

**PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 10, 2019**

**DOCUMENTS RECEIVED
AFTER PUBLISHED AGENDA**

ITEM #1 PH 19-076

**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 Improvements Requiring Approval of Zone change and
Tentative Tract Map Application No. 201806355
LOCATED at 29212 MISSION BOULEVARD**

LETTER FROM MINANE JAMESON, SOUTH HAYWARD RESIDENT

10.08.2019

DATE: Tuesday, October 8, 2019 11:10 AM

SUBJECT: Letter to Planning Commission regarding True Life project in South Hayward

Dear Members of the Planning Commission,

I am writing to you regarding the proposal of the True Life Development project in South Hayward which will be on your October 10th agenda. I regret not being able to attend this meeting and hope you will consider my comments below.

The True Life Companies has put together an attractive multi use project that I think will be an asset to our community. I appreciate that the amenities include commercial space, open space, a small dog park and a pedestrian path connecting to the future regional park. I also appreciate that some of the units will be 'affordable' and that HARD will potentially receive over 1.8 million dollars in park impact fees.

The only thing I request that was possibly not considered in the design process is adding stone work on the face of some of the buildings. This is a design feature that I think makes many of the newer projects stand out.

Thank you in advance for considering my comments.

Sincerely,

Minane Jameson

South Hayward resident

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LETTER FROM MIMI BAUER, FWPNA PRESIDENT

10.08.2019

DATE: Tuesday, October 8, 2019 4:14 PM

SUBJECT: Re: Letter to Planning Commission regarding True Life project in South Hayward

Hello Sara,

I would appreciate your submitting this email to the Planning Commission for their consideration regarding the referenced development project. TTLC were very attentive to our concerns. I believe the resulting project is of noteworthy quality and will be a positive addition to the community and Hayward, visually, economically, market and affordable housing wise as well as taking consideration of sustainable practices. I would love for this project to break ground tomorrow. It could be a win/win for all as long as a reputable builder purchases the project and builds it in a timely manner. And that is the only concern I do have. TTLC designs projects, they don't build them. What guarantees can the City put in place so that the property is not held hostage with a design that no one wants to buy and build?

Best Regards,

Mimi Bauer,

FWPNA, President

ITEM #2 PH 19-077

**Proposed Mixed-Use, Transit-Oriented Development with 140 Affordable Housing Units, a 2,700 Square-Foot Day Care Center, and 1,800 Square -
Feed of Ground Floor Commercial Space on Vacant 2.21-Acre Site
LOCATED at 29497, 29547, 29547, and 29553 MISSION BOULEVARD**

LETTER FROM MINANE JAMESON, SOUTH HAYWARD RESIDENT

10.04.2019

Date: Friday, October 4, 2019 12:45 PM

SUBJECT: META Project, Letter of Support to Planning Commission

Dear Members of the Planning Commission,

I am writing to you regarding the proposed META housing project, Hayward Mission Family Apartments, at 29297 Mission Blvd. which will be on your October 10th agenda. I regret not being able to attend this meeting and hope you will consider my comments here.

I and my fellow Fairway Park Neighborhood Association board members have had the opportunity to meet with META on several occasions to review and comment on their affordable housing project. We also shared preliminary drawings and a description of the project with many FPNA members at our bi-annual association meeting a few months back.

I personally feel that META took the time to listen to our concerns and have designed a very beautiful, multi-use complex that will not only beautify South Hayward, but supply much needed affordable housing units to our city. The location is walkable to BART and sits on a major bus line, and the design makes it convenient for car sharing companies to safely pick up and drop off riders. The large bike storage area will help encourage people to go car-less and commute more by bike, which will help reduce our carbon footprint. The project contains many amenities for the new residents, including a large common area with a play structure, community garden area, and movie wall. The project also includes a proposed day care site which will be very convenient for tenants with children. I also appreciate the new commercial spaces they've included along Mission for a restaurant, café, etc. which will give people living in South Hayward more places to patronize locally. Between this project, the SoHay project and SoHay Park, Mission Blvd. will become more pedestrian friendly. And all the new South Hayward residents will help support the commercial businesses nearby and help attract new ones, too.

META has a substantial portfolio of beautifully designed and well maintained projects all over California, including one just recently opened in downtown Hayward. As you know, while Hayward can benefit from more market rate housing units, there is no doubt that we need many more attractive and well maintained affordable and low income housing units too, and that is why I enthusiastically support this project and hope you will too.

Thank you in advance for considering my comments.

