

-----Original Message-----

From: Pekon Gupta <[REDACTED]>

Sent: Sunday, June 5, 2022 9:55 PM

To: CityClerk <CityClerk@hayward-ca.gov>

Cc: Jeremy Lochirco <Jeremy.Lochirco@hayward-ca.gov>; Planning Division
<Planning.Division@hayward-ca.gov>

Subject: Public comment: PH-22-029: Mixed-Use Development on Maple Ct : Removing old mature trees

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

Dear City Planning Commission,

I would like to draw your attention towards the proposal to remove 10 mature and protected trees from the property to support Mixed used development on Maple Ct, Hayward. Based on the Arborist report link below.

<http://hayward.legistar.com/gateway.aspx?M=F&ID=e75636ee-d912-4aa2-b87e-d63d5b9ef291.pdf>

(a) There are a number of issues in the Arborist report, I'm highlighting a few in the attachments.

(b) Also Arborist has suggested 4 x Coast Redwood and 4 x Chinese Tallow for removal. Based on the map, these trees do not impact the building area. With minor deviation in the building plan, these trees could be saved.

(c) There is 1 x Old growth Redwood tree (64"inch Diameter), this could be the last known standing tree of its time in city of Hayward.

The Arborist suggested to preserve this tree in a 20' planter and run a storm water drain nearby. It is well known that such old and giant Redwood tree which are easily more than 1000+ years old. Such trees are found in Redwood forests and have root structure span beyond 50ft, such trees cannot grow in planters or have storm water run near them.

Any permanent structure or impermeable road which shakes due to running vehicles will damage its root system forever.

These missing details in Arborist report clearly state that Arborist either does not have the right experience or has not put enough effort in going through the details.

I have multi-years of experience working as crew volunteer with California State Park. Based on my experience, there is a way to save all the trees. There are lot of apartment complexes in Bay area which have thriving ecosystem with old trees around. We do not need to sacrifice our old trees to give rise to new housing complexes.

Proposals

(1) Since all these trees are protected, I would recommend to ask Owner/Builder to preserve all the trees by incorporating changes to the building plan. The old building was also having these trees in their complex, so there should be no reason why the new building plan has to remove these trees. Builder/owner can sacrifice some luxury features like swimming pools, saunas or others to make space for these trees.

(2) Recommend getting a review of the report from a senior Arborist in California State Parks.

(3) Develop a native garden 50ft around a large Redwood Tree. There are examples in Apartment complexes in Santa Clara county like (Mansion Grove, LickMill Blvd, Santa Clara) and many others which have done similar to save all the trees in the complex.

In summary, I think all the trees could be saved, if Owner/builder wants to. City and we as individuals cannot allow it to destroy something which has been here for more than 10s of generations before us. I wish to bring this topic for discussion during the city planning commission. Request you to please share this email along with attachments with other members of the Hayward planning commission team.

Attaching the details.

Regards,
Pekon Gupta
Resident city of hayward.

Coast redwood #1 is proposed to be preserved in a 20' x 24' planter in a courtyard on the north side of the residential complex. A storm drain would be located at the south end of the planter. I believe the tree will tolerate the proposed changes, provided the following elements of the **Tree Preservation Guidelines** are strictly adhered to throughout the construction process.

- Establish a **TREE PROTECTION ZONE** around the tree at the limit of the new planter and fence this area with 6' chain link fencing on posts driven into the ground. The fence shall not be moved or altered without the prior approval of the Consulting Arborist.
- The **TREE PROTECTION ZONE** defines the above and below ground area in which no disturbance is permitted. No parking vehicles, storage or dumping of materials and no grading, drainage, utility or irrigation work shall occur within this zone without the prior approval of the Consulting Arborist.
- Provide the tree with supplemental irrigation during the dry summer months (typ. May-Oct.). Irrigation should be applied using a temporary irrigation system placed on the ground surface (no excavation) and covered with 3-4" of course wood chip mulch. Expect to apply 5,000 gallons of water during the dry summer months within the **TREE PROTECTION ZONE**.
- Design the storm drain line proposed at the south end of the courtyard planter to stay entirely out of the **TREE PROTECTION ZONE**. No portion of the trench should be within the 20' by 24' planter surrounding the tree and defining the **TREE PROTECTION ZONE**.

