



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, May 11, 2017, 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 Vice Chair Schott.

ROLL CALL

Present: COMMISSIONERS: Willis Jr., Goldstein, McDermott, Faria
VICE CHAIR: Schott
Absent: COMMISSIONER: Parso-York
CHAIR: Enders

SALUTE TO FLAG

Commissioner Willis Jr. led in the Pledge of Allegiance.

Staff Members Present: Brick, Buizer, Chan, Golubics, Hinkle, Lee, Schmidt

General Public Present: 13

PUBLIC COMMENT:

There were none.

PUBLIC HEARINGS: For agenda item No. 1, 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. For agenda items No. 2 and No. 3, the Planning Commission may make a recommendation to the City Council.

1. Proposed expansion of an existing public storage facility (Saf Keep Storage) onto an adjacent 0.8 -acre site located at 22373 and 22391 Thunderbird Place, requiring approval of a Conditional Use Permit and Site Plan Review, Application No. PL-2016-06805; Edward G. Roach (Applicant) on behalf of Parrish Estate Company (Owner).

Planning Manager Buizer introduced Associate Planner Lee.

Associate Planner Lee provided a synopsis of the staff report.

Associate Planner Lee responded to Commissioner Willis Jr.'s question about initial opposition to the project that was later withdrawn, Mr. Lee said the opposition was primarily regarding the impact to on-street parking and once he explained the project



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and that the traffic generation would be minimal the opposition was withdrawn. Mr. Lee said he had not received any other communication from members of the community.

Associate Planner Lee responded to Commissioner Faria's question regarding a Condition of Approval (COA) regarding window location, Mr. Lee said the window location will be addressed at the building permit stage as the placement of windows on the floor plan and window elevation was not consistent, staff will make sure that the window placements match during staff's review.

Associate Planner Lee responded to Commissioner McDermott's question regarding the COA for solar panels and whether it is easier to have the solar panels installed during construction, Mr. Lee said the owner wanted to wait for one year to see the extent of the energy usage to appropriately install the correct size solar panels. Mr. Lee responded to Ms. McDermott's question about installing security cameras and security lighting, Mr. Lee said the owner will have an alarm system, security gate and security lighting and anything further can be requested.

Mr. James Goodman, with James Goodman Architects, the architect for the facility, Mr. Goodman said security cameras will be installed both inside and outside and the trash enclosures are not available to the public.

Mr. Ed Roach, Owner/Applicant, responded to Commissioner McDermott's question regarding the process for auctioned items, Mr. Roach said the winning bidder has to remove the items by the next day after the auction and if that bidder does not remove the items by the allowed time, they forfeit their deposit and the items go to the next highest bidder. Mr. Roach said once the items are removed service attendants then come in and clean out the units and also remove any remaining items.

Vice Chair Schott opened and closed the public hearing at 7:15 p.m.

A motion was made by Commissioner Willis Jr., seconded by Commissioner McDermott, to approve the staff recommendation. The motion passed with the following vote:

AYES:	Commissioners Willis Jr., Goldstein, McDermott, Faria Vice Chair Schott
NOES:	None
ABSENT:	Enders, Parso-York
ABSTAIN:	None



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2. Proposed Rezone of a Property from Business Park District and Regional Commercial District to Planned Development District and Construction of a Light Industrial Shell Building for the Steelwave Industrial Park at 2580-2582 Industrial Boulevard. Project Includes Consideration of an Addendum to a Previously Certified Mitigated Negative Declaration. Michael Olson/Eden Shores Associates I LLC (Applicant/Owner).

Senior Planner Schmidt provided a synopsis of the staff report.

Mr. Michael Olson, applicant with Eden Shores Associates, presented the project.

Commissioner Willis Jr. said he is happy that he does not need to recuse himself as he lives more than 500 feet from the project site. Mr. Willis said he was disappointed that the original planned commercial/retail did not happen and asked Mr. Olson what happened. Mr. Olson responded that during his time the plan for this site has always been a business park and spoke about the process in determining what would work best for a site and said the retail has always been situated on the south side of Costco and noted that this area cannot support any more retail. Mr. Willis said the area west of Marina will be light industrial and asked about the construction along Eden Shores Boulevard, Mr. Olson said the retail portion is currently under Administrative Review in the Planning Department. Mr. Willis wants to make sure that there will be sufficient parking and Mr. Olson confirmed that there will be and the parking area will meet all City codes. Mr. Willis favored the project.

Commissioner McDermott said it is important to incentivize the public to use public transportation. Senior Planner Schmidt said the COAs, especially those noted as mitigation measures, were adopted for the entire Eden Shores Specific Plan area, noting that there are some relating to the different components of residential and retail and then there are COAs that apply to everything that is going to be developed. Ms. Schmidt said COA 29 may not apply to the business park but may apply to another area but all mitigations were included for this project as per the California Environmental Quality Act (CEQA). Mr. Olson confirmed for Ms. McDermott that the business park will have Class A tenants.

In response to Vice Chair Schott's question about what does it mean to electrify loading docks, Senior Planner Schmidt said when a truck comes into a loading dock and it needs electricity such as a refrigerated truck, then the trucks can be plugged in and thus the truck will not need to idle for long periods of time which will then benefit the air quality and bring down the greenhouse gas emissions.

