



MEETING

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

ROLL CALL

Present: COMMISSIONERS Bogue, Sacks, Fraas, Halliday, Thnay
CHAIRPERSON Zermeño
Absent: COMMISSIONER McKillop

Staff Members Present: Anderly, Conneely, Emura, Hart, Pearson, Reyes

General Public Present: Approximately 43

PUBLIC COMMENT

There were no Public Comments.

AGENDA

1. I. Use Permit Application No. PL-2003-0513 – Request to Allow a Residential Use on the Bottom Floor in the Central City Commercial Zoning District;

Tentative Tract Map 7487 No. PL- 2003-0515 – Request to Subdivide Property to Create 150 Residential Condominiums;
- III. Amendments to the Downtown Design Plan - Request to Increase the Maximum Allowable Density From 65 to 108 Dwelling Units Per Acre

Walter Wang (Applicant/Owner) – The Project is Located at 22300 Foothill Boulevard
2. Variance No. PL-2003-0477 – Rudolph Thomas (Applicant/Owner) – Request to Allow a Carport With a 1-Foot Side Yard Setback Where 5-Feet is Required and a 3-Foot Setback From the Building Where 6-Feet is Required and for Exceptions to the B Street Special Design Streetcar District Requiring Parking to the Rear of the Front Building and an Architectural Design that Reflects the Early Character of B Street – The Project is Located at 412 B Street
3. Planning Director's Referral of Modification of Use Permit No. PL-2003-0373 – Christian Vigilance Church (Applicant/Owner) - For an Existing Church – The Project is Located at 28767 Ruus Road

PUBLIC HEARINGS

1. I. Use Permit Application No. PL-2003-0513 – Request to Allow a Residential Use on the Bottom Floor in the Central City Commercial Zoning District;
- II. Tentative Tract Map 7487 No. PL- 2003-0515 – Request to Subdivide Property to Create 150 Residential Condominiums;
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Planning Manager Anderly made the presentation. As stated in the report, the owners are requesting that the former office building be converted to 150 residential condominiums. She displayed various elevations and renditions that included the main entrance at City Center Drive, other private entries, elevations of the type of condominiums to be developed and the proposed penthouse condominiums should the additional height be permitted. She noted that this project requires a Use Permit as it is in a residential development project in a retail district, which staff is She specified that the developers are requesting a modification to the 15,000 square feet of usable open space and staff is agreeable as there are other recreational amenities within the towers such as a sauna and exercise room, balconies and roof top gardens in the development. Height issues have been addressed and reviewed by airport staff, which indicated that the proposed height would not be a problem for air traffic. She noted that the conditions include a requirement that future owners be notified that there could be a noise factor due to aircraft.

In regards to the parking plan, she described the number of spaces on each level of the City's current parking structure. She noted that staff initially was recommending the required 1.5 spaces per unit, but is now recommending that the bottom level of the structure be reserved for the project, which totals 225 spaces.

She informed the Planning Commission that its action would be to approve this as a recommendation to the City Council.

Commissioner Halliday asked whether parking would be permitted in the public area of the parking structure if residents were limited to less than two spaces per unit and restricted to the bottom level of the parking structure. She asked how that would that be allocated when events at Centennial Hall require the use of the majority of spaces.

Planning Manager Anderly reported that parking solutions have not been finalized and there are other options staff is working to resolve.

Commissioner Halliday asked about mature tree removals and asked about missing trees.



Planning Manager Anderly responded that some of the missing trees are memorial trees that need to be replaced and staff will continue to work to resolve this issue. A Council action will be needed to determine whether the trees will be replaced at this site or at another city site. In response to a question on the removal of flagpoles, she noted that as this had been public property and they are in the public walkways and in an area not visible from the street. There seem to be too many for private property.

Chairperson Zermeño expressed concern on the parking spaces to be allocated. He also commented on a memo that was received from the applicant requesting two spaces per unit as well as twenty-five visitor spaces for a total of three hundred twenty-five. He recommended that the language related to graffiti be included. He also asked that staff delineate the current walking areas and access to Centennial Hall.

Planning Manager Anderly explained that staff is recommending two hundred twenty five. If the Commission desires, it can recommend the applicant's request or suggest another number.

Commissioner Thnay noted that the report does not indicate whether bicycle parking and storage, or bicycle lanes within the perimeter are available. Future residents would have difficulties storing them in their individual units.

Planning Manager Anderly responded that there is storage in the basement, but the applicant might be able to clarify during his presentation.

