

Marcus Martinez, Associate planner
City of Hayward
777 B St.
Hayward, CA 94541

Apr 6, 2021



Sent by Email

RE: 2579 Home Avenue – Conceptual Changes

Dear Mr. Martinez:

The Old Highlands Homeowners Association (OHHA) Board and residents would like to again thank the Mayor and City Council for their recognition of the OHHA Community and its perceptions of the negative impacts that the development at 2579 Home Avenue will have on our community.

As you are well aware, OHHA is opposed to this development. The size and breadth of this in-fill construction is not appropriate nor fitting for our neighborhood. This construction alters the nature of our community and impacts its characteristics and attributes; drivers in our resident's decision to purchase a home in the Old Highlands. We also recognize the right of the property owner to build a house on their lot however, the house must be built within established requirements. Unfortunately, many of the recognized rules and guidelines were lost when memorialized aspects of the 1998 Hayward Highlands Neighborhood Plan were not included nor addressed in the Hayward 2040 General Plan.

With this stated, the Board and residents would like to thank City staff for facilitating a resolution in this matter. We also recognize and thank the property owner in its efforts to listen to his neighbor's concerns and willing adjust the design to make the development more palatable. Based on the discussions with City Staff and the property owner on March 31, 2021, OHHA is amenable to this project moving forward with the following understanding:

1. Modifications will be made to the structure as outlined in the conceptual changes provided to the Board on Apr 02, 2021, by Associate Planner Martinez (attached)
2. As discussed, the OHHA Board will participate in the development of the landscaping plan to help ensure all efforts will be made to use appropriate features to mitigate the mass of the structure and usage of local vegetation
3. The property owner will implement the drainage changes as agreed and memorized in the Feb 25, 2021, Senior Civil Engineer Sharma email (attached)

Again, thank you for your support and understanding in this matter. We look forward to working with City Staff to address the 1998/2040 Plan reconciliation.

Sincerely,

A handwritten signature in black ink, appearing to read "John Vukasin". The signature is fluid and cursive, with a large initial "J" and "V".

John Vukasin
Chair, Old Highlands Homeowners Association Board

CC:

Jennifer Ott, Assistant Hayward City Manager
Sara Buizer, Hayward Planning Manager
Robert Carlson, OHHA Board Vice President
Grant Anderson, OHHA Board Treasurer
Ruth Ritter, OHHA Board Secretary
Charles Dalmon, OHHA Board Member
Margaret Warhurst, OHHA Board Member
Bijan Mashaw, OHHA Board Member

Attachments:

Martinez Mar 31, 2021, Email BK
Sharma Feb 25, 2021, Email Home

vukcal@gmail.com

From: Marcus Martinez <Marcus.Martinez@hayward-ca.gov>
Sent: Wednesday, March 31, 2021 5:50 PM
To: vukcal@gmail.com; Bob Carlson
Subject: 2579 Home Avenue - Conceptual Changes to Plans
Attachments: 2579 Home Architectural OHHA.pdf

Hello John and Bob,

Please see attached for the revised exhibit from Brad and BK.

Thank you,

Marcus Martinez | Associate Planner

Development Services Department

City of Hayward

(510) 583-4236

marcus.martinez@hayward-ca.gov

www.hayward-ca.gov

PERMIT CENTER AND CITY HALL CLOSED (COVID-19). Due to COVID-19 and the County of Alameda Shelter-in-Place Order, effective March 16, 2020, the Permit Center and City Hall will be **closed** to the public until further notice. However, the Planning Division will continue to accept new planning applications and resubmittals. For more information, please review the submittal requirements on the City's website at: www.hayward-ca.gov/your-government/departments/planning-division. For more information and updates on COVID-19, please visit: www.hayward-ca.gov/covid-19.

From: BK Do <bk@sfmodern.com>
Sent: Wednesday, March 31, 2021 4:49 PM
To: Marcus Martinez <Marcus.Martinez@hayward-ca.gov>
Cc: Brad Switzer <vortexbrad@gmail.com>
Subject: Conceptual changes - draft

CAUTION:This is an external email. Do not click on links or open attachments unless you know the content is safe.

