

**MEETING**

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

ROLL CALL

Present: COMMISSIONERS Bennett, Bogue, Caveglia, Halliday, Williams, Zermefio
CHAIRPERSON Fish
Absent: COMMISSIONER None

Staff Members Present: Anastas, Anderly, Borger, Hutar, Looney

General Public Present: Approximately 8

PUBLIC COMMENT**AGENDA**

1. **Use Permit 99-160-21 – Edward Nava (Applicant), Cypress Industrial LLC (Owner) – Request to operate an outdoor storage yard, abutting a residential area. *The property is located at 25370 Cypress Avenue, between Austin Avenue & West Harder Road, in an I (Industrial) District.***
2. **Tentative Parcel Map 6981/Variance No. 99-180-09 – Cory Squaglia (Applicant/Owner): Request to subdivide a 16,172 square-foot parcel into two single-family lots in an RS (Single-Family Residential) District. *The project is located at 22756 Bayview Avenue, in the Upper "B" Street Neighborhood.***
3. **Tentative Map Tract 6411 – Mary Ramos (Applicant/(Owner) – Request for a 12-month extension of the tentative map to subdivide a 1.37-acre parcel into 28 condominium units. *The property is located at 650 Berry Avenue, north side, on the east side of BART.***

PUBLIC HEARINGS

1. **Use Permit 99-160-21 – Edward Nava (Applicant), Cypress Industrial LLC (Owner) – Request to operate an outdoor storage yard, abutting a residential area. *The property is located at 25370 Cypress Avenue, between Austin Avenue & West Harder Road, in an I (Industrial) District.***

Project Planner Hutar described the site and explained the project. She indicated that staff was requesting the Commission to find the project exempt from environmental review and approve the project with findings and conditions. She indicated that it would not adversely impact the surrounding area. In fact, renovation should substantially upgrade the area since it includes façade renovation and landscaping.

Commissioner Bennett asked whether there might be conditions that could arise regarding hazardous materials and whether there should be any limitations or special circumstances on the permit.

Commissioner Williams expressed concern regarding the existing conditions at the site and the fact that the owner is operating without a use permit.

The Public Hearing Opened at 7:40 p.m.

Edward Nava, Bay Plastering, Inc., 25370 Cypress Avenue, said that the other buildings on the site are not in his lease. He admitted that he started using the other places for storage once the occupants were gone. However, he is leasing only the end building. He asked whether he could substitute pavement for concrete in the Conditions of Approval.

Public Hearing Closed 7:43 p.m.

Commissioner Caveglia asked whether the owner was at all involved in the application.

Project Planner Hutar said that staff was working with the owner who has agreed to install the landscape buffers.

Commissioner Bennett asked for further clarification on the project and then moved, seconded by Commissioner Zermeño, to find that the project is exempt from environmental review, and to approve the project subject to the findings and conditions of approval.

Commissioner Williams said he had a problem with the owner not having a permit. He was uncomfortable with the situation.

Commissioner Bennett asked to amend the motion to read that concrete or pavement would be required. Commissioner Zermeño agreed.

Development Review Engineer Anastas said that this permit would clear all non-conforming uses on the property.

Commissioner Halliday asked that Condition 9 be amended to read "stucco and/or paint," both the maker and seconder of the motion agreed.

The motion passed unanimously.

- 2. Tentative Parcel Map 6981/Variance No. 99-180-09 - Cory Squaglia (Applicant/Owner):** Request to subdivide a 16,172 square-foot parcel into two single-family lots in an RS (Single-Family Residential) District. *The project is located at 22756 Bayview Avenue, in the Upper "B" Street Neighborhood.*

Developmental Review Engineer Anastas described the application and indicated that staff recommended denial of it.



Commissioner Bennett asked whether the fact that the house had only one bedroom would make a difference in the size of the garage; she was told it did not.

The Public Hearing Opened at 7:55 p.m.

