

**Correspondence Received
on the
Proposed Development & Initial Study**

Leigha Schmidt

From: Cherie Carlson <>
Sent: Monday, April 30, 2018 2:19 PM
To: Leigha Schmidt
Cc: Sara Lamnin; Francisco Zermeno; Barbara Halliday
Subject: 24765 Hesperian Blvd.

Ms. Schmidt,

As a Hayward resident since 1957 & homeowner/taxpayer (since 1995) near this property, please know that I am aware of the housing crisis. Between my late husband & I we put in over 50 years of service to HUSD & even more years volunteering in assorted capacities to serve Hayward youth. I understand that there is a need & feel forced to accept it. However please be advised that those of us in the vicinity of this project are adamantly opposed to any Sangamore/Yew Court access. It's unsafe as it is now, if the access happens it would be approaching catastrophic! The crimes at Southland Mall & surrounding neighborhoods currently over-extend our police force. Traffic is ridiculous. We are desperate for a decent large grocery store. The one going in next to City Sports is a larger version of the one near Target, which is totally unfair to the smaller, existing business. Homes of the sort proposed here are often occupied by multi-generational families that bring more cars with them Just what we DO NOT NEED.

Thank you for your time,
Cherie Carlson

Hayward, CA 94545

Sent from my iPad

Leigha Schmidt

From: Despina Bogdanos <>
Sent: Tuesday, May 8, 2018 8:23 PM Leigha
To: Schmidt
Subject: The Hesperian development project

Hi Leigha,

We are John and Despina Bogdanos

Hayward, CA 94545

We have lived in this residence for 55 years and raised our family.

We disapprove of the Hesperian Development project, for the following reason:

We already overwhelmed with the traffic on West Street, coming from the new houses on Eden Avenue and Saklan Road.

We do not need additional noise and traffic. What we need is a green space, a park.

Please consider our request.

Thank you,
Despina Bogdanos



Leigha Schmidt

From: George UBL <>
Sent: Wednesday, May 16, 2018 9:42 PM
To: Leigha Schmidt
Subject: Re: 24765 Hesperian Blvd - Notice of Intent & Public Hearings

Hello Leigha,

Looks like most if not all of our neighbors in Westwood Manor do receive the notification in the mail. That is a good thing and got everyone talking again. We encouraged them to send their concerns along to you and to show up at the meeting on the 24th. Here is a list of my concerns about this project. We are just not happy about this, or looking forward to it.

1. We don't support this project.
2. We have seen every open space around Greenwood Park filled with these new type of homes. All that new traffic come through West St and Middle Lane.
3. We are now adding even more to the West St traffic.
- 4 Here is the biggie. Turning Sangamore St into the project road for this project. Absolutely not. Who in their right mind thinks this is ok.
Truck vibration, noise, dust and traffic jams.
- 5 This project can be accessed from Hesperian Blvd. Design the access to get this done.
6. Mt Eden High School built their new stadium, all from a Hesperian Blvd access.
- 7 So did the new storage units south of Mt. Eden High School
- 8 Why can't these guys
- 9 Construction hrs. No Sunday work of any kind. 8-5 M-F would be ideal,
- 10 What do the home owners of Westwood Manor get out of this?
- 11 We will be putting up with all the noise, traffic jams, dust and pretty much everyday for at least a year.
- 12 We have worked with the city some years back to not allow trucks to go through our neighborhood. I now we are allowing this. What makes this ok?
- 13 Where are the construction workers going to park? Not on Yew Ct and Sangamore.
- 14 Who is going to repair the roads after all this is done?
- 15 Again, you are planning on have these trucks to go in and out from Industrial Blvd, go through West St, through S turns with red curbs, onto Sangamore, and
not have any issues with us parking, traffic jams and accidents. And there will be accidents, flat tires, dents and scratches. Who do we report this to and who
manage and reimburse us in a timely manor.

I hope all of these can be addressed at the meetings to come.

George UBL

Hayward

On Monday, April 30, 2018, 8:30:59 AM PDT, Leigha Schmidt <Leigha.Schmidt@hayward-ca.gov> wrote:

Dear Interested Parties,

Attached please find a **Notice of Intent to Adopt a Mitigated Negative Declaration** and **Notice of Public Hearings** for the Hesperian Residential Development (Application No. 201605551) that consists of a Zone Change from Single Family Residential (RS) District to Planned Development (PD) District, and approval of a

Vesting Tentative Map to subdivide an approximately 1.8-acre parcel into 13 single-family lots at 24765 Hesperian Boulevard (APN 441-0012-062-02). Six of the proposed lots would include 350-square foot accessory dwelling units that would be incorporated into the floor plan of the single family residences.

The public review period for the environmental documents runs from **April 27, 2018 through May 17, 2018**. Please send your written comments to Leigha Schmidt via email or at the address below.