Table 3: Recommendations for Action
Maple and Main, Hayward CA

Tree No.	Species	Trunk Diameter (in.)	Protected?	Recommendations
1	Coast redwood	64	Yes	Preserve, 24' N. & S., 18' E. & W.
2	Chinese tallow	12	Yes	Remove, impacted by sidewalk replcmnt.
3	Chinese tallow	14	Yes	Remove, impacted by sidewalk replcmnt.
4	Chinese tallow	21	Yes	Remove, impacted by sidewalk replcmnt.
5	Chinese tallow	9	Yes	Remove, impacted by sidewalk replcmnt.
6	NZ Christmas tree	9	Yes	Preserve, off-site
7	NZ Christmas tree	12	Yes	Preserve, off-site
8	NZ Christmas tree	10	Yes	Preserve, off-site
9	NZ Christmas tree	12	Yes	Preserve, off-site
10	Flaxleaf paperbark	12,9	Yes	Preserve, off-site
11	Flaxleaf paperbark	8	Yes	Preserve, off-site
14	Coast redwood	22,20	Yes	Remove, within new buildings
15	Coast redwood	18,9	Yes	Remove, within new buildings
16	Coast redwood	27	Yes	Remove, within new buildings
17	Coast redwood	18,14	Yes	Remove, within new buildings
18	Crape myrtle	6	No	Preserve, off-site
19	Crape myrtle	7	No	Preserve, off-site

**Table 4: Appraised value of trees recommended for removal
Maple and Main, Hayward**

Tree No.	Species	Trunk diameter (in.)	Protected?	Appraised value (\$)
2	Chinese tallow	12	Yes	2,600
3	Chinese tallow	14	Yes	3,550
4	Chinese tallow	21	Yes	7,900
5	Chinese tallow	9	Yes	1,050
14	Coast redwood	22,20	Yes	3,550
15	Coast redwood	18,9	Yes	2,300
16	Coast redwood	27	Yes	2,950
17	Coast redwood	18,14	Yes	2,100
24	windmill palm	10	Yes	1,100
27	Mock orange	5	No	450
Total				27,550

**Table 5: Appraised value of trees recommended for preservation
Maple and Main, Hayward**

Tree No.	Species	Trunk diameter (in.)	Protected?	Appraised value (\$)
1	Coast redwood	64	Yes	12,100
6	New Zealand Christmas tree	9	Yes	1,700
7	New Zealand Christmas tree	12	Yes	4,200
8	New Zealand Christmas tree	10	Yes	2,950
9	New Zealand Christmas tree	12	Yes	4,200
10	Flaxleaf paperbark	12,9	Yes	3,650
11	Flaxleaf paperbark	8	Yes	1,050
18	Crape myrtle	6	No	1,100
19	Crape myrtle	7	No	1,450
20	Crape myrtle	7	No	1,450
21	Crape myrtle	6	No	800
Total				34,650