Marcus,

Here's a simple drawing of possible changes that would be ok to share today.

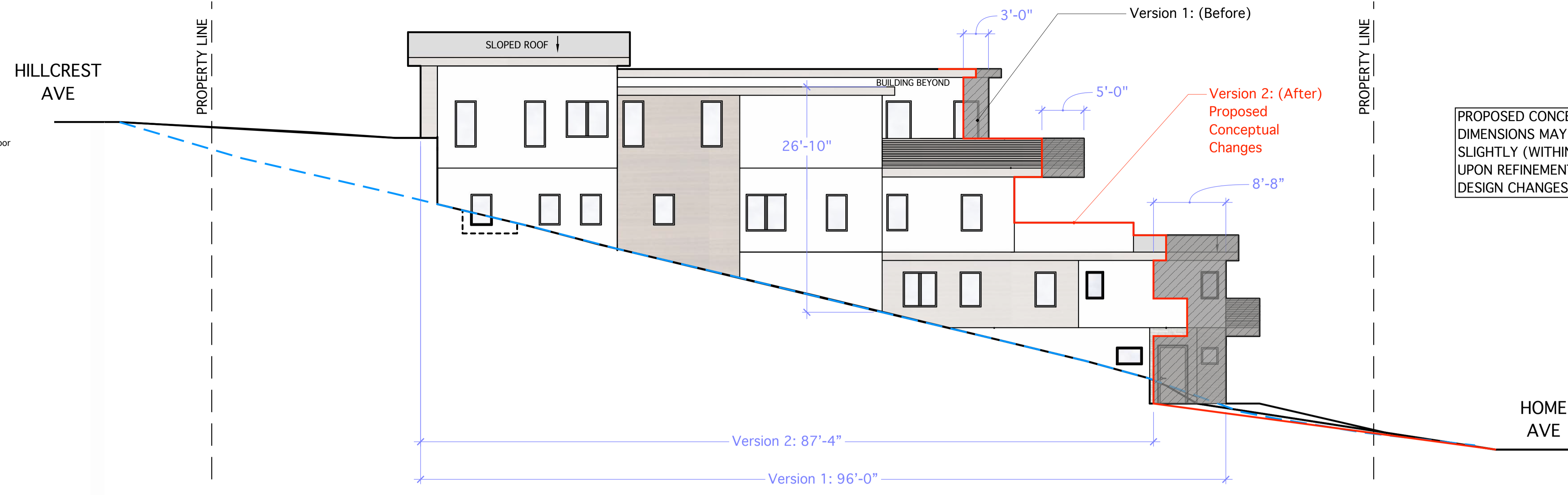
BK

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- ⊕ 44'-7.5" 213.1
Main - Roof Peak
- ⊕ 37'-8" 206.1
Main - Kitchen Roof
- ⊕ 31'-7.5" 200
Main - Garage/Foyer Floor
- ⊕ 28'-0" 196.4
Main - Level 2 Floor
- ⊕ 18'-0" 186.4
Main - Level 1 Floor
- ⊕ 9'-0" 177.4
ADU - Level 2 Floor
- ⊕ 0'-0" 168.4
ADU - Level 1 Floor
- ⊕ -5'-6" 162.9
Home Street Level

