

CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov



CITY OF
HAYWARD
HEART OF THE BAY

Agenda

Thursday, June 14, 2018

7:00 PM

Council Chambers

Planning Commission

MEMBERS OF THE AUDIENCE WISHING TO ADDRESS THE PLANNING COMMISSION

Obtain a speaker's identification card, fill in the requested information, and give the card to the Commission Secretary. The Secretary will give the card to the Commission Chair who will call on you when the item in which you are interested is being considered. When your name is called, walk to the rostrum, state your name and address for the record and proceed with your comments. The Chair may, at the beginning of the hearing, limit testimony to three (3) minutes per individual and five (5) minutes per an individual representing a group of citizens for organization. Speakers are expected to honor the allotted time.

CALL TO ORDER Pledge of Allegiance**ROLL CALL****PUBLIC COMMENTS**

The PUBLIC COMMENTS section provides an opportunity to address the Planning Commission on items not listed on the agenda. The Commission welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Commission is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff for further action.

ACTION ITEMS

The Commission will permit comment as each item is called for Public Hearing. Please submit a speaker card to the Secretary if you wish to speak on a public hearing item.

WORK SESSION

Work Session items are non-action items. Although the Council may discuss or direct staff to follow up on these items, no formal action will be taken. Any formal action will be placed on the agenda at a subsequent meeting in the action sections of the agenda.

[RPT 18-108](#) Informational Report on Strategies for Affordable Housing

Attachments: [Attachment I Staff Memo](#)

APPROVAL OF MINUTES

[MIN 18-084](#) Minutes of the Planning Commission Meeting of May 24, 2018

Attachments: [Attachment I Draft Minutes of May 24, 2018](#)

COMMISSION REPORTS

Oral Report on Planning and Zoning Matters

Commissioners' Announcements, Referrals

ADJOURNMENT**NEXT MEETING, JUNE 28, 2018, 7:00PM****PLEASE TAKE NOTICE**

That if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing.

PLEASE TAKE FURTHER NOTICE

That the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

****Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Permit Center, first floor at the above address. Copies of staff reports for agenda items are available from the Commission Secretary and on the City's website the Friday before the meeting.****

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the City Clerk at (510) 583-4400 or TDD (510) 247-3340.



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File #: RPT 18-108

DATE: June 14, 2018

TO: Planning Commission

FROM: Housing Division Manager

SUBJECT

Informational Report on Strategies for Affordable Housing

RECOMMENDATION

Accept informational report

SUMMARY

Informational report regarding strategies to encourage the development of affordable housing in the City of Hayward. Discussion includes recent amendments to the City of Hayward's Affordable Housing Ordinance and issuance of a Notice of Funding Availability for the Development of Affordable Rental Housing.

ATTACHMENTS

Attachment I Informational Memo



DATE: June 14, 2018

TO: Planning Commission

FROM: Housing Division Manager

RECOMMENDATION

That the Planning Commission reviews the informational report regarding strategies to encourage the development of affordable housing in the City of Hayward.

SUMMARY

This report provides information regarding strategies that are being implemented to encourage the development of affordable housing in the City of Hayward.

BACKGROUND

On January 31, 2017, the City Council convened a work session to review housing affordability strategies and resources in Hayward and Alameda County. At that meeting, the Council explored four major areas in depth and directed staff to pursue five specific strategies for further Council review and potential implementation. Two of the strategies encourage the development of affordable housing which is the topic of this report. These strategies include:

1. Update and Revise the Affordable Housing Ordinance
2. Issue a Notice of Funding Availability or a Request for Proposal for Affordable Rental Housing Development Projects

On November 7, 2017, concurrent with the introduction of the Ordinance amending the Hayward Municipal Code regarding the affordable housing requirements, Council adopted a resolution increasing the affordable housing in-lieu fees. On November 28, 2017, Council adopted an Ordinance amending Hayward Municipal Code regarding the affordable housing requirements.

On December 12, 2017, after the Alameda County Board of Supervisors approved the rental housing development policies, Council held a work session to provide preliminary direction regarding how to identify affordable rental housing projects for funding under Alameda County's Measure A1 Bond. On March 20, 2018, Council approved criteria to select projects through a Notice of Funding Availability (NOFA).