Cory Squaglia, 4879 James Avenue, Castro Valley, applicant suggested that the proposal of a one-car carport should be adequate. He said he bought the house mostly for the backyard. He brought in a list of homes in the neighborhood with one-car garages even though they should all have two-car garages. He said the view would be maintained more easily with a carport rather than a solid garage structure. He added that this would not disturb the trees. However, there is a large pine tree in the front of the property that is not healthy enough to keep.

John Vockel, 2558 Kelly Street, a next door neighbor said he appreciated the minimalist structure of a carport as opposed to a garage.

Cliff Foster, 2554 Kelly Street, another neighbor, said he agreed with the applicant's proposal since the minimal structure would maximize his view.

Public Hearing Closed at 8:04 p.m.

Commissioner Caveglia said he could see no reason for a variance since actually building a garage would not affect the view. He **moved to deny** the application. Commissioner Bogue seconded the application.

Commissioner Halliday said she thought there was adequate parking on the property as well as special circumstances. She would vote against the motion.

Commissioner Bennett said she agreed with Commissioner Halliday, a garage and one-half would be adequate. She said she would not support the motion.

Chairperson Fish said that two parking spaces are appropriate. He would support the motion.

The motion carried by the following vote:

AYES:	COMMISSIONERS Bogue, Caveglia, Williams, Zermeño CHAIRPERSON Fish
NOES:	COMMISSIONERS Bennett, Halliday
ABSENT:	None
ABSTAIN:	None

3. **Tentative Map Tract 6411 - Mary Ramos (Applicant/(Owner))** - Request for a 12-month extension of the tentative map to subdivide a 1.37-acre parcel into 28 condominium units. *The property is located at 650 Berry Avenue, north side, on the east side of BART.*

Development Review Engineer Anastas reported that the application dates back to 1992. He said the applicant objected to the new conditions of adding a Spanish tile roof and textured stucco construction.

Commissioner Bennett expressed concern regarding the weight of the roof.

Development Review Engineer Anastas reported that these roofs could be designed for various weights.

The Public Hearing Opened at 8:10 p.m.

Mary Ramos, 756 Medford Avenue, said she just does not like the tile roof, she thinks that flat tiles are more attractive. She then asked whether the stucco is okay. It really is not a major problem with her, either way.

Commissioner Williams asked whether she planned to market the property; she indicated that she does plan to sell the property.

The Public Hearing Closed at 8:13 p.m.

Commissioner Williams said he thought there was no reason not to permit the extension, so he moved, seconded by Commissioner Bennett, to recommend that the City Council approve a 12-month extension of the tentative map approval with the conditions as presented, including a barrel tile roof and a stucco finish that appears to be textured adobe.

Commissioner Bennett said she thought it would be a nice improvement in the area

Commissioner Caveglia asked for clarification on the tile roof.

Planning Manager Anderly said the project is attractive but that Spanish influence is necessary in order to be compatible with the Special Design District calling for Spanish architecture. The heavier barrel tiles would enhance the Spanish influence.

ADDITIONAL MATTERS

4. Oral Report on Planning and Zoning Matters

Planning Manager Anderly discussed the dates for the October meetings. She also announced that Development Review Engineer Anastas will be leaving to take another job.

5. Commissioners' Announcements, Referrals

Commissioner Halliday asked for a further report on Schafer Park Shopping Center. She was told that it would be available at the next meeting.

Chairperson Fish complimented that structure and design being built at the corner of Highland and Mission.

Commissioner Halliday said she would not be available for the next meeting since she will be out of the State.

MINUTES



**REGULAR MEETING OF THE PLANNING
COMMISSION, CITY OF HAYWARD, Council
Chambers, Thursday, September 23, 1999,
7:30 p.m. 777 "B" Street, Hayward, CA 94541**

MINUTES

Following a minor correction, the Minutes for September 2, 1999 were approved as presented.

ADJOURNMENT

The meeting was adjourned by Chairperson Fish at 8:20 p.m.

APPROVED:

Barbara Halliday, Secretary
Planning Commission

ATTEST:

Edith Looney
Commission Secretary