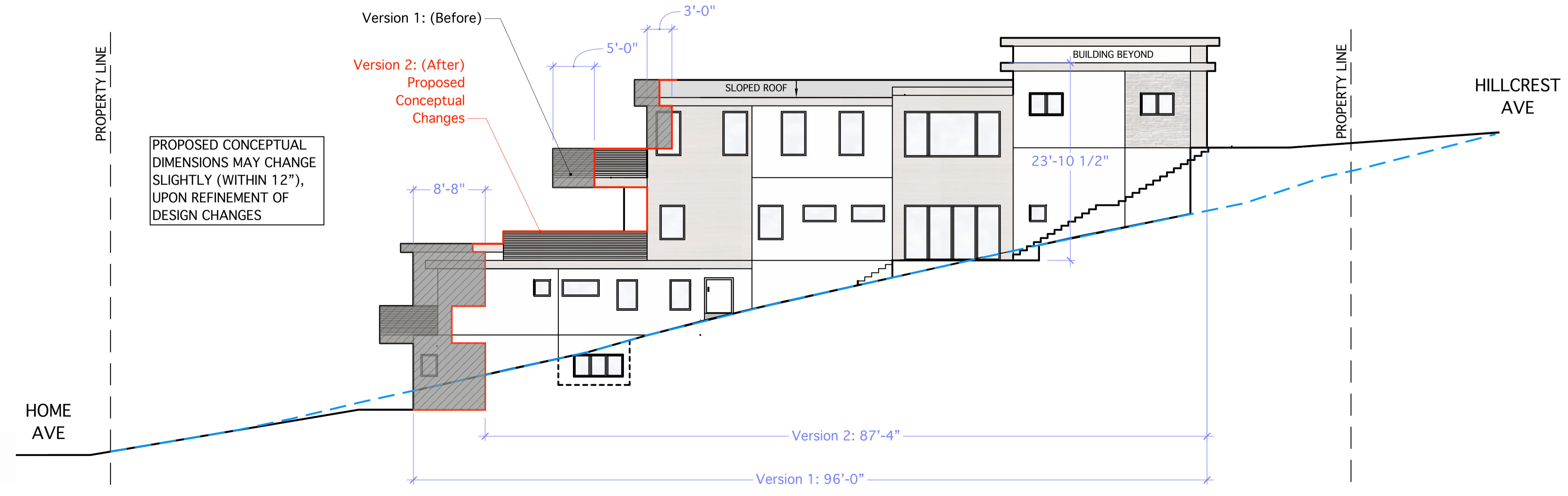


1 East Elevation
SCALE: 1/8" = 1'-0"

LEGEND

- Property Line
- - - Existing Grade Line

- ⊕ 44'-7.5" 213.1
Main - Roof Peak
- ⊕ 37'-8" 206.1
Main - Kitchen Roof
- ⊕ 31'-7.5" 200
Main - Garage/Foyer Floor
- ⊕ 28'-0" 196.4
Main - Level 2 Floor
- ⊕ 18'-0" 186.4
Main - Level 1 Floor
- ⊕ 9'-0" 177.4
ADU - Level 2 Floor
- ⊕ 0'-0" 168.4
ADU - Level 1 Floor
- ⊕ -5'-6" 162.9
Home Street Level



2 West Elevation
SCALE: 1/8" = 1'-0"

LEGEND

- Property Line
- - - Existing Grade Line

REVISIONS	REMARKS	INITIAL PLAN DATE	MM/DD/YY
1			08/31/21
2			
3			
4			
5			

SF MODERN
DESIGN
CONSTRUCTION MANAGEMENT
DEVELOPMENT

BICH-KHOI DO | bk@sfmodern.com | 650-281-4832
751 Latrel Street, #940, San Carlos CA 94070

2579 HOME AVE
Draft of Conceptual Changes

A	08
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From: Mo Sharma <Mo.Sharma@hayward-ca.gov>
Sent: Thursday, February 25, 2021 6:43 PM
To: Robert Carlson
Cc: Brad Switzer; John Vukasin
Subject: Street Flooding fronting 2562 HOME Avenue
Attachments: Home Avenue.pdf

Mr. Carlson,

It was a pleasure to meet you, Brad Switzer and John Vukasin on a beautiful sunny day in front of your home to collectively work out details for mitigating potential flooding on HOME Avenue. HOME Avenue dips down a short distance east of its intersection with Hilcrest Avenue. Stormwater in HOME Avenue collects generally in front of your house at 2562 HOME Avenue. You have installed three drain inlets connected to an 8-inch drain pipe along fronting your house to convey drainage collected in street to a 12-inch pipe along the west side of your lot.

