



MEETING

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

ROLL CALL

Present: COMMISSIONERS Bogue, Halliday, Sacks, Thnay, Williams, Zermeño
CHAIRPERSON Caveglia
Absent: COMMISSIONER None

Staff Members Present: Anderly, Conneely, Garcia, Koonze, Looney

General Public Present: Approximately 2

PUBLIC COMMENT

There were no public comments.

AGENDA

1. **Appeal of Denial of Administrative Use Permit No. 00-150-20 – Elias Motaz, Pinnacle Stone (Applicant)/Robert J Figone Et Al (Owner/Appellant):** Appeal of the Planning Director’s Action Denying an Administrative Use Permit Application for Open Storage and Display of Stone Products and Product Processing, to Continue the use of a Trailer as a Business Office and to use a Metal Shed That Does Not Meet City Design Guidelines. The Project Includes a Variance to Eliminate Landscaping Along Johnson Road Where a Minimum of 10 feet is Required, a Variance to Increase the Maximum Number of signs from one sign to two, and an Exception to the Industrial Design Standards. *The property is located at 4321 Breakwater Avenue, north side, with frontage also on Johnson Road in the Industrial (I) District.*
2. **Tentative Map Tract 7248 - Raymond and Thomas Botelho (Owners) and Kurt Roessler (Subdivider):** Request to Subdivide 1.0± acre into 6 Lots on States and Lassen Streets

PUBLIC HEARINGS

1. **Appeal of Denial of Administrative Use Permit No. 00-150-20 – Elias Motaz, Pinnacle Stone (Applicant)/Robert J Figone Et Al (Owner/Appellant):** Appeal of the Planning Director’s Action Denying an Administrative Use Permit Application for Open Storage and Display of Stone Products and Product Processing, to Continue the use of a Trailer as a Business Office and to use a Metal Shed That Does Not Meet City Design Guidelines. The Project Includes a Variance to Eliminate Landscaping Along Johnson Road Where a Minimum of 10 feet is Required, a Variance to Increase the Maximum Number of signs from one sign to two, and an Exception to the Industrial Design Standards. *The property is located at 4321 Breakwater Avenue, north side, with frontage also on Johnson Road in the Industrial (I) District.*

At the request of the applicant, a **motion was made by Commissioner Sacks**, seconded by Commissioner Halliday, to postpone this item to a future date. The **motion passed unanimously.**

2. **Tentative Map Tract 7248 - Raymond and Thomas Botelho (Owners) and Kurt Roessler (Subdivider):** Request to Subdivide 1.0± acre into 6 Lots on States and Lassen Streets

Development Services Specialist Koonze presented the staff report. He described the site, noting that of the three trees on the lot, only one should be saved, according to the City's Landscape Architect. Staff recommended approving the subdivision.

Commissioner Williams asked about the pepper tree, which he described as right in the middle of the project. He said he thinks the tree is dying and asked whether there is there any way to mitigate removing the tree.

Development Services Specialist Koonze responded that according to the City's Landscape Architect, the tree is worth saving and it is actually in a good location for the project since it is in the rear of one of the parcels.

Commissioner Thnay asked what type of landscaping and trees would be recommended.

Planning Manager Anderly said the landscaping will be recommended at the time the houses are proposed.

Commissioner Thnay said he was following up on Mayor Cooper's comments at the General Plan meeting where she commented that she would prefer canopy trees in upcoming projects.

Commissioner Sacks clarified that they were just approving permission to subdivide the land into six parcels.

Planning Manager Anderly said that the design and qualities of the homes will be approved at a different time.

Commissioner Sacks added that, in driving around the area, she found a number of distasteful things.

The public hearing opened at 7:42 p.m.

Kurt Roessler, Roessler & Associates, 4510 Peralta Boulevard, developer, said he had read the report and concurred with the conditions.

The public hearing was closed at 7:43

Commissioner Williams **moved**, seconded by Commissioner Bogue, to approve the staff recommendation. **The motion passed unanimously.**

ADDITIONAL MATTERS

3. **Oral Report on Planning and Zoning Matters**

Planning Manager Anderly discussed the upcoming Planners Institute scheduled for Monterey in March. She noted that there are funds for two commissioners to attend.

Commissioner Halliday said she went last year and would highly recommend it to any of the other commissioners.



Commissioner Zermeño asked whether he could attend on Friday only.

Planning Manager Anderly suggested that, since the Institute runs from Wednesday through Friday, it might be possible for several members to attend for only a day at a time.

Commissioner Sacks asked about the regularly scheduled Planning Commission meeting set for that Thursday. She was told it would be cancelled.

Commissioner Williams said he was disturbed that more funding was not budgeted for all members to attend. With the growth and activity around the City, perhaps more consideration should be given in the budget to allow the seven individuals who give up their time to serve on the Planning Commission, the opportunity to attend a Conference such as this to further enhance their education.

Planning Manager Anderly announced that the next meeting is scheduled for February 22, 2001.

4. Commissioners' Announcements, Referrals

Commissioner Williams congratulated and appreciated the Police Chief and Department for their management of traffic control on Thursday for the funeral of a slain Oakland officer. They did an excellent job.

MINUTES

- December 14, 2000 - APPROVED

ADJOURNMENT

The meeting was adjourned by Chairperson Caveglia at 7:51 p.m.

APPROVED:

Ed Bogue, Secretary
Planning Commission

ATTEST:

Edith Looney
Commission Secretary