Commissioner Fraas asked for clarification on the action to be taken on parking requirements. It was noted that the applicant has requested 325 and the staff recommendation is 225.

Chairperson Zermeño asked staff to delineate the access to Centennial Hall from the parking structure. It was noted that the guest could choose to walk around either side of the building. The developer would be required to provide sufficient signs, adequate lighting and improve paving.

Chairperson Zermeño opened the public hearing at 7:55 p.m.

Cynthia Birmingham, attorney, presented on behalf of Mr. Wang, the property owner. She reported that initially the owner thought about upgrading to apartments, but the cost is not feasible. She described the amenities of the project and the hi-tech capabilities within the units, which would not exceed 150 units. Current low interest rates make it feasible to finance condominiums. She presented the Chair with a list of consultants and the team responsible for the design of the Centennial Towers.

Rob Birmingham, Birmingham Builders, noted that his firm has expertise in rehabilitating buildings in San Francisco and the Bay Area. Costs to demolish the building are extraordinary. The building has a design flaw and most of the costs are to modify that design

flaw. He described the concrete rings or epoxy bands that will be installed around the floors to make it seismically safe. There will be a new window system with carbon-fiber wrap the columns around the building. This is a new solution currently being used by Caltrans. In addition, four sheer walls will be installed for lateral strength. He added that there is not only a structural engineer, but also an independent peer review-engineering firm for this project. The peer review firm is the same one that 'red-tagged' the structure. He emphasized that this housing will probably never be duplicated in Hayward. It will be a fully functioning natural ventilated building; an eleven storied poured in place concrete building with a doorman, a gymnasium, classes, community mailboxes, and probably the most secured building in Hayward.

Christiaan Maarse stated that he is the architect on the project and noted that two colleagues would speak after: Greg Sheppard, and Paul Lettieri, landscape architects. He thanked Planning Manager Anderly for her work in this complicated project. As he discussed the architectural features of the project, he noted that the main challenge of the exterior of the building was to transform an austere civic building to a home. He used photographs to describe the roofline changes that will add a visual interest and a strong horizontal visual change. Balconies will be added that will create visual horizontal focal points. The fifteen-foot parapet will be removed and replaced with a light transparent penthouse floor with windows and an articulated roofline as well as a new roofline that will cap the building. The base of the building will be filled to eliminate the wind tunnel impacts. A porte-cochere gives new emphasis to the front entrance on the east side. He summarized that this project would be a positive contribution to the Hayward skyline.

Commissioner Halliday noted that she had met with both Cynthia and Rob Birmingham to discuss the project. She asked for further discussion on the loft features.

Mr. Maarse indicated that the building has space where single units could not fit adequately, but with the use of demising walls the lofts were designed.

Chairman Zermeño asked for information on the roof top gardens.

Mr. Maarse responded that each penthouse unit has a staircase to the roof. He showed a floor plan depicting the two main egress staircases from the base of the building and the smaller stairs that come from within the units to the gardens. He noted the great views from this height.

Greg Sheppard, also a landscape architect working with Fee Munson Ebert Design, presented the proposed parking plan for this project. The existing parking structure totals 678 parking stalls; ten are designated as accessible spaces, but are not up to current standards. Currently, the garage is entered on Second Street and ramps to the second level and exits to City Center Drive. Plans are to create two separate zones with two distinct entrances, one for the visitors, for the public to Centennial Hall, and the second for the residents of the tower. The separate zone for residents provides for marketability and security. To address the motorcycle and bicycle parking issues, he noted that in the second level there is parking for two-wheeled vehicles near the entrance. In the lower level there is also storage for bikes and parking for motorcycles for residents. There is a secured pedestrian access into the lower lobby, which is a



secured point into the building. The existing stairways will remain for circulation to the office building as well as to City Center Drive. There will be access to Centennial Hall from the second level. At the lower end, the project proposes an elevator and stairs for access.

Commissioner Thnay asked whether the walkway was covered. It was noted that there is a glass-covered walkway from the parking area to the residence and in proximity of a security station.

Commissioner Halliday asked whether studies have been done to determine average parking needs for a particular number of residents. She wondered whether one-bedroom units actually needed two parking spaces.

Michelle Wendler commented that parking requirements vary; she has not done a study on this project. The City of Hayward's Zoning Ordinance requires one and one-half stalls per unit. She added that market analyses have shown that sufficient parking is a selling feature of that project.