Mr. Switzer plans to construct a single family residence, generally across from your house on a vacant lot at 2579 HOME Avenue. Mr. Switzer understands the existing conditions and offered to create a ditch across his lot frontage on HOME Avenue. He also offered to extend the ditch across lot to the left (east) of his lot and extend this ditch to an existing 12-inch corrugated metal pipe (CMP) crossing the roadway. Mr. Switzer is willing to pave this ditch with asphalt or concrete if required but cautions that cleaning the silt collected in a paved ditch requires manual labor while an earth ditch if filled with silt can be recreated mechanically much faster. He also offered to install a 12-inch pipe under a planned driveway from HOME Avenue to his proposed house.

The existing 12-inch CMP under HOME Avenue conveys drainage across HOME Avenue to the 12-inch drain pipe along the west side of your house. Drainage from your westerly neighbor and a few other downstream neighbors also enters this pipe and is discharged into a creek near Parkside Drive.

The existing and proposed drainage collection improvements are conceptually shown in the attachment.

The city plans to complete reconstruction/rehabilitation of most street pavement in the public rights-of-way of Old Highland Hayward Area (OHHA) in the next six years. HOME Avenue street pavement will be widened from existing 18-ft. to 20-ft. width. This planned work is not expected to NOT affect the drainage improvements outlined above. Mr. Switzer's planned improvement as outlined above should significantly mitigate potential impacts on street flooding from a single family residence on his lot.



Mo Sharma | Senior Civil Engineer
Public Works | 777 B Street, Hayward, CA 94541
(510) 583-4763 | mo.sharma@hayward-ca.gov

From: Robert Carlson <robtcarlson@gmail.com>
Sent: Monday, February 22, 2021 2:50 PM
To: Mo Sharma <Mo.Sharma@hayward-ca.gov>
Cc: Brad Switzer <vortexbrad@gmail.com>; John Vukasin <vukcal@gmail.com>
Subject: Re: Question - request for assistance

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The 24th at 2:30PM seems to work. address is 2562 HOME aV

On Fri, Feb 19, 2021 at 10:36 AM Mo Sharma <Mo.Sharma@hayward-ca.gov> wrote:

Hello Mr. Carlson,

I will be happy to meet you in the field on Feb. 22nd. I am available most of the day Monday (22nd) and Wednesday (24th). I can also meet in the afternoon of 23rd. Please coordinate with the owner of 2579 Home Avenue and advise me the time and date that would work for all.



Mo Sharma | Senior Civil Engineer
Public Works | 777 B Street, Hayward, CA 94541
(510) 583-4763 | mo.sharma@hayward-ca.gov
[\(650\) 333-0834 \(M\)](tel:6503330834)

In the interests of public health and controlling the spread of COVID-19, the City of Hayward is taking steps that include the modification or limiting of non-essential City services or access to certain facilities. Many staff members are working from home and may not be able to promptly access documents in the City's files or respond to emails and inquiries.

From: Kathy Garcia
Sent: Wednesday, February 17, 2021 1:11 PM
To: Mo Sharma <Mo.Sharma@hayward-ca.gov>; Domingo Trinidad <Domingo.Trinidad@hayward-ca.gov>
Subject: FW: Question - request for assistance

Mo and Domingo,

Can you help with this?

From: Robert Carlson <robtcarlson@gmail.com>
Sent: Wednesday, February 17, 2021 11:14 AM
To: Kathy Garcia <Kathy.Garcia@hayward-ca.gov>
Subject: Question - request for assistance

Hi Kathy -

There is new construction being considered for 2579 Home Av. It will be built on a lot with a +20% slope. This lot slopes from Hillcrest to Home Ave. Home Ave regularly floods at the base of this lot but homeowners have constructed their own storm drain system with some adaptations on the roadway to control the water.

The fear is that the new construction will worsen this issue. The owner agreed to construct mitigating features such as a culvert or paved swale/ditch to direct the water to the storm water drains. However, a part of this drainage system includes a steel culvert under the street.

I have a personal interest in that my house is the most impacted and I own the storm drain system. Can the builder, myself, and the OHHA Board president meet with a City engineer to go over the issue and discuss possible solutions that will both protect the properties on Home and analyze how the street improvement and builders construction can be integrated?

