



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, July 24, 2014, 7:00 p.m.
777 B Street, Hayward, CA94541**

MEETING

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

ROLL CALL

Present: COMMISSIONERS: Loché, Trivedi, Faria, Lavelle
CHAIRPERSON: McDermott
Absent: COMMISSIONERS: None
CHAIRPERSON: None

Commissioner Lavelle led in the Pledge of Allegiance.

Staff Members Present: Buizer, Golubics, Lawson, Madhukansh-Singh

General Public Present: 10

PUBLIC COMMENTS

Michael Galvan spoke about the development of the old Holiday Bowl site, indicating his support for single story housing or multi-story developments with elevators that will promote increased accessibility and aging in place.

WORK SESSION

1. Preliminary Review of Proposed Project Concept: Horizontal Mixed Use project on the former Holiday Bowl Site at Mission and Industrial as presented by Doug Rich of Valley Oak Partners

Planning Manager Buizer provided a synopsis of the staff report. She noted that there is not an application for review at this time; however, there is a Conceptual Plan for review of the former Holiday Bowl site. She pointed out that this location has been identified as a catalyst site in the Economic Development Strategic Plan. She noted that the project site is zoned for mixed use, which will primarily consist of residential units.

Doug Rich, project applicant and representative for Valley Oak Partners, noted the importance of Mission Boulevard and Industrial Parkway as a catalyst for the area, stating that his firm would like to make this site a high quality commercial district and residential area that will spur further development along Mission Boulevard. He shared that the organization of the site is centered around the civic plaza and the open space area and he highlighted that the plaza will provide important economic benefits for the surrounding retailers. Mr. Rich stated that the idea was to make the site a destination retail location which could be a place where people could visit and congregate

throughout the day. He said that the outdoor plaza would feature public art and landscaping that will make the plaza an active outdoor place that will also be visually attractive. He stated that urban planning throughout the Bay Area has evolved demonstrating that pushing retail establishments out and closer to the street and tucking the parking behind the retail buildings helps to activate the street and creates a strong architectural and visual edge. Furthermore, the project site will feature residential components above the retail to enhance the vertical architectural edge. Mr. Rich shared that comments about making single level living space available in the development was expressed at the City Council meeting as well as the present Planning Commission meeting. He noted that the project will strive to provide a variety of housing types and added that his firm will explore utilizing the residential units above the retail uses for this purpose as it will help promote aging in place. He stated that the central green space location will create an active area for residents. Mr. Rich indicated that it was being considered to orient some of the housing units so that they face the golf course. He said that the interior sites will be completed with residential homes that are owner occupied.

Commissioner Faria was pleased with the layout of the development project and stated that she was excited that a project may soon commence at this site. Although she liked the idea of having an outdoor plaza for the retail establishments, she was concerned about the safety of the people who would be sitting in the plaza as the intersection gets to be very busy with traffic during peak commuting hours. She asked if it would be possible to install a barrier protecting individuals occupying the plaza area. Mr. Rich confirmed for Commissioner Faria that the paved walkway would be six feet wide and that the entire width of the walkway would be fourteen feet wide. Commissioner Faria commented that with other development projects in the City, a paved walkway of eight to ten feet was determined to be wide enough to accommodate both pedestrians and bicyclists.

Commissioner Trivedi was pleased that the Planning Commission was being presented with the opportunity to give feedback to the developer early on in the development process and was appreciative that a project was being proposed for this vacant site along one of Hayward's main corridors. He supported a mixed use project that would include retail on the ground floor and residential above. He stated that he would like to see more retail establishments in the project. Commissioner Trivedi commented that one benefit of orienting homes towards the golf course was that it would improve safety by having more eyes on the pathway. In response to Commissioner Trivedi's question about the retail uses envisioned for the site, the applicant indicated that some retailers being considered were a smaller grocery store, a bagel shop, and/or a coffee shop. Commissioner Trivedi stated that it would be ideal if the entire triangle where the project site is located could be developed or redeveloped. Mr. Rich responded that his firm was in conversation with the owners of the adjacent parcels regarding the possibility of acquiring the remaining parcels within the triangle area. Commissioner Trivedi said that although the civic space proposed at the corner of the intersection sounded like a good idea, he was concerned about the exhaust and noise generated from the vehicles passing by.

Commissioner Loché echoed the concerns raised by Commissioner Trivedi regarding the need for additional retail uses fronting Mission Boulevard. In regards to Commissioner Loché's questions about the proximity of the proposed development site to the California State University East Bay (CSUEB), Mr. Rich responded that his firm was considering the feasibility of having public transportation that would help University students gain access to the retail uses, especially for night



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life uses. Commissioner Loché pointed out that it would be advantageous to give University students more options aside from Downtown Hayward as a destination site to visit. He added that some of the housing could even be used to target students attending CSUEB and he underscored that students should be kept in mind as this site is being developed. Commissioner Loché asked the applicant if it was anticipated that residents would utilize the parking designated for the retail uses. Mr. Rich responded that the design would be such that the access to the commercial areas will be distinct and separated from the residential areas. Commissioner Loché pointed out that it was important to keep in mind how easily accessible public transit options such as BART, would be to the development site. Mr. Rich noted for Commissioner Loché that the project was expected to have townhomes ranging in size from 1,600 sq. ft. to 2,200 sq. ft. and single level units that would be 800 sq. ft. to 1,200 sq. ft. He added that based upon this range of options, he envisioned the price of the units to accommodate prospective residents from differing income levels.

