

**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, June 9, 2016, 7:00 p.m.
777 B Street, Hayward, CA 94541**

MEETING

A regular meeting of the Hayward Planning Commission was called to order at 7:00 p.m. by Vice-Chair Enders.

ROLL CALL

Present: COMMISSIONERS: Willis Jr., Goldstein, Schott, McDermott, Faria
VICE-CHAIR: Enders
Absent: CHAIRPERSON: Parso-York

SALUTE TO FLAG

Commissioner Schott led in the Pledge of Allegiance.

Staff Members Present: Alvarado Jr., Buizer, Chan, Hinkle, Rizk, Schmidt

General Public Present: 22

PUBLIC COMMENT:

There were none.

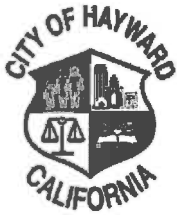
PUBLIC HEARINGS: For agenda item No. 1, the Planning Commission may make a recommendation to the City Council.

1. Recommended Approval and Necessary Actions to Allow Establishment of California Crosspoint Middle and High School at 25500 Industrial Boulevard. California Crosspoint Middle and High School (Applicant)/Lampert 25500 Industrial Blvd, LLC (Owner); Including a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

Senior Planner Schmidt provided a synopsis of the staff report. Ms. Schmidt noted the applicant was present and will be providing a presentation.

Mr. Robin Hom superintendent California Crosspoint Middle and High School (CCHS) provided a PowerPoint presentation about the school. Mr. Hom spoke about the qualities of the school and how much they are looking forward to becoming a part of the Hayward community.

Commissioner Goldstein commented that this is an impressive undertaking.



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Mr. Hom provided Commissioner McDermott with more detailed information about the history of the school, the academics and curriculum, the best practices teaching style to promote critical thinking, and the transition of the high school for the proposed Hayward campus. Mr. Hom spoke about taking the students to the Hayward campus, how the students are excited and happy and he thanked the City for such a positive reception. Mr. Hom spoke about the plans for the dormitory in Phase 3 for the overseas students who make up approximately 30% of the student population. Ms. McDermott expressed that she was very excited about the proposed school on the former Heald College site and said this is a good fit for the school and Hayward and this should be an easy transition.

Commission Willis indicated he was very impressed with the presentation, bringing a college preparatory school to Hayward is positive, and that he was impressed with the proposed athletic facility and dormitory. Mr. Willis said that he was happy that a good school will be taking over the former Heald College campus.

Mr. Hom responded to Commissioner Faria about the plans for the pre-school that will serve staff's children and children in the area. Ms. Faria indicated she visited the location; opined that the school will provide a great service to the area and will be a great benefit to the community, but was concerned about the traffic. Ms. Faria said that she favors the plans.

Mr. Hom confirmed for Commissioner Schott that there were no structural improvements needed for the former Heald College building.

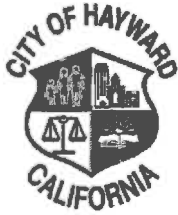
Senior Planner Schmidt said, per the staff report, that even with the building plans for Phase 2 and 3 there was adequate parking spaces to meet the City's parking space requirements. Ms. Schmidt stated that the school-in-lieu and park-in-lieu fees are the jurisdiction of the Hayward Unified School District and Hayward Area Recreation and Park District respectively.

Vice-Chair Enders opened the public hearing at 7:33 p.m.

Mr. Bruce Johnson, Superintendent of Redwood Christian Schools, spoke in favor of the project, Mr. Robin Hom and the dedication of the school staff. Mr. Johnson also spoke highly of the students of CCHS and the need to find the school a permanent home.

Mr. Thomas Birt, Hayward resident and a host family, spoke in favor of the project and spoke highly of Mr. Hom and the school.

Ms. Janice Chinn, Hayward resident, spoke in favor of the project, spoke highly of Christian schools and Mr. Hom, and welcomed a new school in Hayward.



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Ms. Sandra Williams, Oakland resident, is an advocate of CCHS where her child attends school and requested the Commission to support the project. Ms. Williams spoke about the school's dedication to the students, the superior curriculum, staff and administrators.

Ms. Melissa Chan, Hayward resident and former student of CCHS, spoke in favor of the project and spoke about the dedication of staff. Ms. Chan said Hayward is the heart of the East bay and a perfect spot for the school and a good opportunity for Hayward to gain a quality school.

Vice-Chair Enders closed the public hearing at 7:45 p.m.

Commissioner McDermott commented that if a student is getting a good education, that parents and students will follow a school. Mr. McDermott indicated she had concerns about the traffic plan and the need to be realistic, as this is a light industrial area, and that based on the economic development report, during peak periods, there is approximately 47,000 people traveling in that area, which could make traffic challenging. Mr. Hom provided information about the school's two shuttle services that pick up students from former school sites in San Leandro and Alameda and that the school has six school buses to serve the students from outlying areas. Ms. McDermott requested that the school encourages parents and students to use the shuttle/school bus services because of the terrible traffic on the 880 freeway. Mr. Hom reported that about half the student population utilizes the school-provided transportation services.