Paul Lettieri, landscape architect, reported that he was the architect for the present city hall building. He described the open space that includes greenery, trellis, barbeque areas that will be an enclosed courtyard and the private patios with a variety of terraces at the ground floor. He noted that the uneven paving will be replaced with a smooth surface paving and there will be an increased use of paving and stepping materials.

Rob Birmingham commented that this is a very complicated project and the developer will be very careful to make this project work. He asked the Planning Commission to consider this project as very fragile so he asked for collaboration with the City of Hayward. He indicated that this project is an example of smart urban planning. He submitted a proposed modification to the Conditions of Approval. He cited some of them that include a project with a maximum of 150 units. He noted that the precise number of units will depend on the overall cost estimates and whether it will be affordable to build the penthouse units. If the penthouse units are not built, there will be a single penthouse with the described amenities. He indicated that any related fees be discussed at the City Council level such as the park in lieu fees, water fees, and school tax fees. He asked that the condition requiring three types of telecommunication media (television, central antennae and fiber optics) be revised to require only one. With high speed TV digital or cable all three may not be needed. He emphasized that air conditioning will not be provided to this tower and all of the windows will be operable. It is too expensive, however the developer can provide each unit with the ability to install in the future. In regards to parking, he noted that the project calls for two stalls for two bedroom units. He noted Commissioner Halliday's comment and will talk to staff about the one-bedroom units requiring two parking stalls. Lastly, he pointed out that the units must be marketable and the parking is needed; additional burdens on the project will not be economical. In the landscaping area, he noted that the intent is to have the future homeowners' association to control the landscaping function of the parking structure on a pro rata basis based on its shared use.

Commissioner Bogue asked about the air conditioning. He asked if the developer would be core drilling through the exterior wall.

Rob Birmingham stated that such drilling would be provided at construction and the exterior skin would be waterproofed and protected for future installation.

Charlie Cameron asked if the developer has considered the bus stops around the building and suggested a free shuttle to Mervyns or BART or the Amtrak train station. He asked whether the Route 84 bus would remain at City Center Drive and recommended a bus shelter be provided.

Planning Manager Anderly responded that there are no proposed street changes, nor bus routes that will be changed.

Zoe Foster spoke in support of the project.

Scott Raty advocated reconstructing 'the toaster' from a blighted liability to a tax generating private building. This is a unique and creative project and falls out of the normal projects reviewed. It has the potential to improve Hayward. He projected that it would be ten times the potential for tax increment revenues. He asked that City staff refine his projections. He urged the Planning Commission to remain flexible with the conditions and the potential fees.

Gil Zaballos spoke on his past involvement with this development and its mixed-use designation. In his opinion, Centennial Hall is a substandard building for Hayward. He stressed the leverage this project could provide in property taxes. He referenced the low budget figures for Centennial Hall and stated that it was a substandard building and those attending the events at Centennial Hall tend to park in the area of his building. He stated that in all of his past projects, he has never agreed with the City's parking requirements. He agreed that the applicant's request for 325 spaces is good and needed. His apartments on City Center Drive are at 1.7 per unit and still very tight and urged the applicant's request

Ellis McCune has lived next to the 'eyesore' for a long time and urged approval of this proposed project. This will be an enormous boost to this area of the downtown and an exciting one. He commented that one parking stall for two bedrooms is not enough.

Alice Burgren submitted card, did not speak, but gave her time to the following speaker.

Paul Martin spoke in support of the project. He said it was unique and needed in the City of Hayward. This is an alternative for people who have more money than time. There is no upkeep, got example. He added that two parking spaces per unit are necessary.

Walter Wang, owner of the property, submitted a card, but did not speak.

Pete Ruggeri and Simon Casey, members of the project team, submitted cards, but did not speak.



Chairperson Zermeño closed the public hearing at 8:56 pm.

Commissioner Halliday commented that this is a very exciting proposal. Housing that we would not see otherwise will be available. She expressed a strong concern about the lack of air conditioners and how the interior environment might be on a really hot day. She recalled the tragedies that occurred in Europe due to lack of air conditioning. She noted that there are units that would not have enough cross ventilation. She asked staff to comment on what the applicant was proposing to do to give the owners an option. She also asked about the possibility of interior portable air conditioners.

Planning Manager Anderly commented on her discussion with the applicant, who explained the difficulties of air conditioning systems in this type of building. There was also the possibility of placing air conditioners on balconies to screen them. One concern was design and portable air conditioners hanging from walls would not provide a positive visual effect. She checked other cities that had similar buildings with living units and found them to be air-conditioned. She felt that the solution to provide for the air conditioning seems viable and noted that the homeowner's association would need to regulate the type installed.

