



**MINUTES OF THE REGULAR MEETING OF THE  
CITY OF HAYWARD PLANNING COMMISSION  
Council Chambers  
Thursday, October 1, 2015, 7:00 p.m.  
777 B Street, Hayward, CA94541**

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3. Proposed Subdivision and Construction of 18 Detached Single Family Homes on a 1.96 Acre Parcel located at 24178 and 24570 Saklan Road, requiring a change to the zoning from RM (Medium Density Residential) to PD (Planned Development), Vesting Tentative Tract Map No. VTTM 8226, and Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program - Rick Rosenbaum, Lenox Homes, LLC (Applicant)/Ronald Depina Etal (Owner)

Associate Planner Emura provided a synopsis of the staff report.

Chair Parso-York opened the public hearing at 7:58 p.m.

Mr. Tony Dutra shared that he personally knew Mr. Rosenbaum, who was the project applicant, and spoke very highly of him.

Mr. Daniel Freeman, President of Lenox Homes, commented that his company was an infill builder and their primary goal as a developer, was to construct a project that would enhance the surrounding area. He stated that his company entitled, developed the site, built and warranted the homes. Mr. Freeman shared that two of the current homeowners, the Depina brothers, would continue to live at the site in two of the new homes once they are built. He mentioned that this was his company's first opportunity to build in Hayward, noting that they had built developments in surrounding cities. He expressed that it was a pleasure for his team to work with city staff. He commented that he was proud of the project, which included environmental features such as the bio-retention ponds.

Mr. Rick Rosenbaum, project applicant, shared a PowerPoint presentation for the proposed BrookWood development. He commented that the proposed project could be considered a transitional site as there were larger lot single family residences on the south side of the development and smaller lots homes to the north. He mentioned that there were two concepts that his company presented to staff during a pre-application meeting in May 2014. The first concept was a 24-lot cluster home layout and the second concept was a 19-lot subdivision on a traditional cul-de-sac. Mr. Rosenbaum said that the second concept was a better fit for the neighborhood as the homes would be on larger lots and would have backyards. He underscored that his firm was dedicated to creating a project that was a different product for the community that would feature different style homes. He pointed out the there was a reduction in the number of homes in the development from 19 to 18 homes as there was a goal to create a bio-retention area at the front entry to the project for the purposes of collecting and treating storm water. He stated that there would be typical side yards with five feet space on each side that would allow the following: residents could move lawnmowers in and out of the backyard easily, there was space for residents to store their garbage receptacles, and also enough space to fit a small storage unit. Mr. Rosenbaum said that the there was an ample amount of community open space and private open space in the area.



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Commissioner McDermott was impressed with the project and appreciated the detailed landscaping plans provided to the Commission. She furthermore commended the applicant on the green features of the project and was pleased to see that the homes will feature bigger backyards and would have multiple elevations.

Commissioner Willis Jr. was delighted that there would be a Homeowner's Association (HOA) even though the project featured 18 homes, adding that HOAs were beneficial in maintaining the development and in preserving the value of the homes.

Commissioner Enders stated that there were many positive features with the proposed project and commented that she could envision the proposed development site being utilized in the future as a location for a block party on National Night Out. Ms. Enders pointed out that the interior of the homes seemed spacious, appreciating the walk-in closets. She underscored that the proposed project provided an opportunity for individuals to move to Hayward and love the homes that they have purchased here.

Commissioner Faria spoke favorably of the project design and was pleased with the large walk-in closets incorporated into the design.

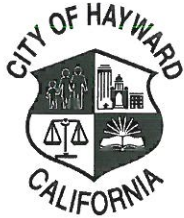
Mr. Rosenbaum noted for Commissioner Schott that the HOA was set up in perpetuity, pointing out that there was a Condition of Approval that the homeowners could not eliminate the HOA. Development Services Director Rizk added that requiring HOAs for associated Conditions, Covenants, and Restrictions (CC&R) were not limited to Planned Developments. Mr. Rizk noted that staff will usually require a HOA for residential developments regardless of the size of the development.

Commissioner Goldstein welcomed Lenox Homes to the City of Hayward and indicated his support for the project. He was especially pleased with the treatment of the bio-retention pond.

Chair Parso-York stated that the proposed project was well designed and added that the development was a nice transition between the other densely built developments and already existing traditional homes in the area.

Chair Parso-York closed the public hearing at 8:15 p.m.

Commissioner Willis Jr. made a motion to approve the project per staff recommendation, seconded by Commissioner Schott.



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AYES: Commissioners Willis Jr., Goldstein, Enders, Schott, McDermott, Faria  
Chair Parso-York

NOES: None

ABSENT: None

ABSTAIN: None