The item tentatively scheduled for a public hearing with the **Planning Commission** on **May 24, 2018** at 7 p.m. at Hayward City Hall at 777 B Street, second floor Council Chambers. At that meeting, the Planning Commission will be asked to consider approval of the proposed project and related environmental analysis and make a recommendation to the City Council. Following Planning Commission review and recommendation, the item is tentatively scheduled for a public hearing with the **City Council** on **June 19, 2018** at 7 p.m. at Hayward City Hall at 777 B Street, second floor Council Chambers.

The Initial Study & Mitigated Negative Declaration and all supporting appendices are available for review at the [Hayward Public Library](#) (Main and Weekes branch), Hayward City Hall at the Permit Center and at the City Clerk's Office and on the City's website at the following link:

[Projects Under Environmental Review](#)

Please feel free to contact me if you have any questions about the project.

Thank you,

Leigha Schmidt

Senior Planner

City of Hayward

777 B Street

Hayward, CA 94541

p. 510-583-4113

Leigha Schmidt

From: Cherie Carlson <>
Sent: Wednesday, May 16, 2018 11:35 PM
To: Leigha Schmidt
Cc: Sara Lamnin; Francisco Zermeno; Barbara Halliday
Subject: 13 new homes at 24765 Hesperian Blvd. Hayward

>
> I have written before regarding this subject. I am resigned to the fact 13 homes will be built in this spot I grew up admiring and appreciating the history of. I am not resigned however, to the manner in which the building has been proposed to the residents of Westwood Manor. Once again, I'd like to remind you that I have lived in Hayward since 1957. My late husband taught here for 35 years. He'd be turning over in his grave at what you've proposed to be happening in our neighborhood during the build of this development. I'd like you to drive down Sangamore and then stop and really think about the large, heavy trucks and construction equipment going up and down the street to enter at the juncture of Sangamore and Yew Court to build these homes. Yew Court is also not the right solution. This is not safe. This is not acceptable. The damage to our streets caused by the construction vehicles is also not acceptable. I trust the builders will strictly adhere to residential noise curfew regulations. Our neighborhood is over crowded with cars. Some homes have over four cars/vehicles and few, if any of them are being parked in garages. The developer is going to make a bad situation worse. The only acceptable solution to this problem is to develop an entrance/exit to this new development on Hesperian Boulevard at La Playa, utilizing the existing traffic signal with modifications to allow for the in & out traffic of the construction vehicles and the residents of these homes as well. Will the residents of our neighborhood be given assistance/compensation when they have to cope with the current rodent/other animal population residing at 24765 Hesperian Blvd. being forced from their environment and escaping to our homes and yards? I love our community but have a real problem with the possibility of our elected officials not protecting us when the safety and well-being of our neighborhood is being sabotaged.

>
> Respectfully submitted,
> Cherie Carlson
>
> Hayward 94545
>
> Sent from my iPad

Leigha Schmidt

From: DeLeon, Jose@CUIAB <>
Sent: Thursday, May 17, 2018 4:40 PM
To: Leigha Schmidt
Subject: Proposed Subdivision to Construct 13 Single-Family Homes Ref. 201605551

May 17, 2018

Leigha Schmidt, AICP, Senior Planner
City of Hayward
777 B Street
Hayward, Ca. 94541

Dear Ms. Schmidt,

Reference is made to the Official Notice Planning Commission, flyer I received dated April 27, 2018.
My name is Jose T. de Leon Jr. and I live at Hayward, Ca. 94545 right at the back of the proposed Subdivision.
I strongly disagree with the construction of the said Family homes due to the following reasons:

- 1.) The construction of the said homes will create traffic congestion in the area. Once the Yew Ct. street is open and made as public parking for the future residents, the area/s will always be full of cars. People will be coming in and out of the said location.
- 2.) Probably more and more people in the area will mean a less secured place to live.
- 3.) The construction trucks coming in and out of Sangamore Street will create noise pollution and air pollution too(Asbestos contaminated materials and Lead paints)
- 4.) This is just a suggestion. Can the owners of the said land construct a commercial establishment instead of residential homes?

I shall greatly appreciate your consideration on the matter.

Very Truly Yours,

Jose T. de Leon Jr.
Resident

Hayward, Ca. 94545

5/17/18

**Phone Call Received by Robert Hofford
Resident and Property Owner at**

Mr. Hofford verbally commented on concerns about increases in traffic, suggested that the project have access from Hesperian Boulevard or Chabot College and felt that the existing home was historic and should remain in place.

We attended the Planning Commission Meeting on Thursday, May 24, 2018. The commissioners, Three Cedars rep, John Treble, City Planner and a Traffic Engineer were given unlimited time to speak. They were allowed to engage each other in conversation. The Westwood Manor residents were limited to 3 minutes each. These residents are being affected by this development. They are being adversely affected. We would like to be afforded the courtesy of enough time to express our thoughts. Westwood Manor is a small group of homes. Many of us have been here over 20 years. Some of us came to Hayward in the 1950s. The majority of those non Westwood Manor residents speaking at the May 24 meeting made us feel de-valued and disrespected. We understand and acknowledge the housing crisis but it does not need to be rectified to the detriment of current residents. Money is being made and we the residents are paying with a reduction in the quality of our lives. This is not how it should be.