Commissioner Bogue was impressed with the developer's project and the idea of re-skinning this building. He was impressed with the very residential looking project. He moved, seconded by Commissioner Fraas, to propose to the City Council the staff recommendation per the Agenda Report, but also added the developer's request to allow up to a maximum 150 units. He agreed that that core drilling be done prior to the completion of the units so that air conditioning is available for the owners. This satisfied his concerns. He would approve of the parking plan of providing the maximum of 325 parking spaces and that two stalls per unit should be the City's minimum. He felt that the applicant's parking plan should be accepted. He also agreed that the landscaping condition be prorated and be based on the amount of spaces the developer is provided in the garage. In regards to fees, he would not be recommending any changes to the fee structure. He felt that Condition 12 related to fiber optics and other media, be left as is and that these services should be provided and required.

Commissioner Sacks disagreed with a portion of the motion related to the parking plan. She preferred to accept the staff recommendation instead of the requested 325 stalls. She expressed extreme concerns about the increased parking impacts to that neighborhood in particular when there are Centennial Hall events. She reported that in Chicago parking stall are deeded for \$50,000. She offered a friendly amendment, which was not accepted by the maker of the motion. She also expressed her sentiments on the civic building now proposed to look like housing. She complimented the development team for its proposed project. She said she was excited about the project.

Commissioner Bogue felt that each unit should have two parking stalls. He noted that he visited the Sierra building in Oakland where each unit is entitled to one parking space, except

for the penthouse, which provided for two units. He also reported that at the Sierra building only the penthouse was air-conditioned.

Commissioner Thnay commented that he felt this was a window of opportunity and optimism to bring more people into the downtown area even though there is a trade off with the parking. Parking is an issue, and the motion is a risk, but ten years from now, it will be good. It is essential to create a 'walkable' community and it must be created so people want to walk and bike. We should create and sell that opportunity. It's a great project and urged staff to work with this great development team to make it a better product.

Commissioner Halliday highly commended the team for its innovative project. She was concerned about the parking and would prefer to see 225 dedicated spaces, which is the entire bottom floor of the parking garage. She would like to see the residents' use of the public part of the parking structure at all hours. She was not sure if she could support the motion because of the parking issue, but if the Council revises the parking situation, she would agree. She agreed with Commissioner Thnay's comments to encourage pedestrian use throughout the downtown. She agreed with the open space request as reported in the staff report.

Commissioner Halliday offered a substitute motion that was exactly like Commissioner Bogue's except to change the number of parking spaces as recommended by staff. Her motion would include that there be a dedicated 225 spaces and that the residents of this project be allowed to park twenty-four hours a day in the public part of the garage should they not be able to secure an adequate space in the dedicated area.

Commissioner Sacks seconded Commissioner Halliday's motion.

Commissioner Fraas stated that she would be supporting the first motion and commented that the garage can provide the needed parking to make this project marketable.

Commissioner Thnay stated that perhaps the parking situation could be revisited once the building is at full capacity to protect the number of spaces if they are not being used. He also discussed the car share concept and suggested that staff consider that.

Commissioner Bogue stated that he would not be supporting the substitute motion, as there isn't a layout or plan for the 300.

Commissioner Sacks stated briefly that she would be voting for the substitute motion.

The substitute motion failed as follows:

AYES: Commissioners: Sacks, Halliday

NOES: Commissioners: Fraas, Bogue, Thnay
Chairperson Zermeño

ABSENT: Commissioner McKillop

The original motion remained on the floor.



Chairperson Zermeño commented that this has been worth the time taken to consider such an impressive and unique project.

Commissioner Halliday, noting that her motion failed, considered the overriding reasons and would be supporting the original motion due to the excellence of the project other than the parking. She stated for the record that she hoped the City Council would further consider a compromise, as she did not believe that the marketability would be destroyed if 325 spaces were dedicated.

The original motion passed unanimously with Commissioner McKillop absent.

Chairperson Zermeño, Commissioner Bogue, and Commissioner Halliday noted for the record that they talked to the developer to further review the structural changes and project plans.

Chairperson Zermeño thanked the Commission for its excellent discussion and thanked all involved. He apologized to those yet to be heard on this agenda. He called for a recess at 9:50 p.m.