DISCUSSION

Based on Council action, the City is implementing two mechanisms to develop affordable housing. First, the Affordable Housing Ordinance requires developers to consider affordable housing as part of their project through on-site or off-site development. As an alternative, the

developer could pay an impact fee which will be used to support the development of affordable housing. Second, the NOFA creates a mechanism to encourage and identify affordable housing projects. The NOFA is used to award affordable housing development funds including impact fees, Hayward Housing Authority Funds, and HOME investment partnership funds. The affordable housing requirements including the new affordable housing impact fee, and the NOFA are discussed in greater detail below.

Affordable Housing Ordinance

Based on the new requirements adopted on November 28, 2017, all residential development projects consisting of two or more dwelling units are subject to the Affordable Housing Ordinance No. 17-20. At the time of an application for a residential project is submitted, the Applicant is required to specify how the requirements of the ordinance are being met. Options for complying with the Affordable Housing Ordinance include:

- Pay an affordable housing in-lieu fee; or
- Include on-site units; or
- Construct affordable units off-site contingent on City approval; or
- Propose additional alternatives contingent on City approval; or
- In an ownership residential project, provide rental affordable units consistent with requirements for rental housing.

Under the Ordinance, on-site affordable units must be occupancy restriction in perpetuity. However, the requirements for on-site units for rental housing are different for ownership housing. Rental projects that provide on-site affordable units must restrict six percent of the total units as affordable. One-half of the units must be made affordable to low-income households while the other half must be made affordable to very low-income households. Ownership projects restrict units based on the density. High density condominium projects (35 units per square acre) will be required to restrict 7.5 percent of the units while lower density projects will be required to restrict 10 percent of the units. Units must be restricted to moderate or lower-income households.

Unless the applicant proposes to pay affordable housing in-lieu fees, the applicant shall submit an Affordable Housing Plan (AHP) as part of the application for a residential development.

In-lieu Fees

Council action on November 7, 2017, substantially increased affordable housing in-lieu fees. Projects deemed complete after December 20, 2017 will be required to pay the following in-lieu fee:

- High-Density Condominiums (35 units per acre or more)-\$15.00/sf habitable space
- All other Dwellings Unit Types-\$18.18/sf of habitable space

Projects consisting of less than 10 units will pay reduced fee ranging from 50 percent of the fee to 89 percent of the fee based on the number of project units. Fees paid at occupancy increase 10 percent. Previously, fees ranged from \$3.63-4.61 per habitable square foot depending on project type.

Notice of Funding Availability for the Development of Affordable Housing

The NOFA was released on April 30, 2018 and applications are due on June 29, 2018. The purpose of the NOFA is to ensure that the award of local housing funds are: (1) based on the City's priorities; (2) made to affordable housing developers in an amount necessary to make the projects feasible; and (3) leverage and maximize Alameda County Measure A1 bond funds, including Hayward's base allocation and the Mid County Regional Pool.

Eligible activities under the NOFA will include new construction of rental, supportive, or transitional affordable housing. Projects must meet basic standards income targeting (20% of the units at 20% Area Median Income (AMI) per Measure A1 program requirements), site control, and other requirements. The NOFA also sets forth criteria by which projects will be scored and ranked, including project readiness, percentage of leveraged funds, location attributes, income targeting, targeting to households with special needs or who are homeless, developer experience, project energy efficiency measures and innovation. Lastly, the NOFA discloses the City's financing guidelines, loan terms, applicable state and federal requirements, and other City requirements. After review and ranking of projects submitted under the NOFA, staff will return with funding recommendations for Council approval.

NEXT STEPS

Staff anticipates returning to City Council for approval of funding recommendations for affordable housing developments in September 2018. Based on Hayward's local commitment to the project, developers will secure additional governmental subsidies and private financing. Once all the financing is secured, the city will close its loan concurrent with other lenders. The project will begin construction after permits have been approved.

The new affordable housing impact fee will likely provide funding for future NOFAs, unless staff is directed by Council to engage in another method to award affordable housing funds.