Attachment XIV

**than Value of 12"-inch diamter New Zealand Christmas Tree.
Is this really a correct valuation?**

Tree Assessment

Maple and Main
Hayward, California
January 2021

TREE No.	SPECIES	TRUNK DIAMETER (in.)	PROTECTED	CONDITION 1=poor 5=excellent	SUITABILITY for PRESERVATION	COMMENTS	Driplines (ft.)			
							North	South	East	West
1	Coast redwood	64	Yes	3	Moderate	Slight lean S.; crook in upper crown; basal swelling.	15	25	25	15
2	Chinese tallow	12	Yes	4	Moderate	Street tree; good form; beneath very rad utilities; displacing sidewalk 8".	8	10	10	8
3	Chinese tallow	14	Yes	4	Moderate	Street tree; high crown; beneath overhead utilities; displacing sidewalk 10".	8	10	8	10
4	Chinese tallow	21	Yes	4	Moderate	Street tree; fair structure; topped for overhead utilities; displacing new sidewalk, curb 3".	15	12	15	12
5	Chinese tallow	9	Yes	3	Moderate	Street tree; small crown; beneath overhead utilities; displacing new sidewalk, curb 1".	8	8	8	8
6	New Zealand Christmas tree	9	Yes	3	Moderate	Off site, no tag; small crown; engulfed in trumpet vine.	5	0	5	5
7	New Zealand Christmas tree	12	Yes	4	Moderate	Off site, no tag; good form; engulfed in trumpet vine.	10	0	10	8
8	New Zealand Christmas tree	10	Yes	4	Moderate	Off site, no tag; good form; engulfed in trumpet vine.	10	0	8	10
9	New Zealand Christmas tree	12	Yes	4	Moderate	Off site, no tag; good form; engulfed in trumpet vine.	12	0	10	12
10	Flaxleaf paperbark	12,9	Yes	3	Moderate	Off site, no tag; codominant trunks at base, base me stem upright, other leans NE.	12	0	12	5
11	Flaxleaf paperbark	8	Yes	3	Moderate	Off site, no tag; suppressed; crown nw one sided SE.	5	10	10	0
14	Coast redwood	22,20	Yes	3	Low	Codominant trunks at 2'; upright form; sparse crown; trunk wounds.	12	15	8	10
15	Coast redwood	18,9	Yes	4	Moderate	Codominant trunks at 2'; upright form; dense crown; basal sprouts.	8	12	10	12
16	Coast redwood	27	Yes	3	Moderate	One sided W.; sparse crown; fill at base.	8	15	8	15

Tree preserved but in planter.

This is old growth and cannot sustain in planter

Will be removed

These trees will be removed

Tree Assessment

Maple and Main
Hayward, California
January 2021

TREE No.	SPECIES	TRUNK DIAMETER (in.)	PROTECTED	CONDITION 1=poor 5=excellent	SUITABILITY for PRESERVATION	COMMENTS	Driplines (ft.)			
							North	South	East	West
17	Coast redwood	18,14	Yes	3	Moderate	Codominant trunks at 2'; upright form; dense crown; basal sprouts.	8	12	10	8
18	Crape myrtle	6	No	4	Moderate	Off site; multiple attachments at 6; fire damage N.	8	0	12	5
19	Crape myrtle	7	No	4	Moderate	Off site; multiple attachments at 6; upright form; fire damage N.	8	0	5	5
20	Crape myrtle	7	No	4	Moderate	Off site; multiple attachments at 6; upright form; fire damage N.	10	0	8	8
21	Crape myrtle	6	No	3	Moderate	Off site; multiple attachments at 6; one sided SW.; fire damage N.	8	0	5	8
24	Windmill palm	10	Yes	5	High	Slight lean E.; good form and structure; 12' brown trunk.	5	5	5	5
27	Mock orange	5	No	3	Low	Stems removed at 2'; broken branch; trunk damage.	5	5	5	5

Windmill Palm is suitable for preserving but in same report its marked for removal