Senior Planner Schmidt responded to Commissioner Faria's concern about traffic impacts in the area of Depot Road and Industrial. Ms. Schmidt said there were thirteen intersections included in the traffic study and that mitigation through traffic signal timing brought the impact levels down to less than significant. Ms. Schmidt mentioned that staff's biggest concern was traffic stacking and queuing when children were dropped off and picked up.

Commissioner Schott noted he attended Moreau High School and that Moreau High School, with a 900 student population, does not have a traffic impact on Mission Boulevard during drop off and pick up times and does not see a big traffic impact at Depot and Clawiter Roads. Mr. Schott said he supported the project, that this was a very good reuse of an existing school building and was extremely cost effective for CCHS, and encouraged the applicant to contact HARD and HUSD for concessions on the school and park in lieu fees.

Commissioner Goldstein shared that he also attended a private high school and acknowledged his education helped shape his future. Mr. Goldstein said high school was a critical development period for students, that he was a big supporter of private schools and was impressed with the incredible quality of the school's curriculum, and was excited that



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CCHS will be part of Hayward's community. Mr. Goldstein encouraged the applicant to include the element of green space, which will contribute to the overall quality experience for students to be on campus. He said the green space will provide the students with all-important areas for refuge, and places to study, contemplate and play.

Commissioner Willis commented this area is rapidly becoming an educational area with Life Chiropractic across the street, the former Heald College and Chabot College further down on Hesperian.

Vice-Chair Enders said this was a wonderful project, thanked the applicant for choosing Hayward to be the home for their school, and thanked staff for working closely with the applicant on the fine details and for making this a very smooth process to enable the item to move forward in a timely manner. Ms. Enders said all findings associated with the land use policies and the General Plan are completely and overwhelmingly consistent and was looking forward for this project to come to Hayward.

Commissioner McDermott made a motion to move the item per staff recommendation. Commissioner Willis Jr. seconded the motion.

The motion passed with the following vote:

AYES:	Commissioners Willis Jr., Goldstein, Schott, McDermott, Faria Vice-Chair Enders
NOES:	None
ABSENT:	Parso-York
ABSTAIN:	none

WORK SESSION:

2. Planning/Land Use Topics; Roles and Responsibilities of the Planning Commission

Planning Manager Buizer thanked the Commissioners for their time and efforts in meeting with staff and discussing challenges, issues and suggestions. Ms. Buizer spoke about the main purpose of the Work Session was to provide the Commission with a high level overview of key items that were brought forward to staff at the meeting of April 28, 2016. Ms. Buizer said the goal was for an open dialogue and discussion on what further items need to be discussed, what areas of interest the Commission would like staff to present, the idea of future work sessions, and the need to provide the Commission with information that they are seeking. Ms. Buizer provided a synopsis of the staff report and a PowerPoint presentation.



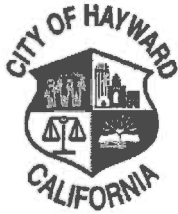
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Vice-Chair Enders expressed her sincerest gratitude to staff for meeting with the Commissioners individually, ensuring there are open lines of communication between the Commission and staff. Ms. Enders acknowledged that each staff member really strives to make Hayward outstanding and are hardworking professionals. Ms. Enders said on a personal note that she has utmost respect and gratitude to staff for working on and acknowledging her concerns and addressing the issues in a timely manner. Ms. Enders said the Commissioners strive to be as informed as possible, not only on city matters, but regionally and statewide as well, but that there are time constraints as the Commissioners are volunteers. Ms. Enders said she struggles keeping with up with all the information of what was occurring with the City's other commissions and task forces and noted that staff is moving in the right direction to keep the Planning Commissioners informed.

Commissioner Schott commented that catalyst and opportunity sites are two of the hottest issues to be discussed. Mr. Schott said the City needs large gathering places and water elements similar to Lake Elizabeth in Fremont, that there is a need to redirect the flow of traffic in the industrial area as traffic was backing up on the freeway and the City should work with CalTrans to improve that area. He noted there needs to be more residential parking permits, reports on walkability scores, that neighborhoods are being severely impacted by parking issues, and issues with Airbnb. Mr. Schott said the City needs to do a better job of communicating the concept of affordable housing to the public and he does not want to see dense housing impacting the existing single family homes.

Commissioner Goldstein echoed Commissioner Enders comments about staff's professionalism and said to staff's credit; projects brought to the Commission are well thought-out and offered his gratitude and respect for staff's hard work. Mr. Goldstein would like to see the following: progress reports on how the City is meeting housing and affordability standards, a report on the process and how those funds are being spent, and if the City was not meeting those needs what needs to be done to accomplish this. He would also like to see a rating system on how well the City is achieving complete neighborhoods, have staff include in staff reports the relation to park space for new developments and if there are park-in-lieu funds being paid, provide a report that shows how funds are being utilized for the area of those designated funds. Mr. Goldstein said he does not want the City to lose its diversity and this issue needs to be addressed.