Prepared by: Christina Morales, Housing Manager

Recommended by: Sara Buizer, Planning Manager

Approved by:



Sara Buizer, AICP, Planning Manager



Stacey Bristow, Interim Development Services Director



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File #: MIN 18-084

DATE: June 14, 2018

TO: Planning Commission

FROM: Interim Director of Development Services

SUBJECT

Minutes of the Planning Commission Meeting of May 24, 2018

RECOMMENDATION

That the Planning Commission approve the minutes of the Planning Commission meeting of May 24, 2018

SUMMARY

The Planning Commission held a meeting on May 24, 2018

ATTACHMENTS

Attachment I Draft Minutes of May 24, 2018



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, May 24, 2018, 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 Goldstein.

CALL TO ORDER Pledge of Allegiance

Commissioner Bonilla Jr. led in the Pledge of Allegiance.

ROLL CALL

Present: COMMISSIONERS: Willis Jr., Bonilla Jr., Schott, McDermott
CHAIRPERSON: Goldstein
Absent: COMMISSIONER: Faria
Vacancy: ONE

Staff Members Present: Brick, Buizer, Chan, Schmidt, Sharma

General Public Present: 12

PUBLIC COMMENT:

There were none.

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

1. Transfer of Partial Ownership of the Palace Card Club per the Hayward Card Club Regulations and a Conditional Use Permit Amendment related to the Parking Mitigation Fee associated with the Palace Card Club shuttle located at 22821 Mission Boulevard (APN 428-0081-033-00) Catherine Aganon and Pamela Roberts (Owners and Applicants)

Planning Manager Buizer provided a synopsis of the staff report and a PowerPoint presentation. Ms. Buizer noted that staff received a last-minute request from Ms. Aganon to remove Mr. Henry Tang as one of the proposed owners and staff was fine with this change. Ms. Buizer said there was a modification to the Conditions of Approval that the ownership transfer is contingent upon State Gaming Approval.

Ms. Dyana Anderly, representative for the Palace Card Club, spoke about the item and said the applicant is fine with the proposed mitigation fee.



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In response to Commissioner Schott, Planning Manager Buizer said fees received from the Palace Card Club are based on the gaming tables, parking mitigation fee, business licenses and taxes. Ms. Buizer said Palace's primary use is the shuttle parking space in the B and Watkins streets garage. Ms. Anderly added that the gaming table fees were significant.

In response to Commissioner Willis question about what type of games are played, Ms. Anderly said the numerous card games are limited by the City and State of California Gaming Commission.

In response to Commissioner McDermott's question about the Consumer Price Index (CPI), Assistant City Attorney Brick said the intent of the CPI designation is to restrict the CPI to the greater bay area and noted when the condition was added staff researched the CPI, the areas were defined on the website and this was the standard used also for Public Works contracts. In response to Ms. McDermott's question about security, Ms. Anderly said the Palace Card Club is adequately staffed with security personnel and security staff has helped the police numerous times. In response to Ms. McDermott's questions about Mrs. Aganon's children and the purpose of the Asian Gaming Director, Ms. Anderly said the children are all employees of the Card Club and that a lot of the card games are played by the Asian community.

In response to Commissioner Bonilla question about the increase to the parking fee, Ms. Anderly said the increase was about 2.5% of the CPI.

Commissioner Schott spoke about the family's dedication and how well they have worked with the City and which speaks to the success of the Card Club. Ms. Anderly spoke about how the family has maintained a good working relationship with the City.

Chair Goldstein opened and closed the public hearing at 7:19 p.m.

Commissioner Willis made a motion to approve the staff recommendation to recommend City Council approval.

Commissioner Schott asked staff for clarification of the amendments to the motion. Planning Manager Buizer responded that there were two amendments: 1) staff was fine with the applicant's request to remove Henry Tang from the 1% transfer of ownership of the Palace Card Club and 2) add a Condition of Approval that the ownership transfer is contingent upon State Gaming Commission approval.

Commissioner's Willis and Commissioner Schott accepted staff's amendments. The motion is as follows:



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Commissioner Willis made a motion to approve the staff recommendation to recommend City Council approval, which included the following amendments: 1) remove Henry Tang from the 1% transfer of ownership of the Palace Card Club and 2) add a Condition of Approval that the ownership transfer is contingent upon State Gaming Commission approval.