2. **Variance No. PL-2003-0477 – Rudolph Thomas (Applicant/Owner) – Request to Allow a Carport With a 1-Foot Side Yard Setback Where 5-Feet is Required and a 3-Foot Setback From the Building Where 6-Feet is Required and for Exceptions to the B Street Special Design Streetcar District Requiring Parking to the Rear of the Front Building and an Architectural Design that Reflects the Early Character of B Street – The Project is Located at 412 B Street**

Planning Manager Anderly reported that the applicant withdrew this application and it would not be discussed.

3. **Planning Director's Referral of Modification of Use Permit No. PL-2003-0373 – Christian Vigilance Church (Applicant/Owner) - For an Existing Church – The Project is Located at 28767 Ruus Road**

Associate Planner Pearson noted the revised set of conditions, which would include inspection by Fire Department. He gave further background and information on the Church permits. He noted that approximately a year ago, complaints began coming in from neighbors of the Church regarding noise and parking problems. As a result, the Planning Director has proposed conditions of approval to help solve these problems and make the Church more compatible with the neighborhood. Staff recommended modification of the use permit. He noted that the applicant has agreed to the conditions but would like more time in which to make changes.

Commissioner Sacks asked about the new conditions presented to the Planning Commissioners at this meeting.

Chairperson Zermeño asked why there was no graffiti language. He asked for a 3-day removal condition rather than 7 days. He confirmed whether the applicant had agreed to all of the conditions.

Associate Planner Pearson suggested asking the applicant to confirm his agreement.

Commissioner Sacks expressed concern on the noise situation and when that would be addressed, before or after the masonry wall.

Associate Planner Pearson suggested that staff would ask the church to limit the noise until the wall could be erected.

Chairperson Zermeño suggested that by shortening the church service, they should be helping to limit the noise within the neighborhood.

Chairperson Zermeño opened the public hearing at 9:54 p.m.

Pastor Juan Cornejo said they purchased the building in 2000. They would like to fix up the building but are presently facing a shortage of funds. They are willing to abide by the requirements. The church is there to help the community, especially the Hispanic community. He said he is willing to cooperate with the neighborhood and apologizes to the neighborhood for any disruption they might have created. He commented that someone had translated the conditions for him.

Commissioner Fraas asked what had been done in the past to accommodate the noise complaints.

Pastor Cornejo said it is a very active church. However, they have lowered the sound from the music and have asked the children to be quiet. He said they are willing to cooperate.

Commissioner Halliday expressed her concern about drumming from 7:30 a.m. on into the late evening. She asked about noise starting at 5 a.m.

Pastor Cornejo responded that about 8 people pray every morning but there is no clapping, singing or loud music. Special occasions are not programmed that early in the morning.

Commissioner Thnay asked when could they comply to bring peace to the neighborhood, for example, installing the double paned windows.

Pastor Cornejo asked what does the community want first.

Commissioner Thnay suggested a phasing in of the project. He said he could see this would be a financial burden for a small church. He then asked about the request to end services at 9:30 p.m. instead of 10 p.m.

Pastor Cornejo agreed that services will end at 9:30, but cleanup folks stay until 10 p.m.



Commissioner Thnay suggested it might be unrealistic to think everything would be done by 10 p.m., but more reasonable to leave premises by 10:30 p.m.

Commissioner Fraas asked if the church had talked to the neighbors about it.

Pastor Cornejo suggested that several times he has encountered neighbors who do not seem willing to cooperate and talk with him. He said he was willing to pay for half of the construction of the wall but neighbor was unwilling. In response to questions, he commented that the police had been to the church at least 8 times. He added that there are people in the parking lot supervising the children. He added that he wants to have peace with everyone.

Chairperson Zermeño asked whether he understood the frustration of the neighbors and asked what type of music is played.

Pastor Cornejo stated the music is a small band with an amplifier. He understands that frustration and wants to get a solution to the problem.

Chairperson Zermeño suggested that since the building is small, they should try playing the music without the amplifier.

Commissioner Sacks asked whether he had sat down with the people of the church and talked with everyone about how serious this issue is. And talked with those who are creating the problem.

Pastor Cornejo said he has talked to the members.

Andrew LeFleur stated that he is a neighbor and has lived in his home for more than 47 years. He described the noise, music, and clapping. He said each morning they are awakened by the clanging of the metal fence. The noise of children and the amplified music and drums are extended. He also complained about the litter from the church. He discussed a previous church and the cooperation they had. He also noted that they have no permit to use the building.