Prepared for:
Goel Hayward MF, LLC
Houston, TX

January 2021

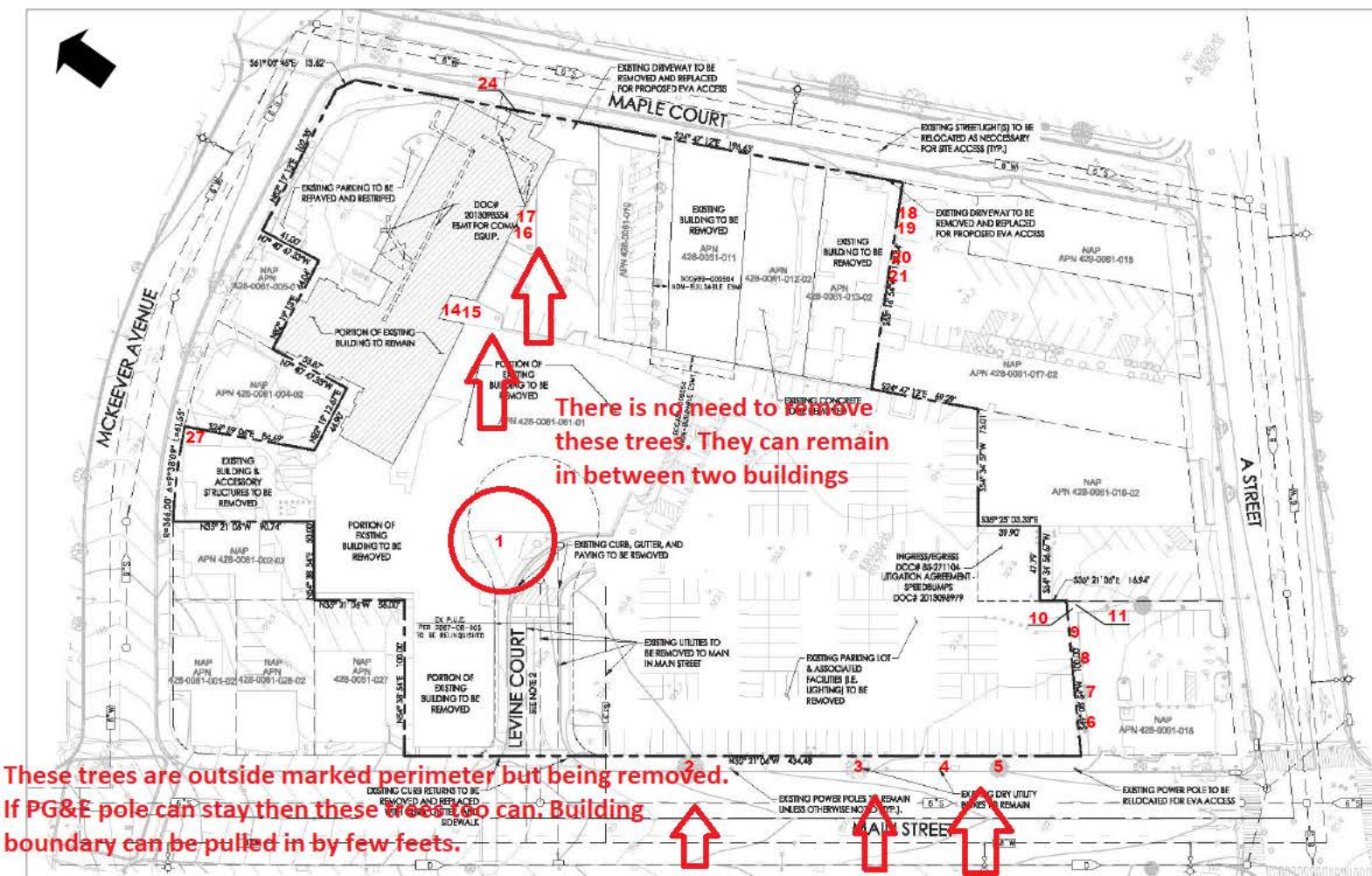
No Scale

Notes

- Base map provided by:
Kimley Horn
Oakland, CA
- Numbered tree locations
are approximate.



325 Ray Street
Pleasanton, California 94566
Phone 925.484.0211
Fax 925.454.0508



There is no need to remove these trees. They can remain in between two buildings

These trees are outside marked perimeter but being removed. If PG&E pole can stay then these trees can. Building boundary can be pulled in by few feet.