Thanks

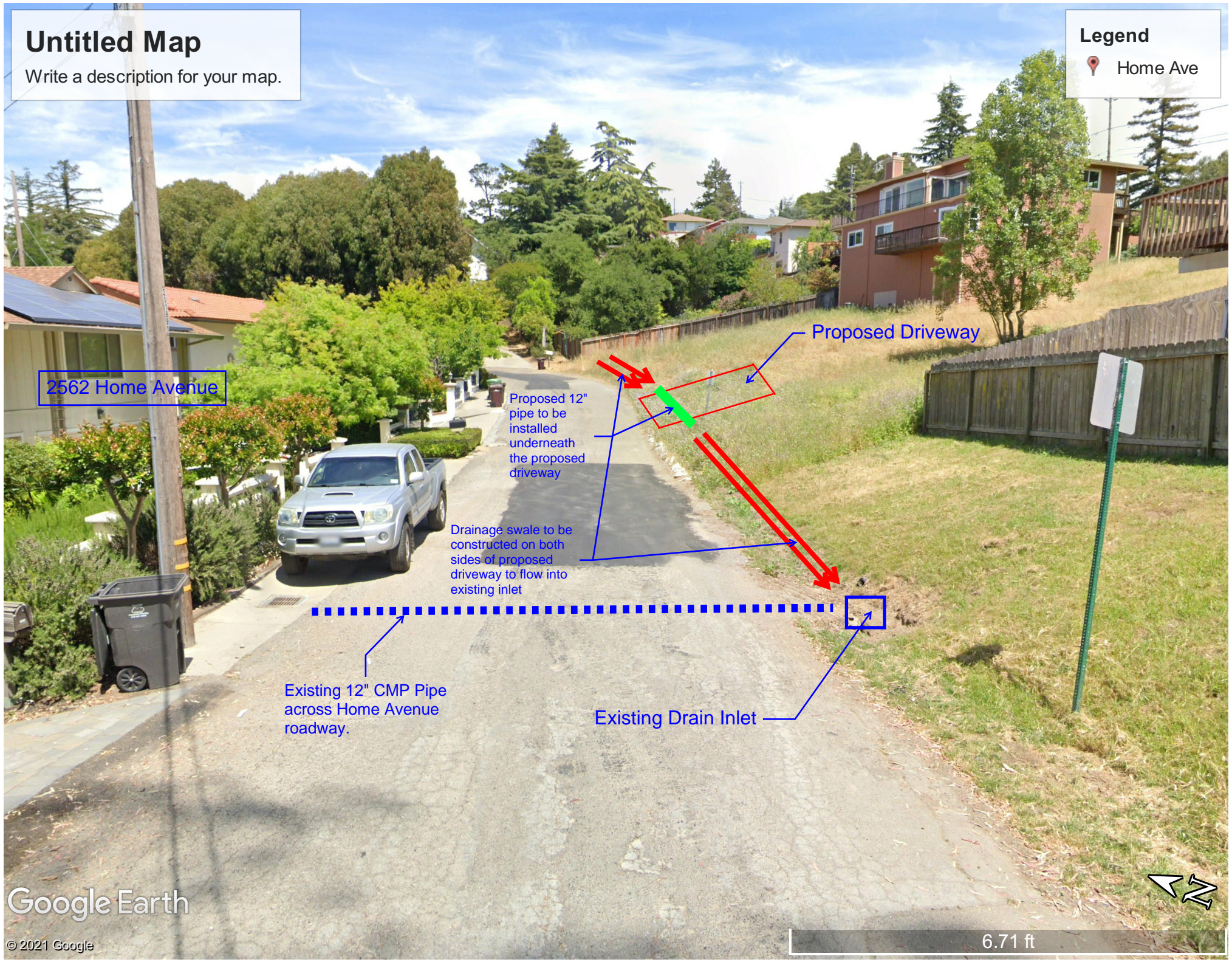
Bob Carlson

Untitled Map

Write a description for your map.

Legend

- 📍 Home Ave



2562 Home Avenue

Proposed Driveway

Proposed 12" pipe to be installed underneath the proposed driveway

Drainage swale to be constructed on both sides of proposed driveway to flow into existing inlet

Existing 12" CMP Pipe across Home Avenue roadway.

Existing Drain Inlet