The motion passed with the following vote:

AYES:	Commissioners Willis Jr., Bonilla Jr., Schott, McDermott Chair Goldstein
NOES:	None
ABSENT:	Faria
ABSTAIN:	None
VACANCY:	One

2. Proposed Development of a 13 Unit Single Family Subdivision Requiring Approval of Zone Change and Tentative Tract Map Application No. 201605551, and Approval of a Mitigated Negative Declaration with Mitigation and Monitoring Plan; Applicant/Owner: Three Cedars, LLC.

Senior Planner Schmidt provided a synopsis of the staff report and a PowerPoint presentation.

Mr. John Treble, applicant Three Cedars LLC, spoke about the proposed project and about conducting public outreach in May 2017 and after taking in consideration community feedback the applicant is willing to include a condition that construction work will not be done on Sundays.

Commissioner Willis commented that community feedback opposed the proposed project. In response to Commissioner Willis' questions about access to the development, Mr. Treble said the safest access point will be through the public streets of Yew Court and Sagamore onto a private street in the development. Mr. Treble said he worked with his arborist and the City to preserve two of the largest trees on the project site and they have developed a maintenance manual for preservation of the trees for the future owners of the plot where the trees are situated. Mr. Treble said there were a lot of sick trees that will be removed. In response to Mr. Willis's question about the historic nature of the existing house, Mr. Treble said the house was evaluated by an architectural historian and the results were that the house did not retain historical significance because of exterior work done to the house since it was constructed.



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In response to Commissioner Schott's question about the criteria for a house to be considered historical, Senior Planner Schmidt spoke of the State and local criteria for historical houses which includes: a famous person lived there, famous architect designed the house, and a great example of past architectural design. Ms. Schmidt said the integrity of the structure was compromised through changes performed without permits over the past twenty years. Assistant City Attorney Brick said the historic preservation regulatory scheme is not a criminal statute, thus, there is no punishment for any permit violations.

In response to Commissioner McDermott's questions about the applicant's experience with building in Hayward and building accessory dwelling units (ADUs), Mr. Treble said he participated in the building of the Burbank School site and four houses at the end of B Street and that he had built ADUs in Fairfield in the past. Mr. Treble said the proposed ADUs will be studios that can be rented out to college students, will have a kitchenette but not a full kitchen, and is intended to serve a maximum capacity of two people. He said the unit will be a part of the structure in front of the house and will have a separate entrance, however, there is no requirement for the owner to rent out the ADU. In response to Ms. McDermott's question, there will be four parking spaces, two in the garage and two in the driveway. Mr. Treble confirmed for Ms. McDermott that he is agreeable to add the condition of no construction work on Sundays.

Commissioner Bonilla asked about considering higher density such as a multi-family unit considering the close proximity to Chabot College, Mr. Treble responded that their starting point was to look the City's zoning laws, the General Plan vision for this property and taking into consideration the surrounding neighborhood. Mr. Treble said there would be street parking available on one side of the new street.

Chair Goldstein opened the public hearing at 7:44 p.m.

Mr. Zachariah Oquenda, Hayward resident, spoke about attending the City Council Meeting on Tuesday, May 22, 2018. Mr. Oquenda said it is our duty to look at each project especially with the existing housing crisis and bring in developers who will build more density.

Chair Goldstein requested staff to evaluate which partials are currently not under application to see about changing the zoning designation for increased density.

Ms. Cheryl Carlson, Hayward resident, had concerns about impacts to traffic, construction and congestion from surrounding developments and spoke about rentals that has caused increased traffic and parking issues. Ms. Carlson opposed using a neighborhood street to access the development and requested that another street access be found.



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In response to Chair Goldstein's request for the results of the traffic study, Associate Civil Engineer Sharma said to use Hesperian Boulevard as an access point would cause safety and traffic impacts that would affect the entire neighborhood. Mr. Sharma said there is no direct access from the La Playa signalized intersection as there is an existing home on the west side of Hesperian that would have to be removed to provide access and it is not for sale. Mr. Sharma said the traffic analysis indicated that the surrounding residential streets have a capacity of 1200 to 1500 cars per day. Mr. Sharma said the proposed development's traffic impacts have been found to be less than significant. Mr. Sharma said there will be impacts during construction and the construction inspectors will ensure that the standard conditions are followed. Mr. Sharma responded to Mr. Goldstein that there is no room to add a merge and/or exit lane on Hesperian Boulevard. Senior Planner Schmidt pointed out that there would be pedestrian pathway from the proposed development to Hesperian Boulevard. Mr. Sharma said Ms. Carlson can meet with Public Works staff regarding further concerns.