From: Kim Huggett <[REDACTED]>
Sent: Monday, June 6, 2022 6:03 PM
To: Jeremy Lochirco <Jeremy.Lochirco@hayward-ca.gov>
Cc: Alisha Khan <Alisha.Khan@hayward-ca.gov>
Subject: Support for Maple & Main Before Planning Commission Thursday

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

Jeremy,

Please attach this letter of support for the Maple & Main project to documents to be presented to the planning commission Thursday night. I will also appear to make comments.

Thanks,

Kim

Kim Huggett
President & CEO
Hayward Chamber of Commerce
Office: 510.537.2424
Mobile: 510.701.7567



HAYWARD
CHAMBER of
COMMERCE

June 6, 2022

Mr. Jeremy Lochirco
Planning Manager
City of Hayward
777 B St.
Hayward, CA 94541

Mr. Lochirco,

It is my pleasure to inform you that the Hayward Chamber of Commerce Government Relations Council, comprised of business leaders from throughout the city, on June 3 gave its unanimous endorsement to the Maple and Main project, proposed for development by Goel Hayward MF LLC. It is on the Hayward Planning Commission agenda June 9.


The chamber has had an extraordinary connection with this project for more than six years, beginning with the failed effort by a previous developer, the property's decline into squalor, and then providing background to the Bay Area Receivership Group as it worked to find an appropriate buyer while supervising site demolition. As you know, the property was sold by the receiver in August of 2020.

Since then, the Hayward Chamber of Commerce has had the opportunity to work with Amit Goel's team of Nicholas Clayton of Project Management Advisors and consultant David Bowlby. We have been impressed with their professionalism, solid financial backing, and commitment to meet the original vision for a mixed-use development with 314 apartments, retail space, and site and frontage improvements on 3.93 acres.

The chamber's office is just one block from this project and we are excited on behalf of chamber members throughout the downtown area for the prospects this development will have on continued economic revitalization here.

The chamber requests that the Hayward Planning Commission make a determination in support of this project so Goel Hayward MF LLC can move forward with this much-needed development.

Sincerely,


Kim Huggett
President & CEO

From: Junjie Tian <[REDACTED]>
Sent: Wednesday, June 8, 2022 12:12 PM
To: CityClerk <CityClerk@hayward-ca.gov>
Subject: PH 22-029, parking management plan

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I am more concerned about the parking, because I live in the block that has 100% occupancy in the parking occupancy survey.

1. In the parking occupancy survey, it does not consider the soon-to-be-finished retail and apartment complex at the corner of Hazel and Foothill. There will be more cars once this complex is occupied.

2. The intention is good that " include a statement in the lease prohibiting off-site overnight parking in the surrounding areas. " But how can this be enforced?

3. Basically the survey says that the project's area has low street occupancy, so my residents can spill out to the street parking, then this spillover can ripple to Rose street. This is not fair to homeowners who used to be able to park their cars in front of their own houses, now they have to park further in front of other people's houses.

4. City of Hayward minimum parking requirements are too low. Unless a family has only one adult, many families have more than one car. The parking space should be 1.5 times of the number of units.

Junjie Tian

From: Alisha C. Pember <[REDACTED]>
Sent: Thursday, June 9, 2022 2:49 PM
To: rocheschram@gmail.com; Miriam Lens <Miriam.Lens@hayward-ca.gov>; Jeremy Lochirco <Jeremy.Lochirco@hayward-ca.gov>; Joseph Brick <Joseph.Brick@hayward-ca.gov>; CityClerk <CityClerk@hayward-ca.gov>
Cc: Christina Caro <[REDACTED]>; Darien K. Key <[REDACTED]>
Subject: Agenda Item 1: 22330 Main Street Project, Proposed Mixed-Use Development of 314 Rental Apartments (Project No. 202003725)

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

Good afternoon,

Please find attached **Comments re Agenda Item 1: 22330 Main Street Project, Proposed Mixed-Use Development of 314 Rental Apartments (Project No. 202003725)**.