Associate Planner Pearson said they received a permit in 1960 from the County. This is acceptable zoning with the land

Horacio T. Madrid stated that he lives closest to the church and is about 40 feet to the wall. He commented that their home gets most of the noise, which are mostly drums and the amplifier. His home is back to back with the church. He noted that they are on the premises until 11 p.m. and later. He asked about the double paned windows and whether there would be air conditioning since they would otherwise open the windows. He then submitted a statement with about 12 - 20 signatures from other neighbors on this regard.

Chairperson Zermeño asked about his reaction to the direction the Commission was taking.

Chairperson Zermeño commenting that Ruus Road is the religious shopping center of Hayward closed the public hearing at 10:19 p.m.

Commissioner Halliday commented that a mediator is really needed in this regard. The City of Hayward cannot monitor the situation. A change in attitude about people's rights to enjoy their property is what is necessary. The Church will have to compromise in its operation. She moved, seconded by Commissioner Bogue, to approve the use permit with the conditions. She suggested that they might want to add conditions regarding the use of drums and amplification. She asked about requiring a litter-free property on a daily basis. She added the graffiti language.

Commissioner Fraas said she would be in support in order to force them to get along with their neighbors. She said she did not approve of extended time allowance.

Commissioner Thnay emphasized that being a good neighbor is paramount. The site area should look the best. He thanked staff for the conditions to enhance the neighborhood.

Commissioner Sacks said the noise issue is one of the most important points under discussion. She suggested mediation since this has gone on for several years. She emphasized the need to respect other people's space and sensitivities. She added that she was pleased with staff's conditions of approval. She noted one condition is that doors and windows be closed during the services. She emphasized that we can set up the conditions, but the people involved need to work it out.

Commissioner Bogue suggested that air conditioning is in the staff report, but not in conditions.

Associate Planner Pearson said that was an oversight but staff would include the requirement in the conditions.

Commissioner Bogue suggested they need numbers of days for graffiti removal, he suggested seven days. Commissioner Halliday agreed and added this to motion.

Chairperson Zermeño suggested discussing the problems with some of the churches along Ruus Road. He described this area as a shopping center of churches. He then asked maker and second to consider extending the time for compliance. He suggested a bit of openness for the time-line.

Commissioner Bogue thought it should not be put on staff, but the Planning Commission should make the time line.

Planning Manager Anderly said staff would support their assistance. She explained that the conditions ensure land use compatibility and that paving the area is a safety issue.

Commissioner Fraas said she was not inclined to extend time since the church had two years to fix some of these problems before they came to the Planning Commission.



Commissioner Bogue asked about the amount of time to complete the plan check, etc., he commented that it totals 4 months to complete the wall.

Commissioner Halliday asked about the driveway noting that there needs to be some progress. Perhaps they might focus on the noise aspect, and give them additional time for driveway.

Commissioner Bogue emphasized that they need to park on the gravel area, which should keep down dust on driveway.

Commissioner Halliday made an addition to Condition 22, adding the language of parking restricted to graveled area and parking lot to be completed in 6 months.

The motion passed unanimously with Commission McKillop absent.

ADDITIONAL MATTERS

4. Oral Report on Planning and Zoning Matters

Planning Manager Anderly noted that the next Planning Commission Meeting is scheduled for November 20. If needed, there could be a meeting on December 4th, but one is scheduled for the December 11th.

Commissioner Sacks commented positively on the Hotel and Main project as well as the Tiburcio Clinic. She asked what was going on with the property at Grace and Mission.

Commissioner Halliday thanked Planning Manager Anderly for the report on 1842 Highland. Planning Manager Anderly commented that the owner came to the meeting to discuss her letter, but arrived late for Public Comments of this meeting.

Commissioner Thnay asked if there would be an improvement to the empty land in front of Holiday House any time in the near future.

Planning Manager Anderly responded that she is working to schedule group meetings with staff about the South Hayward BART station and other surrounding areas and that the parcel on the corner will be addressed at that time. Staff is conducting a project area study for that area.

Chairperson Zermeño there is a tree on 478 B Street crying for help; it has ivy all over it.

APPROVAL OF MINUTES

- October 09, 2003 - Approved with correction
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The minutes were approved with Commissioner Bogue requesting a revision to his comments on page six to change 'front' to rear.

ADJOURNMENT

Chairperson Zermeño adjourned the meeting at 10:45 p.m.

APPROVED:

Christopher Thnay, Secretary
Planning Commission

ATTEST:

Edith Looney
Commission Secretary