Mr. George Ubl, Hayward resident, does not support the proposed project and has concerns about parking and traffic impacts, the non-maintenance of the courts and the influx of multiple developments in the neighborhood. Mr. Ubl has concerns about the safety of the residents, children won't be able to play in the street and noted Mt. Eden High School was able to build a new stadium with construction access entirely from Hesperian Boulevard.

In response to Chair Goldstein regarding construction impacts, Senior Planner Schmidt said the construction trucks will be accessing the site from Hesperian Boulevard for the grading work and until the proposed roadway is constructed, and then will access the site through West Street and Yew Court to the new roadway. Ms. Schmidt said in the Conditions of Approval under Air Quality there are mitigation measures for construction dirt and dust. Mr. Sharma responded to Mr. Goldstein that trucks delivering materials to the construction site will be via Hesperian Boulevard until the roadway is constructed. Mr. Goldstein said if the public has any concerns they can speak to the construction supervisor.

Mr. Robert Hofford, Hayward resident, said to bring construction through Yew Court will be very disruptive to the neighborhood, posed safety concerns for the children, spoke about options for the construction impacts, and has concerns about congestion. Mr. Hofford suggested utilizing Chabot College property.

Mr. Sharma responded to Chair Goldstein that the engineers considered all the traffic impacts to the neighborhood and decided the development's new Acorn Street to line up with Yew Court would be the best method. Mr. Sharma said the COA of new stop signs and lighting will be installed for safety at Yew Court and Sagamore Street.

Mr. Treble said he reached out to Chabot College and the college was not willing to share the road, not even for emergency vehicle access.



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Chair Goldstein closed the public hearing at 8:19 p.m.

Commissioner Willis said it is important to trust studies conducted by staff and the Hayward community is growing, people want to come to live in Hayward and it is important to look to the future. Mr. Willis said that to achieve the goal of affordable housing, a community must build more homes.

In response to Commissioner McDermott's question regarding the ADU process, Planning Manager Buizer said the City has new regulations and an ADU Ordinance based on State regulations and that the State dictated what the City could and could not include in the regulations. Ms. Buizer said the ADU units are encouraged and are considered affordable by design and these units can either be part of the existing structure or a separate structure

Senior Planner Schmidt shared that the idea of including the ADUs in this development is that homeowners have expressed a tremendous amount of interest but that fees were a significant barrier to be able to put ADUs in their homes. Ms. Schmidt said the applicant is paying all the fees upfront and prospective owners are purchasing the homes with the ADUs already built in. Ms. Schmidt said the ADUs are considered tiny homes and staff worked with the developer to include the ADUs as an amenity to the Planned Development (PD) rezone as a way of increasing density through a legal mechanism and remove barriers to ADUs.

Commissioner McDermott shared that she visited the area and also has concerns about parking impacts. Ms. McDermott said she is happy with the size of the homes and that the ADUs are included.

Commissioner Schott opposed the project and said the proposed project will impact 67 homes to build 13 houses and 6 ADUs on 2 acres. Mr. Schott said he would only support this project if the development had ingress and egress from Hesperian which would eliminate the impact to the neighborhood. Mr. Schott said Yew is a court and will now be changed to a drive through street and this is not the best use of this site which fronts a major street and suggested developing the site with a commercial use. Mr. Schott suggested placing residential units at the Southland Mall property. Mr. Schott will not be supporting this project.

Commissioner Bonilla said he will not be supporting the project as there needs to be more density and a better use of the 2 acres in a prime location. Mr. Bonilla said it is important to make responsible land use decisions.

Commissioner Willis Jr. said it is a problem when a developer comes and presents a proposed project, has followed complied with all the rules and regulations and then the Commission says it is not good enough. Mr. Willis said the avenue to resolve the housing crisis and bring down the cost of homes is to build more homes. Mr. Willis will be supporting the project.



