the June 3, 2008 Election.

**APPROVAL OF MINUTES**

The Minutes of April 24, 2008, were approved with a correction submitted by Commissioner Sacks.

**ADJOURNMENT**

Chair Peixoto adjourned the meeting at 7:57 p.m.

**APPROVED:**

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Al Mendall, Secretary  
Planning Commissioner

**ATTEST:**

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Miriam Lens  
Commission Secretary