Sincerely,

Minane Jameson

South Hayward resident

ITEM #2 PH 19-077

Proposed Mixed-Use, Transit-Oriented Development with 140 Affordable Housing Units, a 2,700 Square-Foot Day Care Center, and 1,800 Square - Feed of Ground Floor Commercial Space on Vacant 2.21-Acre Site LOCATED at 29497, 29547, 29547, and 29553 MISSION BOULEVARD

LETTER FROM MIMI BAUER, FWPNA PRESIDENT

10.08.2019

DATE: Tuesday, October 8, 2019 4:28 PM

SUBJECT: Fwd: META Project, Letter of Support to Planning Commission

Dear Members of the Planning Commission,

I am writing to you regarding the above referenced project. The Fairway Park Neighborhood Association board members have meet with META on several occasions to review and comment on their project. We also shared preliminary drawings and a description of the project with many FPNA members.

The design is dynamic and the project brings much to the community. Housing needs, some shopping, removal of visual blight. And, one of the most important aspects of the project is that this project is being built by a company with a stellar track record of success in building AND maintaining quality affordable housing. When do we break ground!!!

Sincerely,

Mimi Bauer

FWPNA, President

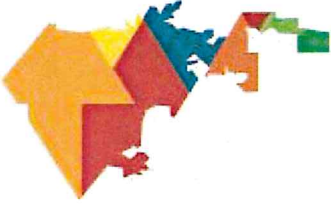
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Proposed Mixed-Use, Transit-Oriented Development with 140 Affordable Housing Units, a 2,700 Square-Foot Day Care Center, and 1,800 Square - Feed of Ground Floor Commercial Space on Vacant 2.21-Acre Site LOCATED at 29497, 29547, 29547, and 29553 MISSION BOULEVARD

LETTER FROM DEPARTMENT OF PUBLIC WORKS AND UTILITIES

RE: REVISED CONDITIONS OF APPROVAL

10.10.2019



Memorandum

DATE: October 10, 2019

TO: Planning Commission

FROM: Department of Public Works and Utilities

SUBJECT: **Revised Conditions of Approval for Hayward Mission Family Apartments (Meta Housing)**

For all new multifamily residential developments, the Department of Public Works & Utilities (PW&U) has a standard policy, consistent with State law, that all residential dwelling units shall be individually metered with publicly read meters for water usage. City Council has expressed support for this policy.

In cases where installing individual public water meters is not physically possible, for example, due to space constraints, staff recommends that each building and each floor in each building be metered with publicly read water meters and private submeters to each residential dwelling unit. During the review process for Hayward Mission Family Apartments, the developer stated that since the development qualifies as “low-income housing”, as defined in California Senate Bill 7, Article 5, 537(a)(1), it is exempt from the requirement to meter each residential dwelling unit for water usage.

Staff has confirmed with the Planning Division that the Hayward Mission Family Apartments meet the “low-income housing” definition, as stated in California Senate Bill 7, Article 5, 537(a)(1). Therefore, the Department of PW&U permits the following conditions of approval for the development’s water metering infrastructure:

1. One domestic master water meter to the residential dwelling units, the common room, and the laundry rooms. The developer shall install private submeters to each residential unit, the common room, and to each laundry room for both hot and cold-water usage. The developer shall provide water usage data from the development’s submeters to the City of Hayward upon request, within 14 calendar days after the request is made.
2. Separate domestic water meters for each proposed commercial unit.
3. One separate domestic water meter for the daycare facility.
4. Separate irrigation water meter(s) for the development’s landscaping.

Revised Conditions of Approval #77 and 78 are attached to this document in track changes with ~~strikethroughs~~ indicating deleted text, and underlines indicating new, revised text.



74. Submit the Construction and Demolition Debris Recycling Statement at the time of your building permit. The applicant shall will only need to submit the top “applicant” half of the form during the building permit. The bottom half of the form should be completed upon completion of the project to receive final building inspection approval. The form can be located online at <http://www.hayward-ca.gov/services/city-services/construction-and-demolition-debris-disposal>.
75. Per City Ordinance, all businesses are required to arrange for separate collection of recyclables. In addition, food related businesses are required to separately collect organics (compostable materials). For more information, please visit <http://www.recyclingrulesac.org/city/city-of-hayward/> . Please see Section 2 of attached for capacity needs. Also, see Section 3 of attached for trash enclosure design requirements, should an enclosure be deemed necessary.

Utilities – Water and Sewer.