If you have any questions, please contact Darien Key.

Thank you.

Alisha Pember

Alisha C. Pember
Adams Broadwell Joseph & Cardozo

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DARIEN K. KEY
RACHAEL E. KOSS
AIDAN P. MARSHALL
TARA C. RENGIFO
MICHAEL R. SEVILLE

Of Counsel
MARC D. JOSEPH
DANIEL L. CARDOZO

June 9, 2022

VIA EMAIL AND ONLINE SUBMISSION ONLY

Julie Roche, Chair of the Planning
Commission
City of Hayward
777 B Street, 4th Floor
Hayward, CA 94541
rocheschram@gmail.com

Miriam Lens
City Clerk
City of Hayward
777 B Street, 4th Floor
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Jeremy Lochirco
Planning Manager
City of Hayward
777 B Street, First Floor
Hayward, CA 94541
Jeremy.Lochirco@hayward-ca.gov

Joseph Brick, City Attorney: Joseph.Brick@hayward-ca.gov

VIA ELECTRONIC SUBMISSION

cityclerk@hayward-ca.gov

**Re: Agenda Item 1: 22330 Main Street Project, Proposed Mixed-Use
Development of 314 Rental Apartments (Project No. 202003725)**

We write on behalf of the East Bay Residents for Responsible Development (“East Bay Residents”) to provide comments on **Agenda Item No. 1**, the 22330 Main Street Project (Project No. 202003725), proposed by Nick Clayton, Project Management Advisors, Inc. and Goel Hayward MF LLC (“Applicant”). The Project proposes a 314-unit mixed-use development with 7,000 square feet of retail space at 22330 Main Street (APN 428-0061-061-03; 428-0061-061-04), including 19 units affordable to Very Low and Low-Income Households and related Site and Frontage Improvements. The City prepared an Addendum to a prior Mitigated Negative Declaration (“Addendum”) with Mitigation Monitoring and Reporting Program (“MMRP”) for the Project. The Project also seeks approval of a Major Site Plan 3644-008acp

June 9, 2022

Page 2

Review, Administrative Use Permit, and Density Bonus Application No. 202003725.¹

Agenda Item 1 asks the Planning Commission to adopt the Addendum and MMRP, and to approve the Project subject to attached findings (Attachment II of the Staff Report) and conditions of approval (“COA”) (Attachment III of the Staff Report). The COAs implement City land use requirements, including compliance with the Hayward Downtown Specific Plan. COA #14 implements the mandatory contractor prequalification language of Specific Plan Program ED-16, which implements Specific Plan Policy ED-5 (Skilled Labor Force).² Program ED-16 requires contractor prequalification for projects 30,000 square feet or larger to ensure compliance with apprenticeship and health care policies set forth in Policy ED-5.³

East Bay Residents strongly supports implementation of Specific Plan Policy ED-5, Program ED-16, and COA #14 for the Project. However, the record before the Commission does not contain evidence demonstrating that the Applicant has or will take the necessary steps to comply with these requirements prior to commencing Project construction, as required by the COAs.

East Bay Residents respectfully requests that the Planning Commission continue today’s hearing to require the Applicant to provide supporting evidence demonstrating compliance with COA #14. The Project should not be considered for approval until the Commission is presented with substantial evidence demonstrating that the Applicant will comply with COA #14 by meeting contractor prequalification requirements, including demonstrating that the Project contractor utilizes apprentices from state-approved, joint labor-management training programs, and offers employees employer-paid health insurance plans.⁴

¹ Staff Report, p. 1.

² Staff Report, pp. 11-12.

