



**MINUTES OF THE REGULAR MEETING OF THE  
CITY OF HAYWARD PLANNING COMMISSION  
Council Chambers  
Thursday, October 10, 2019, 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 Chair Faria.

### **CALL TO ORDER Pledge of Allegiance**

Commissioner Andrews led in the Pledge of Allegiance.

## **ROLL CALL**

Present: COMMISSIONERS: Stevens, Andrews, Patton, Roche, Goldstein  
CHAIRPERSON: Faria  
Absent: COMMISSIONER: Bonilla

## **ELECTION OF OFFICERS:**

The item was continued to the next Planning Commission meeting due to Commissioner Bonilla's absence. Commissioner Bonilla was required to remain at the Kaiser Hospital Command Center in order to assist hospitals impacted by the power outage.

### **Staff Members Present: Brick, Chan, Martinez, Morales, Schmidt**

General Public Present: 16

## **PUBLIC COMMENT:**

Mr. Kim Huggett, Hayward Chamber of Commerce President, announced the release of the most recent edition of the Hayward Business & Membership Directory. Mr. Huggett invited the Planning Commission members to the Chamber's many events that are scheduled throughout the year.

**PUBLIC HEARINGS:** For agenda item No. 1, the Planning Commission may make a recommendation to the City Council. For agenda item No. 2, the decision of the Planning Commission is final unless appealed. The appeal period is 10 days from the date of the decision. If appealed, a public hearing will be scheduled before the City Council for final decision.

Chair Faria announced that there has been a request to hear Item No. 2 first. There was no objection by the Planning Commission members.



**MINUTES OF THE REGULAR MEETING OF THE  
CITY OF HAYWARD PLANNING COMMISSION**

**Council Chambers**

**Thursday, October 10, 2019, 7:00 p.m.**

**777 B Street, Hayward, CA 94541**

1. Proposed Development of a Mixed-Use Project Consisting of 189 Condominium and Townhome Units; Approximately 10,800 Square Feet of Ground Floor Commercial Space; Open Space Areas Including an Urban park and Plaza, Dog Park and Public Trail, among others; and Related Site Improvement Requiring Approval of Zone Change and Tentative Tract Map Application No. 201806355

Senior Planner Schmidt provided a synopsis of the staff report and PowerPoint presentation. Ms. Schmidt said staff received correspondence that was in favor of the project and this was forwarded to the Planning Commission.

Ms. Leah Beniston, applicant with True Life Companies, spoke about the project and the affordable housing element.

Commissioner Patton disclosed having worked with Ms. Beniston in the past and that this will not pose a conflict of interest. In response to Mr. Patton, Ms. Beniston spoke about the more affordable gas utility option for tenants, but, at this point, this was not a part of the project. Ms. Beniston said there is a condition of approval (COA) for clipper cards and the plan is to include language for the Homeowner Association (HOA) where they can vote on how to invest the funds collected for a transit option.

In response to Commissioner Andrews regarding the dog park, Ms. Beniston said currently the plan is to have two entry ways with one for large dogs and one for small dogs. Ms. Beniston said she believes the new La Vista park will have an area for large dogs, and then True Life can just have a small dog park. Ms. Andrews encouraged the applicant to review the dog park as she likes the park design features and requested the applicant to review the design color and furniture as these items lack cohesiveness.

In response to Commissioner Stevens, Ms. Beniston said the plan is to build the development all at one time and there will be one HOA for the entire development.

In response to Chair Faria about the meeting with the Hayward Area Recreation and Park District (HARD), Senior Planner Schmidt said that the HARD vote allowed for a credit for the 17,000 square feet and HARD recommended that the developer create a small dog park that will be fenced and have the appropriate amenities. Ms. Schmidt said HARD and the City's architect will review the park design. Ms. Beniston assured Ms. Faria that their development is further down the hill and will not block other developments' views. Ms. Schmidt shared that the City does not have an ordinance protecting views and CEQA does not address that topic.

Chair Faria opened the public hearing at 8:42 p.m.



**MINUTES OF THE REGULAR MEETING OF THE  
CITY OF HAYWARD PLANNING COMMISSION  
Council Chambers  
Thursday, October 10, 2019, 7:00 p.m.  
777 B Street, Hayward, CA 94541**

---

Ms. Cecilia Miskic, speaking for Treeview Swim Club and the Fairway Park Neighborhood Association, said after reviewing the previous project that had stepped back buildings, she prefers that the housing for this project also be stepped back from the major streets as there can be privacy issues. Ms. Miskic likes the retail and commercial aspects.