Commissioner Lavelle commented that if the single level living is to be located on top of the retail uses, then this would necessitate the need for elevators for accessibility reasons, thereby driving up the cost of purchasing the single level units. She stated that some type of barrier would be needed separating people sitting in the proposed plaza area from the noisy traffic passing by on the streets. Otherwise, people may not feel comfortable hanging out in this area; she suggested moving the seating area inwards where it would be closer to the parking lot. Commissioner Lavelle favored increasing the number of retail uses as this could be supported by residents of the South Hayward area. She recommended that the applicant consider a sports theme for the project that would be consistent with the past and present uses that have operated in that area. She noted that if a bar or restaurant is the main retail attraction at this site, then this would attract visitors walking from nearby neighborhoods as well as the proposed development, thereby decreasing some of the parking concerns in the area. Commissioner Lavelle added that there is a need for more places in Hayward where people can gather to watch sporting events on television and emphasized that she was favorable to this type of use at the proposed site. As another possible use, she recommended a rotating art and photography gallery that will invite visitors of all ages to view and purchase artwork and/or have coffee in the area. She urged the developer to work with the owner of the adjacent apartment complex about potentially improving this site. She concluded that the Holiday Bowl site has been vacant for nearly a decade and that she was looking forward to seeing this site developed and improved.

Vice Chair McDermott stressed the need for a small grocery store in this area. She supported having a sports bar in the area and increasing the number of retail uses at this location. She agreed with her fellow Commissioners regarding safety and noise concerns for an outdoor seating area in the plaza. Vice Chair McDermott stated that it was important to the community to provide housing options promoting aging in place. Mr. Rich indicated for Vice Chair McDermott that the number of parcels proposed for the development has not yet been determined. Vice Chair McDermott supported the conceptual plan of the project and was appreciative that the retail uses would create additional jobs in Hayward.

Commissioner Trivedi encouraged the applicant to be considerate of the impact that any future construction may have on the quality of life of current residents living nearby. He reiterated that he has a strong preference for incorporating more retail uses in the project. Mr. Rich commented that his firm had originally intended to include more retail extending down Mission Boulevard; however, after having conversations with potential commercial tenants, it was emphasized that the development attract the right type of tenants. The applicant was avoiding a situation where any excess retail spaces would be filled with uses that were inconsistent with their vision for the development. He added that if the development could capture the right type of commercial tenants early on and if these businesses were viable, then this catalyst site could be used to spur additional development along Mission Boulevard.

PUBLIC HEARING

2. Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approval of a Zone Change from RS/B4 (Single Family Residential/ B4 Special Lot Standards Combining District) to PD (Planned Development) (Application No. PL-2013-0349) and Vesting Tentative Tract Map No. VTTM 8151 (Application No. PL-2013-0351) associated with Thirteen Detached Single Family Homes on a 1.45-Acre Parcel Located at 24582 and 24570 Eden Avenue and 24655 Mohr Drive – Che Chen and Shu Fen Liu (Applicant & Owner)

Senior Planner Golubics provided a synopsis of the staff report.

Senior Planner Golubics confirmed for Commissioner Trivedi that there is a single family residential unit on the western portion of the property and there are two additional residences located on the eastern portion of the property which are presently occupied by tenants. He pointed out that there are additional buildings on the property which were utilized for agricultural uses in the past. Additionally, there was a tractor repair business that was in operation approximately ten years ago at this site. Mr. Golubics clarified for Commissioner Trivedi that the private road offers a through connection between Eden Avenue and Mohr Drive and noted that there was a speed bump along the road to slow down traffic for motorists using this road as a cut through street.

Commissioner Lavelle asked what level of Leadership in Energy & Environmental Design (LEED) certification the applicant will provide for the homes. Senior Planner Golubics indicated that due to this project being on a smaller scale, it was not financially feasible for the applicant to provide a higher level of LEED certification; instead, the applicant will provide the entry level LEED certification. Commissioner Lavelle highlighted that the provision of the LEED certification as a green energy feature was an attractive selling point for the project. She expressed concern if the oak and evergreen trees would be appropriate to use in this development and wondered if the City's Landscape Architect foresaw any problems with the roots of these trees getting into the main sewer and causing damage. Senior Planner Golubics responded that the City's Landscape Architect did review the conceptual plans of the project and that she would review the project once again during the Precise Plan phase of the project. Commissioner Lavelle commented that it would not be appropriate to use evergreen trees that drop a lot of pine needles onto the ground or on rooftops as this could create a fire hazard, especially during dry drought seasons. She urged the applicant to pick the right type of trees for the site that will make the neighborhood an enjoyable place to live in. In regards to Commissioner Lavelle's question about the cost of the public art to be used at the two