³ City of Hayward Downtown Specific Plan, Policy ED 5, Program ED 16, <https://www.hayward-ca.gov/sites/default/files/Hayward%20Downtown%20Specific%20Plan.pdf>

⁴ Attachment III, COA #14.

3644-008acp

June 9, 2022

Page 3

I. THE RECORD LACKS SUBSTANTIAL EVIDENCE TO SUPPORT MANDATORY APPROVAL FINDINGS RELATED TO COMPLIANCE WITH SPECIFIC PLAN WORKFORCE POLICIES

In order to approve the Project, the Planning Commission must make findings pursuant to the Hayward Municipal Code Zoning Ordinance (“HMC”) Section 10-28.5.3.030 to approve the Major Site Plan Review, and Section 10-28.2.3 to approve the Administrative Use Permit.

In order to approve the Major Site Plan Review, the Commission must make all of the following findings, supported by substantial evidence in the record:⁵

- a. The development is compatible with on-site and surrounding structures and uses and is an attractive addition to the City;
- b. The development takes into consideration physical and environmental constraints;
- c. The development complies with the intent of City development policies and regulations;**
- d. The development will be operated in a manner determined to be acceptable and compatible with surrounding development.⁶

In order to approve the Administrative Use Permit, the Commission must make all of the following findings, supported by substantial evidence in the record:⁷

- a. The proposed use is desirable for the public convenience or welfare;
- b. The proposed use will not impair the character and integrity of the zoning district and surrounding area;
- c. The proposed use will not be detrimental to the public health, safety, or general welfare; and
- d. The proposed use is in harmony with applicable City policies and the intent and purpose of the zoning district involved.⁸**

⁵ *Topanga Assn. for a Scenic Community v. County of Los Angeles (“Topanga”)* (1974) 11 Cal.3d 506, 515 (agency findings must be supported by substantial evidence).

⁶ HMC Sec. 10-1.3025 (Findings) (emphasis added).

⁷ *Topanga*, 11 Cal.3d at 515.

⁸ HMC Sec. 10-1.3125 (Findings) (emphasis added)
3644-008acp

June 9, 2022

Page 4

Findings required by HMC Sections 10-1.3025(c) and 10-1.3125(d) expressly require compliance with applicable City land use policies, including the Downtown Specific Plan.

COA #14 implements Specific Plan Program ED-16, and Specific Plan Policy ED-5 (Skilled Labor Force) by requiring that:

The applicant shall comply with contractor prequalification requirements, demonstrating the contractor utilizes apprentices from state-approved, joint labor-management training programs, and offers employees employer-paid health insurance plans. Proof of compliance shall be required prior to the issuance of any site, grading or building permits.

This Condition of Approval is intended to implement provisions of the Downtown Specific Plan which require the City to:

Require contractor prequalification for projects 30,000 square feet or larger to ensure compliance with apprenticeship and health care policies.⁹

The Applicant to date has not demonstrated the ability to meet these contractor requirements, and has not submitted evidence into the record demonstrating their future ability to comply with COA #14. Thus, the Planning Commission lacks the substantial evidence necessary to make the required HMC Zoning Ordinance approval findings at this hearing as it relates to Conditions of Approval #14 and the Downtown Specific Plan.

II. CONCLUSION

We urge the Planning Commission to fulfill its responsibilities under the City of Hayward Municipal Code by continuing the hearing until such time that the Applicant provides supporting evidence of their ability to comply with COA #14 and the related workforce policies.

⁹ City of Hayward Downtown Specific Plan, Program ED 16, <https://www.hayward-ca.gov/sites/default/files/Hayward%20Downtown%20Specific%20Plan.pdf>
3644-008acp

June 9, 2022
Page 5

Thank you for your attention to these comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Darien Key", written in a cursive style.