Development Services Director Rizk shared that there is a severe bay area housing crisis both for market rate and affordable housing units and in the cost of housing. Mr. Rizk said that park-in-lieu fees are approved by the City Council and used by Hayward Area Recreational and Park District (HARD) to acquire new land for parks and/or improve existing parks. Mr. Rizk invited everyone to a park dedication the following Wednesday for the new Greenwood Park in the Mount Eden area. Mr. Goldstein said this is an enlarged



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park as a result of a development approved by the Planning Commission. Mr. Rizk said to ensure high quality staff reports, clarity and a streamlined process, he provided the following key role of the Commissioners and said it was important for members to be clear on the following: provide feedback to staff early, what elements members are looking for in a project, what are their expectations, and why they support or don't support a project.

Commissioner Goldstein said it would be beneficial to have a Work Session with Economic Development Manager Hinkle to provide the Commission with his annual report.

Mr. Rizk invited Economic Development Manager Hinkle to address the Commission on the economic development aspect including land use approvals. Mr. Rizk shared that he attends the Economic Development Committee meetings about every six months to provide the Committee with updates on development activity.

Economic Development Manager Hinkle provided a synopsis of economic development in the City. He said it is important to address what the applicant will bring to the City and how to think about a project from a different perspective, such as the previous item with CCHS; indicating even though the school was going into an industrial area, it will be an excellent reuse of an existing building and will benefit the city. Mr. Hinkle acknowledged the communication challenges between the different commissions.

Commissioner McDermott commented that people sitting on the different commissions care about the community and she is always excited about working with staff, and that the Commissioners depend on staff to inform the members about different items/projects that come before the Commission. Ms. McDermott said it is important to prioritize the different topics, and acknowledged housing takes priority and asked if the City is on target and meeting the housing goals. Ms. McDermott said she was very interested in economic development, housing and jobs. Ms. McDermott said all the topics presented tonight were important and there could be a work session every other month or as necessary.

Commissioner Willis Jr. echoed sentiments of his fellow Commissioners, there should be better communication between Commissioners and staff on upcoming items and on the big picture of what the trends are, what kinds of businesses are interested in the City and where they are located.

Commissioner Faria echoed the comments of her fellow Commissioners on the time spent with staff; it was a great opportunity to share ideas and have a discussion and she appreciated staff's efforts. Ms. Faria requested staff to assist Commissioners when presenting a project. Ms. Faria said she had a real concern related to affordable housing and in-lieu fees and the importance of integrating affordable housing into the new projects, that she doesn't want the public to have the wrong impression about large affordable



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housing developments. Ms. Faria also indicated that she was very concerned that a lot of developers are choosing in-lieu fees instead of building affordable housing.

Commissioner Schott suggested a housing product of single-story homes with alley-loaded developments, which eliminate the parking in front of homes and can promote a sense of community between neighbors. He supported maintaining industrial spaces and encouraged heavier industrial uses. Mr. Schott highly encourages a joint City Council and Planning Commission meeting where staff would only have to do one presentation.

Vice-Chair Enders commented on the following topics: small lot single family criteria; planned developments; walkability; and indicated it was vital to incorporate affordable housing into every development. Ms. Enders said she would like to receive more information as projects come forward to the Commission, and have a work session with Public Works staff about green elements, bicycle communities, traffic congestion and connectivity as all of the Commission's decisions affect traffic. Ms. Enders said she would like to know from HUSD and HARD and how the in-lieu fees are spent, would like information about SB 1069 and also disaster responsiveness. Ms. Enders expressed that she was pleased with the outcome of the meeting and thanked everyone.

Planning Manager Buizer said the goal is for the Commission to be engaged and both staff and Commission to work together with the goal of making Hayward better. Ms. Buizer reiterated that staff is here to support the members and provide information and maintain open lines of communication. Ms. Buizer invited the Commissioners to reach out to staff if they have any questions.

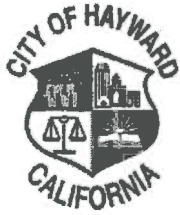
COMMISSION REPORTS

3. Oral Report on Planning and Zoning Matters

Planning Manager Buizer announced that there will be a meeting on June 23, 2016, noting that Commissioner Enders will be absent for that meeting. Commissioner Schott mentioned that he will also be absent.

4. Commissioners' Announcements, Referrals

Vice-Chair Enders congratulated the Council candidates who ran for Council on June 7, 2016, and congratulated the individuals who prevailed.



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APPROVAL OF MINUTES

5. Approval of Minutes of the Planning Commission Meeting on May 12, 2016.
Faria Motion, Approved 6:0:1 (AYES: Willis Jr., Goldstein, Enders, Schott, McDermott, Faria; ABSENT: Parso-York)

ADJOURNMENT

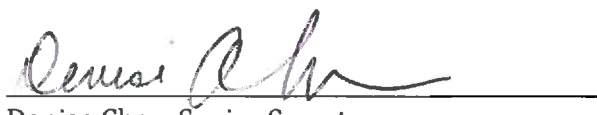
Vice-Chair Enders adjourned the meeting at 9:09 p.m.

APPROVED:



Brian Schott, Secretary
Planning Commission

ATTEST:



Denise Chan, Senior Secretary
Office of the City Clerk