



**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, Williams, **Zermeño**  
CHAIRPERSON F i s h  
Absent: COMMISSIONER Halliday

Staff Members Present: Anderly, **Camire**, **Conneely**, Frascinella, Looney, McClellan

General Public Present: Approximately 25

**PUBLIC COMMENT** - None Made

**AGENDA**

1. **Vesting Tentative Map Tract 7191, Use Permit, Site Plan Review & Variance 99-130-16, and a request to vacate a portion of Sutro Street – Denova Homes, Inc. (Applicant) / Zaballos Family Trust, Anthony L. & Melba Farcich Trust etal (Owners):** Request to Subdivide a 6.7 Acre Site Into 162 Lots For The Development of 161 Townhomes and One Parcel for Common Open Space, Request to Allow Multi-family Residential Units on the First Floor for Those Units (144) That Fall Within the CC-C Subdistrict, Request to Construct 161 Multi-Family Dwelling Units Within 30 Three-story Buildings and Other Recreation Structures on 6.7 Acres, Request a Variance to Allow a Reduction in the Side Yard and Rear Yard Setbacks for 9 Townhomes and a Reduction in the Garage Width for One of Two Parking Spaces for Each Unit of Townhouse Model Types A, B and D, and Request to Vacate the Northerly End (Approximately 373 Feet) of Sutro Street – The Property is Located on the East Side of Grand Street, within the CC- C (Central City-Commercial) and CC-R (Central City-Residential) Subdistricts
  
2. **Use Permit and Parking Exceptions Application No. 00-160-10 – Allstate Auto Sales, Inc. (Applicant) / Donald Boehm (Owner):** Request to Establish An Automobile Dealership That Sells Previously Owned Luxury Automobiles, An Auto Repair Service Garage (Minor Repairs), and an Outdoor Automobile Storage And Display Area – The Property is Located at 730 A Street, North Side, in a CC-C (Central City Commercial) Subdistrict

**PUBLIC HEARINGS**

1. **Vesting Tentative Map Tract 7191, Use Permit, Site Plan Review & Variance 99-130-16, and a request to vacate a portion of Sutro Street – Denova Homes, Inc. (Applicant) / Zaballos Family Trust, Anthony L. & Melba Farcich Trust etal (Owners):** Request to Subdivide a 6.7 Acre Site Into 162 Lots For The Development of 161 Townhomes and One

Parcel for Common Open Space, Request to Allow Multi-family Residential Units on the First Floor for Those Units (144) That Fall Within the CC-C Subdistrict, Request to Construct 161 Multi-Family Dwelling Units Within 30 Three-story Buildings and Other Recreation Structures on 6.7 Acres, Request a Variance to Allow a Reduction in the Side Yard and Rear Yard Setbacks for 9 Townhomes and a Reduction in the Garage Width for One of Two Parking Spaces for Each Unit of Townhouse Model Types A, B and D, and Request to Vacate the Northerly End (Approximately 373 Feet) of Sutro Street – The Property is Located on the East Side of Grand Street, within the CC- C (Central City-Commercial) and CC-R (Central City-Residential) Subdistricts

Senior Planner McClellan described the project and discussed the present location. He said the application is rather complicated since there are various proposals for the property. Eight parcels are being combined. Only one home on the site would be removed. The project site is within walking distance from BART. A Homeowners Association will be developed to maintain interior streets. The units are similar in type and layout to the Atherton Place townhomes. He then showed photos of the proposed elevations for the buildings. Staff is proposing more colors than those suggested by the developer, similar to the Pinnacles buildings across the street. An acoustical wall will be placed on those homes near the BART tracks. Pedestrian access will not be available through the development for non-project residents. Vehicle access will be by entrances at Sutro Street.

Commissioner Caveglia asked for further information on the raised front porches as well as an explanation of the “Craftsman” design, and the sewer improvement costs. He was told that since the developer is building an over-size sewer line, the City would help pay the costs.

Commissioner Bennett asked how many of the units were ADA accessible and was told none were available with wheelchair access. The open space area meets requirements. She also asked about Hazmat requirements since the property was a site for battery manufacturing and was told additional studies need to be done.

Commissioner Williams asked where there would be space available for children to play? Senior Planner McClellan pointed out several areas on the site plan.

Commissioner Bogue asked for further information on the awnings.

Chairperson Fish suggested that the sidewalks behind the retaining wall looked really tight.

Senior Planner McClellan responded that they would be approximately three and one-half feet with a planter area. He added that the Home Owner’s Association would maintain the area. He indicated that there is an automatic **8-foot** setback in addition to the wall thickness that is at least a foot thick.

The Public Hearing Opened at 8: 15 p.m.

