

**PLANNING COMMISSION MEETING  
THURSDAY, November 9, 2017**

**DOCUMENTS RECEIVED AFTER PUBLISHED AGENDA**

**PH 17-098**

**MISSION SENIORS RESIDENTIAL DEVELOPMENT**

**ADDITIONAL  
CONDITIONS OF APPROVAL  
NOS. 46, 53 AND 127**

**PRIOR TO THE ISSUANCE OF BUILDING PERMITS**

46. Applicant shall install and maintain a public multi-use bike and pedestrian trail. The applicant shall dedicate and maintain the Public Access Easement at a minimum be 8 feet wide that will have a 2-foot buffer on both sides to meet FHWA standards. The trail shall remain unlocked and accessible for public use during normal management business hours of 8:00 AM to 5:00 PM on all days of the week. The exact location and final design of the trail shall be reviewed and approved by City of Hayward Public Works-Transportation prior to issuance of Certificate of Occupancy for the development.
47. All outstanding fees owed to the City, including staff time spent processing this application, shall be paid in full prior to issuance of a building permit.
48. The minimum dimension for all planting areas shall be five feet as measured from back of curb/paving/structure to back of curb/paving/structure. If any portion of a parking stall will overhang into a landscaped area, then the landscaped area shall be increased in width proportionally to ensure that there is a five-foot clear area for landscaping and plantings. Final dimensions for landscaped areas shall be included on all construction plans and reviewed and approved by the Planning Division prior to the issuance of building permits.
49. All residential balconies shall meet the minimum 60 square foot area with a minimum dimension of six feet.
50. Prior to placement, the applicant shall obtain a Sign Permit for the entry monument sign and decorative fountain proposed near the main driveway entrance along Mission Boulevard. The sign is subject to review and approval by the City's Planning Division.
51. A grading permit shall be secured before starting any grading operation. Grading shall be per plans prepared by a State licensed engineer and approved by the City Engineer and the project geotechnical engineer. Grading plans shall be submitted together with the related geotechnical and engineering reports and plans for required retaining structures and soil erosion/sediment control.
52. Prior to the issuance of a grading permit and/or the beginning of any on-site construction activity, the Developer's Engineer shall submit a completed Development Building Application Form Information comprising of: 1) Impervious Material Form, and 2) Operation and Maintenance Information Form.
53. The applicant shall work directly with the City of Hayward's Public Works Department and Landscape Architect to design and install landscaped sidewalk bulb-outs on Mission Boulevard directly in front of the property, generally one-hundred feet apart for effective traffic calming.

City and pursuant to the HMC. Irrigation system shall be tested periodically to maintain uniform distribution of irrigation water; irrigation controller shall be programmed seasonally; irrigation system should be shut-off during winter season; and the irrigation system should be flushed and cleaned when the system gets turn on in the spring.

127. The applicant shall install bus shelters for both northbound and southbound AC Transit bus stops located on Mission Blvd near Valle Vista Avenue. Clear Channel will donate two bus shelters and applicant shall work with the City of Hayward's Public Works Department and AC Transit on the design and exact location of the bus shelters prior to the issuance of building permit.
128. Prior to or concurrent with final map recordation, the Conditions, Covenants and Restrictions (CC&Rs) creating homeowners association for the proposed residential shall be reviewed and approved by the Planning Director and City Attorney and recorded. The CC&Rs shall describe how the stormwater BMPs associated with privately owned improvements and landscaping shall be maintained by the association. The CC&Rs shall include the following provisions:
- a. The CC&Rs shall include provisions to allow future adjacent developments to annex into HOA if appropriate.
  - b. Each owner shall automatically become a member of the association(s) and shall be subject to a proportionate share of maintenance expenses.
  - c. A reserve fund shall be maintained to cover the costs of improvements and landscaping to be maintained by the Association(s).
  - d. The association shall be managed and maintained by a professional property management company.
  - e. The homeowners association(s) shall own and maintain on-site storm drain systems.
  - f. The condominium site HOA shall be responsible for maintenance and up keeping of the Stormwater treatment measures for the entire site including the Parcel A.
  - g. The homeowners association(s) shall maintain the common area irrigation system and maintain the common area landscaping in a healthy, weed-free condition at all times. The home owner's association(s) representative(s) shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30% die-back) shall be replaced within fifteen (15) days of notification to the homeowner. Plants in the common areas shall be replaced within two weeks of the inspection. Trees shall not be severely pruned, topped or pollarded. Any trees that are pruned in this manner shall be replaced with a tree species selected and size determined by the City Landscape Architect, within the timeframe established by the City and pursuant to the Hayward Municipal Code.
  - h. A provision that if the home owners association fails to maintain the decorative walls, landscaping and irrigation in all common areas for which it is responsible so that owners, their families, tenants, or adjacent owners will be impacted in the enjoyment, use or property value of the project, the City

**MIMI BAUER**

**PH 17-098**

**MISSION SENIORS RESIDENTIAL DEVELOPMENT**

Dear Planning Commissioners,

I am writing in support of the Mission Seniors Project which is being presented to you for your approval on November 9, 2017. This project has been some time in the making and the results show. The hard work and input from the many contributors to make this such an outstanding design for seniors to "live in place" as well as providing high quality housing for Hayward is a win win.

I believe Mission Seniors will be one of the tipping points that changes the old stereotypes of quality of life/lifestyle available in Hayward and can't wait to see it built.

Sincerely,  
Mimi Bauer  
Fairway Park Neighborhoods Assoc., President

**MINANE JAMESON**

**PH 17-098**

**MISSION SENIORS RESIDENTIAL DEVELOPMENT**

Dear Planning Commissioners,

As I cannot attend your meeting this evening, I submit these comments regarding the Mission Seniors project for your consideration.

As I expressed in an earlier letter to your commission, I absolutely love this project! A village like community of this caliber is sorely needed in Hayward, especially in south Hayward. It will beautify an area that has been blighted for as long as I can remember. It will also offer a unique residential option for middle and high income seniors who want to stay in the Bay Area. We currently have nothing like this here in Hayward, and it's an opportunity we cannot afford to pass up.

One of the things I love most about the Mission Seniors project besides its gorgeous aesthetics, is that it offers its residents so many wonderful amenities. As we go into our retirement years, we need more than ever, a healthy social life and enjoyable activities to keep us busy and happy. This complex will offer its residents a high quality of life which is exactly what we want and need for all our residents. Because of all the activities available on site, the need to be on the road commuting from one place to another further congesting Mission Blvd. is greatly reduced, which is an added bonus since we need to be cognizant of traffic issues too. And although this complex will address most of the needs of the residents very well, there is no doubt that these residents will also want to enjoy and support the amenities nearby, such as the Mission Hills Golf Course and driving range, which will greatly appreciate the patronage.

I also want to remind you that south Hayward is desperately in need of a respectable grocery store, more quality retail and restaurants - the kind of places that a development like Mission Seniors will naturally attract. While I really enjoy my beautiful Hayward Costco on Hesperian, I confess that I do most of my grocery shopping in Fremont (and while I'm in Fremont, I might as well do my other shopping too, right?). As you know, if we want to attract Trader Joes or the equivalent to Hayward, we need to simultaneously increase the population density and the number of people with higher incomes and college degrees.

There is plenty of available land and redevelopment opportunities throughout Hayward and again particularly in south Hayward, where affordable and low income housing can be integrated into future developments. However, I hope that you will recognize that Mission Seniors is a unique development that will greatly benefit Hayward on so many levels and needs to move forward as proposed.

I hope you will take my comments into consideration and support this amazing project tonight.

Sincerely,  
Minane Jameson