Mr. Olson responded to Commissioner Goldstein that the name Steelwave is the name of the company. In response to Mr. Goldstein's question about bicycle parking, Senior Planner



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Schmidt said the development will include 20 bicycle parking stalls both outside and inside the building.

Vice Chair Schott opened the Public Hearing at 7:37 p.m.

Angela Andrews, south Hayward resident, said she is excited to see more high skilled jobs coming into the neighborhood and asked if the Commissioners and the developer are considering the residents that live across the street from the project. Ms. Andrews asked for the following considerations: would like to see art since the project site is across the street from a residential area and that the developer will partner with quality food trucks which will benefit both residents and workers.

Vice Chair Schott closed the public hearing at 7:40 p.m.

A motion was made by Commissioner Willis Jr., seconded by Commissioner Faria, to approve the staff recommendation.

Vice Chair Schott commented that he favored the project, it is a positive project and would like to see more of this kind of development in Hayward. Mr. Schott said that if you bring in industrial next to residential but buffered in a gentle way it will work and examples of this can be seen in other areas where this combination has been successful such as in Dublin, Foster City, Belmont and San Mateo.

Commissioner Willis Jr. commented that when facilities are built near housing what is created is where workers can live nearby and won't have to drive to work which can have the positive effect of helping to cut down on traffic.

Commissioner Goldstein said the City has embarked on a Complete Neighborhood approach and this project helps fulfill this approach along with the retail components of Costco. Mr. Goldstein said this is a great location for any business and he favors the project. Mr. Goldstein thanked Mr. Olson for sticking with the project acknowledging the length of time it took to get to this point.

Commissioner McDermott acknowledged that this was an arduous process, the timing is good as Hayward is still an affordable place to live and she hopes the project will cut down on traffic. Ms. McDermott said she favors the project, the design is contemporary, looks nice and is glad that Mr. Olson stuck with it.

Commissioner Faria agreed with her fellow commissioners that this is the kind of project that the City has been working towards and appreciates Mr. Olson staying with the project and the Commissioners acknowledge that it took some time to develop the area.



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A motion was made by Commissioner Willis Jr., seconded by Commissioner Faria, to approve the staff recommendation.

The motion passed with the following vote:

AYES: Commissioners Willis Jr., Goldstein, McDermott, Faria
Vice-Chair Schott
NOES: None
ABSENT: Enders, Parso-York
ABSTAIN: None

3. Proposed Five Year Extension of the Development Agreement for the Stonebrae Country Club (Blue Rock) Project Located Southeasterly of the Intersection of Fairview Avenue and Hayward Boulevard along Walpert Ridge

Senior Planner Golubics provided a synopsis of the staff report.

Senior Planner Golubics confirmed for Vice Chair Schott that the extension expiration date would be in 2023.

Vice Chair Schott opened and closed the public hearing at 7:52 p.m.

Commissioner McDermott said there was nothing preventing the extension of the Development Agreement and that she is aware of the mortgage industry being hard hit by the recession. Ms. McDermott said this is a nice development and this extension will allow for the development of Village C. Senior Planner Golubics confirmed for Ms. McDermott that construction has not yet begun.

A motion was made by Commissioner McDermott, seconded by Commissioner Willis Jr., to approve the staff recommendation.

The motion passed with the following vote:

AYES: Commissioners Willis Jr., Goldstein, McDermott, Faria
Vice Chair Schott
NOES: None
ABSENT: Enders, Parso-York
ABSTAIN: None



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COMMISSION REPORTS:

Oral Report on Planning and Zoning Matters

Planning Manager Buizer reminded the Commissioners about the Tuesday, May 16, 2017, special field trip to Stonebrae and that the Joint Council/Planning Commission Work Session has been cancelled. Vice Chair Schott said there is a business operating illegally underneath the Eden greenway and this was seriously affecting the neighborhood. Mr. Schott said Code Enforcement's penalties does not discourage this illegal truck stop and he encouraged the California Highway Patrol to park one of their inspection vehicles in that area to discourage this illegal activity.

Commissioners' Announcements, Referrals

Commissioner McDermott spoke about attending the Hayward Education Foundation event honoring school volunteers held at the Hayward Executive Airport's Meridian hangar. Ms. McDermott said it was a very nice event but highlights that the City needs a convention center for such events. Commissioner Goldstein reminded everyone that the Rowell Ranch Rodeo was coming up and encouraged everyone to go out, enjoy the event and have fun.

APPROVAL OF MINUTES

4. Minutes of the Special Planning Commission Meeting on April 20, 2017

A motion was made by Commissioner Willis Jr., seconded by Commissioner Faria, to approve the minutes of the Planning Commission meeting on April 20, 2017. The motion carried with the following vote:

5:0:2 (AYES: Willis Jr., Goldstein, Schott, McDermott, Faria; ABSENT: Enders, Parso-York)

5. Minutes of the Planning Commission Meeting on April 27, 2017

A motion was made by Commissioner McDermott, seconded by Commissioner Willis Jr., to approve the Planning Commission meeting on April 27, 2017. The motion carried with the following vote:

4:0:1:2 (AYES: Willis Jr., Goldstein, McDermott, Faria; ABSTAIN: Schott ABSENT: Enders, Parso-York)

ADJOURNMENT

Vice Chair Schott adjourned the meeting at 8:03 p.m.



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APPROVED:

Julius Willis, Jr. Secretary
Planning Commission

ATTEST:

Denise Chan, Senior Secretary
Office of the City Clerk