Water:

76. The developer/applicant will be responsible for payment of its share of the cost of upgrading the sanitary sewer collection system in the Industrial Sewer Basin to accommodate the proposed development. The share will be calculated based on the anticipated additional flow due to future developments affecting Valle Vista Lift Station Improvement and Valle Vista Force Main Reliability Implementation project.
77. ~~Water meters shall be installed as follows. Each commercial retail tenant space be served by separate water meters. A separate water meter shall serve the common areas, such as the community rooms, managers’ offices, and laundry rooms. All water meters shall be radio-read type. The following water metering infrastructure is approved so long as the development meets the “low-income housing” criteria, as defined in California Senate Bill 7, Article 5, 537(a)(1):~~
 - a. One (1) domestic master water meter to the residential dwelling units, the common room, and laundry rooms. The developer shall install private submeters to each residential unit, the common room, and to each laundry room for both hot and cold-water usage. Water usage data from the submeters shall be provided to the City of Hayward upon request, within 14 calendar days after the request is made;for each “building” in the development. Although the development seems to in one building envelope, per Sheet A1.3 of the architectural plans there are three distinct “buildings” where each which would require an individual master meter.
 - b. One (1) domestic water meter for the day care center;
 - ~~e. One (1) water meter for the common space (community room, mail room, package lockers);~~
 - ~~d.c. Individual water meters for each tenant for the commercial space commercial unit;~~

~~e.d. Water used for irrigation purposes. Irrigation shall have its own be separately separate water meter metered. It is anticipated that one or more separate irrigation water meters and services shall be installed for the development's landscaping.~~

~~f. One (1) meter for the laundry room, if applicable; and~~

~~g. One (1) meter for the swimming pool, if applicable.~~

~~78. A separate irrigation meter shall be installed to serve the development's landscaping.~~

~~79.78.~~ The property at 29553 Mission Blvd has an existing 5/8" domestic water meter (account 22367). If existing water services cannot be reused, it must be abandoned at the owner's/applicant's expense.

~~80.79.~~ All connections to existing water mains shall be performed by City Water Distribution Personnel at the applicant's/developer's expense.

~~81.80.~~ The applicant/developer shall install an above ground reduced-pressure backflow prevention assembly (RPBA) on each domestic and irrigation water meter, per SD-202. Backflow preventions assemblies shall be at least the size of the water meter or the water supply line on the property side of the meter, whichever is larger.

~~82.81.~~ Fire services shall be per the sizing requirements of the Fire Department and shall be installed per SD-204 and SD-201. New fire services must be installed by City Water Distribution Personnel at the owner's/applicant's expense. Fire service installations are billed on an actual cost basis with a time and materials deposit due prior to the start of installation.

~~83.82.~~ Water meters and services are to be located a minimum of two feet from top of driveway flare as per SD-213 thru SD-218.

~~84.83.~~ Water mains and services, including the meters, must be located at least 10 feet horizontally from and one-foot vertically above any parallel pipeline conveying untreated sewage (including sanitary sewer laterals), and at least four feet from and on foot vertically above any parallel pipeline conveying storm drainage, per the current California Waterworks Standards, Title 22, Chapter 16, Section 64572. The minimum horizontal separation distances can be reduced by using higher grade (i.e., pressure) piping materials.

Sewer:

~~85.84.~~ The commercial and residential/community spaces shall have separate sewer connections.

~~86.85.~~ The developer is responsible for payment of sewer connection fees at the current rates at the time of application for water and sewer service.

~~87.86.~~ Sewer connection fees for residential connections are charged on a flat fee per number of residential units. Currently, the sewer connection fee for a multi-family residential unit is \$6,853 per unit.

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LETTER FROM APPLICANT, META HOUSING

10.10.2019

Subject to applicable State and Federal fair housing laws, the applicant and/or their property manager/property management company shall maintain two applicant waiting lists during the period prior to the issuance of a temporary certificate of occupancy (TCO) for the development (the "pre-lease period"). Applications received during the pre-lease period will be sorted into two groups: (i) applicants that have cars and (ii) applicants that do not have cars. Applicants that do not have cars will be given priority during the pre-lease period. Six months prior to the expected TCO date, the project will deliver a marketing and lease up plan to the City of Hayward Housing Division for review. If the development is not 100% leased by the date of issuance of TCO, property management may remove

the car preference and manage a single applicant wait list. IT IS THE PROJECTS INTENT TO
HAVE THE NO CAR PREFERENCE IN EFFECT FOR THE LIFE OF THE
PROJECTS REGULATORY AGREEMENTS.