Darien K. Key

DKK:acp

3644-008acp

From: Cheryl Kojina <[REDACTED]>
Sent: Thursday, June 9, 2022 1:16 AM
To: CityClerk <CityClerk@hayward-ca.gov>
Subject: Public comment for June 9 Planning Comm meeting (Item #1)

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

I am a resident of the Prospect Hill neighborhood. After reviewing the document attachments for the Maple Main project, I have the following concerns.

1. Park Impact fee. The developer is paying a significant amount of money in park impact fees. I hope that a portion of that money will be used for park spaces in the neighborhoods directly adjacent to the project. There is a lack of park space in this area.
2. Traffic impacts. My main concern about this project is the potential traffic increases through the Prospect neighborhood both during construction and after occupancy. The neighborhood has small two lane roads that are not meant for major through traffic. If it is not easy and convenient for drivers to take the main arterials (Foothill, Mission, A, etc.) or if there is a traffic backup, they will try to find shortcuts through the neighborhood. We have had bumper to bumper traffic up and down Main Street recently when Foothill was closed for an accident and another time when there was construction blocking an intersection. Occasional incidents may be inevitable but I hope the project and the city make every effort to prevent an increase in traffic cutting through the neighborhood. I believe that the City did a traffic study before the Lincoln Landing project started and promised to do a subsequent study after Lincoln Landing is occupied. My hope is that the City will be receptive to finding solutions if the neighborhood does end up having traffic issues from these two new projects.
3. Parking impacts. The parking survey conducted on April 21, 2021 by Fehr and Peers was done before occupancy at Lincoln Landing so does not include those impacts. While overflow parking from Maple Main may affect the adjacent streets, Lincoln Landing will also affect the streets adjacent to it and both will push resident parking farther away and increase the reach of the impacts into the neighborhood. I hope that the parking management strategies will be effective in dealing with these impacts but we won't know until it happens. Unbundled parking is a great idea if it works. The project needs to market to carless Millennials. Most people I know have one car per person and the average person would try to park on the street for free instead of paying for parking. Hopefully the parking surveys that are planned for every 6 months will help. I hope that those future surveys will cover the same area in the first survey from A Street to Rose. I think the neighborhood residents will know before anyone whether there are negative traffic and parking impacts from both Lincoln Landing and Maple Main. I would ask that the City work with us to find a solution if this happens.

Thank you,
Cheryl Kojina



June 9, 2022

Planning Commission
City of Hayward
c/o David Bowlby
Goel Hayward MF, LLC
2727 Kirby Drive 15C
Houston, Texas 77098

SUBJECT: Letter of Endorsement for the "Main and Maple" project

Dear Planning Commissioners:

The Downtown Hayward Improvement Association, which represents the property owners in Downtown Hayward, would like to encourage the Planning Commission to support the proposed Main and Maple project coming before you this evening. These empty parcels are not serving anyone's interest in Downtown and the fact that someone has picked up this project and seeks to move ahead with it, is fully supported by the Board of the DHIA.

The key to the revitalization of Downtown, especially on A, B, and C Streets will be through the introduction of both market rate and affordable housing projects as these. The Main and Maple project will see 314 housing units built, all within walking or biking distance to the BART station.

While we are not pleased with the many commercial vacancies that exist currently in the core area of Downtown, the project at Main and Maple, along with the opening of Lincoln Landing, sends a clear message to the outside world that Downtown Hayward is going through a tremendous revitalization. Over 700 new housing units, translating to over 1,000 new residents, is exactly what Downtown and the City needs to bring back Downtown from years of under-activity.

We believe this project is worthy of expedited support and strongly encourage the Planning Commission to support this project when it comes before you this evening. This project and others to follow in Downtown, will be able to chip away at the tremendous housing shortage the Bay Area is suffering from.

We are happy to endorse this project and sincerely hope that you will do the same this evening.

Sincerely,

Marco Li Mandri
Executive Director
Downtown Hayward Improvement Association

DOWNTOWN HAYWARD IMPROVEMENT ASSOCIATION

22654 Main Street • Hayward, CA 94541