Brad Durga, DeNova Homes, 1849 Clayton Road, Concord, developer for the project described the thousands of hours involved in the project. He suggested the project was a challenge to develop high density, downtown, owner-occupied housing. He explained the proposal with the



Hayward Unified School District as creating two new classrooms at a cost of \$200,000 each. He said they would also pay an additional ten- percent of the project, or \$40,000 to the District. In discussions with the principal of Burbank School, she suggested that they might want to improve the playing fields and aesthetics for the neighborhood. Developers will pay a minimum of \$400,000 to the School District. He said the main sewer proposal will cost an additional \$400,000 for their portion.

Alexander Seidel, Seidel Holzman, 425 Battery Street, 3<sup>rd</sup> Floor, San Francisco, architects, added that Grand Street is a major vehicular entry. He described the circulation throughout the project and said they will have a lower density than Atherton Place. He then described the number of trees, plants and shrubs proposed for the project.

Commissioner Williams asked how many trees would be removed from the site. He was told there are no trees on the lot worth retaining.

Bob Crifasi, 22870 Sutro Street, described the lot as the site of a former auto battery plant. He said he is a tenant on the present lot and asked for leniency in vacating the premises. Mr. Durga indicated that he would speak to Mr. Crifasi.

The Public Hearing Closed at 8:34 p.m.

Commissioner **Zermeño moved**, seconded by Commissioner Williams to recommend to City Council that they approve the Mitigated Negative Declaration; the Vesting Tentative Map Tract 7191; the Use Permit and Site Plan Review Application; as well as finding that the vacation of a portion of Sutro Street is consistent with the General Plan.

Commissioner **Zermeño** added that he thought it is a good project.

Commissioner Caveglia added that he agreed that it was also very well thought out. This is a very important aspect of downtown. He was encouraged by the quality of the project.

Commissioner Bennett said she could not vote for this project on a blanket level. It is too reminiscent of the Harder-Tennyson area. The architecture is bland. The City Center project has a little more character though it has some problems. She expressed her concern for the hazardous waste on the acreage. She said she approved of the townhouses but this is not a perfect project.

Commissioner Williams said this meets what we are trying to do downtown. The proximity to BART and the design are positive.

Commissioner Bogue stated his lack of excitement about the shingles. He indicated that the different projects downtown would have different elements in order to provide a variety for the downtown area.

Chairperson Fish commended the developer for choosing a site near the BART station. He indicated that this is one more step in helping the downtown area to be built. He suggested that as the population ages, in the future developers consider elevators in their buildings.

The motion **carried** by the following vote:

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

**2. Use Permit and Parking Exceptions Application No. 00-160-10 – Allstate Auto Sales, Inc. (Applicant) / Donald Boehm (Owner):** Request to Establish An Automobile Dealership That Sells Previously Owned Luxury Automobiles, An Auto Repair Service Garage (Minor Repairs), and an Outdoor Automobile Storage And Display Area – The Property is Located at 730 A Street, North Side, in a CC-C (Central City Commercial) Subdistrict

Associate Planner **Camire** described the new business, which will be located on the same site as Larry's Tire Express. She encouraged staffs recommendation of approval of the Use Permit.

The Public Hearing Opened at **8:49** p.m.

**Ilya** Ampleyer, 190 El Camino, San Bruno, applicant described in greater detail the parking available at the location. He said they do much of their business on the web. The auto inventory at the location is minimal. The number of parking spaces at the location is sufficient. He then responded to further questions from the Commission.

The Public Hearing Closed at 9:00 p.m.

Commissioner Bennett **moved**, seconded by Commissioner Zermeio, to approve the application. **The motion passed unanimously**, with Commissioner **Halliday** absent.

**ADDITIONAL MATTERS**

3. Oral Report on Planning and Zoning Matters

There were no oral reports

4. Commissioners' Announcements, Referrals

Commissioner Bennett suggested reviewing the **signage** near C and Atherton since many people seem to feel it is a one-way street.

**MINUTES**



**REGULAR MEETING OF THE PLANNING  
COMMISSION, CITY OF HAYWARD,  
Council Chambers  
Thursday, June 29, 2000, 7:30 P.M.  
777 "B" Street, Hayward, CA 94541**

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Chairperson Fish discussed the truck parking along Mission Boulevard near the southern part of K-Mart. He said there is a commercial driveway that looks dangerous to use because of the trucks,

**MINUTES**

None

**ADJOURNMENT**

The meeting was adjourned by Chairperson Fish at 9:03 p.m. with a fond farewell to Commissioner Bennett.

APPROVED:

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Barbara Halliday, Secretary  
Planning Commission

ATTEST:

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Edith Looney  
Commission Secretary