Chair Faria closed the public hearing at 8:47 p.m.

Commissioner Andrews asked if there are any City requirements that address step back features for housing, Senior Planner Schmidt responded that there are not any requirements that address housing building step backs at certain intervals, and that from staff's perspective, the project has adequate plane breaks, both horizontally and vertically, which is an effective method to break up the building mass. Staff also felt it was not necessary to have the buildings step back from Mission Boulevard. Ms. Schmidt said if the buildings were stepped back, then the project would lose density on the frontage and the General Plan pushes for higher density development. Ms. Andrews said there is a huge need for daycare which would work in the retail/commercial space.

Commissioner Roche favors the project and likes that the HOA will be collecting funds for transit options and suggested installing charging stations for scooters.

Commissioner Goldstein favors the project as it has all the elements that the Commission has been asking for.

Commissioner Patton said Mission Boulevard is an expressway most of the time and the building mass with the townhomes in the back does not present an issue. Mr. Patton supports the project and hopes that, with the transit demand management options, that the City is also addressing that the parking lifts might not be warranted in the future.

Commissioner Stevens thanked the applicant for developing a great site plan with architecture design that adapts to the topography, likes how the retaining walls are stepped back into the hillside and how the walls are tiered. Mr. Stevens encouraged the applicant's design team to take a close look at the segmented wall and consider the colors and treatment so that the wall feels less imposing.

Commissioner Andrews has concerns that if the daycare option does not work out, that the developer considers a retail option that has a repeat clientele such as a boutique fitness center. Ms. Andrews encouraged the applicant to consider public art at the street level.

A motion was made by Commissioner Goldstein to approve the staff's recommendation with the added condition of approval by Commissioner Andrews to include public art at the street level. Commissioner Patton seconded the motion.



**MINUTES OF THE REGULAR MEETING OF THE  
CITY OF HAYWARD PLANNING COMMISSION  
Council Chambers  
Thursday, October 10, 2019, 7:00 p.m.  
777 B Street, Hayward, CA 94541**

Commissioner Stevens made a friendly amendment to evaluate the project walls for the design features to be consistent with the building and landscape design within the project and the surrounding neighborhood.

Commissioner Goldstein and Commissioner Patton accepted the friendly amendment.

AYES: Commissioners Stevens, Andrews, Patton, Roche, Goldstein  
Chair Faria  
NOES: None  
ABSENT: Bonilla  
ABSTAIN: None

2. Proposed Mixed-Use; Transit-Oriented Development with 140 Affordable Housing Units, a 2,700 Square-Foot Day Care Center, and 1,800 Square-Foot of Ground Floor Commercial Space on a Vacant 2.21-Acre Site Located at 29497, 29447, and 29553 Mission Boulevard, Assessor Parcel Nos. 078C-0438-013-06, 078C-0438-014-00, and 078C-0438-015-02 Requiring Site Plan Review and Density Bonus Application 201806620 and the Adoption of a California Environmental Quality Act Infill Checklist. Meta Housing Corporation (Applicant/Property Owner)

Associate Planner Martinez provided a synopsis of the staff report and PowerPoint presentation. Mr. Martinez announced that Housing Manager Morales and Mr. Abe Lieder, of Rincon Consultants/CEQA consultant, were present to answer any questions. Mr. Martinez announced modifications to Conditions of Approval (COA) Nos. 77 & 78 relating to water meter installation requirements consistent with state law Senate Bill No. 7. Mr. Martinez announced that he provided a copy of the modifications to the Commission and there were also copies for the audience.

Commissioner Roche disclosed having met with the applicant and that she is a volunteer board member of the Treeview Swim Club in the Fairway Park neighborhood that will be receiving a palm tree from the project site.

Chair Faria acknowledged a letter of support from Ms. Jamison and relayed that Commissioner Bonilla was not able to attend this evening and he supports the project.

In response to Commissioner Patton, Housing Manager Morales provided an income limits chart that included the very low-income and other low-income requirements as they related to the project. Associate Planner Martinez said the Council Economic Development Committee members had concerns about the minimal parking plan for the project and potential spillover parking impacts into the neighborhood. Mr. Martinez said the applicant has proposed language that will mitigate parking impacts.