We would like a response to each of our concerns.

The only compromise the developer appeared willing to make was no construction activity on Sundays. We, the residents are not impressed. That is way too little to offer us in the face of what is being proposed. Monday through Friday 8am to 5pm construction would be acceptable.

1. We don't support this project as it is presented. The Yew Court/Sangamore Avenue access is unacceptable.

Staff understands that the commenters are not supportive of the project.

2. We have seen this type of development fill every area of open space surrounding Greenwood Park, resulting in more traffic on West Street and Middle Lane.

The infill project site is being developed under the applicable Low Density Residential General Plan land use designation. The site was not identified in the General Plan as a park or open space.

3. This project will add even more traffic to West Street, competing with the traffic resulting from parents bringing their children to and from two nearby schools, in addition to the businesses in the Industrial/Clawiter vicinity.

Based on trip rates that have been accepted as standard practice by State Environmental regulations, the project will result in approximately 16 new vehicle trips during the most congested hour of the day. This equates to approximately 1 new vehicle every 4 minutes. These trips will not result in any significant increase in traffic on West Street.

4. Turning Sangamore and/or Yew Court into a project/development access road is absolutely and positively unacceptable. Truck vibration, dust, dirt, noise, more traffic jams are NOT acceptable for the long time existing Westwood Manor Home Development. By NOT allowing access at this juncture, you'd eliminate additional "parking wars" in a neighborhood already plagued with parking problems.

Construction vehicles and trucks will enter the site from Hesperian Boulevard during project construction.

5. The project should be accessed from Hesperian. Anything else is unacceptable. The new athletic fields at Mt. Eden High School, as well as the new storage units just beyond Mt. Eden managed to be built using Hesperian as their access.

Staff evaluates each site individually to determine where access points should be located. Evaluations are based on the proposed land-use type, established engineering criteria, city policies and state and federal laws and guidelines, as well as the project surroundings. What works at one site may not work at another. For this project, specifically, it was determined that Hesperian Blvd access was not desirable due to safety concerns such as visibility, stopping distance and short distances to adjacent intersections.

6. Construction hours Monday-Friday, 8am to 5pm would demonstrate respect and consideration toward current residents.

Pursuant to Hayward Municipal Code (HMC) Section 4-1.03.4, construction may occur between the hours of 10 a.m. and 6 p.m. on Sundays and holidays and between 7 a.m. and 7 p.m. on other days. To ensure fair treatment of all applicants and developers in the City, staff will not recommend imposition of any other limitations on construction days and hours that are more limiting than the municipal code, unless the applicant willingly agrees to the terms.

7. Current residents will be coping with multiple quality of life negative changes during (and after) this build. What is being offered in terms of compensation? Many of us have children and pets and we're concerned for their safety when current animals/insects/reptiles residing on the property being developed flee. What is the plan when this happens?

The property owner/applicant is developing the site in accordance with the applicable General Plan land use designation and is not required to compensate surrounding property owners as a condition of development.

8. The city worked with this neighborhood years ago to alleviate traffic problems and to not allow trucks. Why is this OK now?

The project does not add significant amounts of traffic to adjacent residential streets which are operating well under-capacity. During the most congested hour of the day, the project adds approximately 1 new vehicle every 4 minutes. Additionally, the project has been conditioned to make improvements to neighborhood streets, including conversion of Yew Ct/Sangamore St to a 3-way STOP controlled intersection.

9. Where are the construction workers going to park? Sangamore and Yew Court should not be options. Both are unacceptable.

Construction workers will park on the project site.

10. Who will be repairing any road damage incurred by this project and how long will it take? As a standard condition of approval, the applicant is required to enter into a Subdivision Improvement Agreement that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works.

The standard Subdivision Agreement which is required of all development projects includes surety (i.e. bonds), insurance in the event that damage occurs to any public or private property in conjunction with the construction of the project.

11. The plan to have trucks and equipment enter from Industrial/Clawiter is unsafe. A traffic engineer or commissioner coming and hanging out in our neighborhood for a day or so does not equal 20 years of living in this neighborhood. Although we appreciate the effort and time, we do not agree with the findings. We do believe (and this comes from decades of observance) that due to conditions like S turns and narrow streets, to name a few, there will be accidents, traffic jams and property damage. Where do these incidents get reported to and how long will it take to get resolution/reimbursement?

As noted above, trucks and equipment will enter the site from Hesperian Boulevard during project construction. If there is an issue related to private property damage, the person can report it to the construction superintendent who will be on site. The City requires that all contractors be insured to cover damages arising from a project construction.

Thank You for your time and consideration to this matter.

George UBL

. Hayward, CA.

94545 AND

Cherie Carlson

. Hayward, CA.

94545