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Senior Planner Schmidt addressed the subject of density by letting the Commission know that the proposed project is within the Airport Overlay Zone and is subject to the Airport Land Use Compatibility Plan governed by Alameda County and is separate from City regulations. Ms. Schmidt said the initial study shows that the developer is maxing out the density in this area and if more density is requested it would be very difficult and uncertain entitlement process as the request would have to go before the Alameda County Land Use Commission (ACLUC) and potentially not be approved.

Commissioner Bonilla thanked staff for the clarification on density and asked if it can be increased from low to medium density, Senior Planner Schmidt said this would be very difficult because not only would it need to be approved by the City the request would also need to go before the ACLUC. Assistant City Attorney Brick said density around the airport is an issue and the Airport Overlay provides for safety standards and protects the neighborhoods from noise and other impacts. Mr. Brick said there are different density restrictions with the highest restriction around the runways and said the densities will most likely never be increased within those areas. Commissioner Bonilla said he understands the density limitations because of the Airport Overlay Zone and appreciates that the developer has maxed out the density with the houses and the ADUs. Mr. Bonilla said he will be looking for projects to bring more density to the City in the future, and believes that maxing out the density on sites will help resolve the housing affordability crisis within the limitations of the City's guidelines.

Chair Goldstein said the current General Plan lays out the expected land use for the future. Mr. Goldstein shared participating in the General Plan Update Task Force to craft a document that last through 2040. Mr. Goldstein said the City wants more density, wants families to stay in Hayward, to build housing and he said with growth comes traffic and parking impacts. The Commission wants to find resolutions to the housing crisis and there will be changes to existing neighborhoods and the City will develop mitigation measures to lessen the impacts to residents and the neighborhoods. Mr. Goldstein said within the limits of the law, homeowners have the right to sell their property and new owners can develop their properties according to the General Plan. Mr. Goldstein said developers can have a legal recourse to appeal a negative decision and this can cause legal and economic challenges to the City. Mr. Goldstein said staff is doing an excellent job in making sure developers are proposing developments that are good for the community. Mr. Goldstein said this developer is bringing positive amenities along with ADUs, gives homeowners the option to rent out the ADU, gives prospective homeowners the ability to afford a new home and is a good use of the ADU ordinance.

Commissioner Willis is concerned that developers will stop coming to Hayward if the proposed project is voted down. Mr. Willis said the developer has followed all the rules and staff has worked diligently to put together a good project.



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Commissioner Willis made a motion to approve the staff recommendation to recommend City Council for approval.

Commissioner McDermott seconded the motion and asked about the added condition of no construction work on Sunday.

Commissioner Willis accepted the amendment and the motion is restated as such:
Commissioner Willis made a motion to approve the staff recommendation to recommend City Council approval with the added condition that construction work will not be done on Sunday.

The motion passed with the following vote:

AYES:	Commissioners Willis Jr., Bonilla Jr., McDermott, Faria Chair Goldstein
NOES:	Schott
ABSENT:	None
ABSTAIN:	None
VACANCY:	One

APPROVAL OF MINUTES

3. Approval of the Planning Commission Meeting Minutes of May 10, 2018.

Commissioner McDermott made a motion, seconded by Commissioner Bonilla Jr., to approve the Planning Commission Meeting Minutes of May 10, 2018. The motion passed with the following votes:

5:0:1 (AYES: Willis Jr., Goldstein, Bonilla Jr., Schott, McDermott: ABSENT: Faria)

Vacancy: One

COMMISSION REPORTS

Oral Report on Planning and Zoning Matters:

Planning Manager Buizer noted sending an email to the Commissioners regarding issues that were brought up during previous Commission meetings.



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Commissioners' Announcements, Referrals:

In response to Commissioner Schott's question about the vacant Planning Commission seat, Planning Manager Buizer said the City Clerk's Office is currently conducting the Boards & Commissions recruitment with a deadline to apply in June with City Council conducting interviews at the end of July. Ms. Buizer said there should be a new Planning Commission after the August recess.

ADJOURNMENT

Chair Goldstein adjourned the meeting at 8:55 p.m.

APPROVED:

Ray Bonilla Jr., Secretary
Planning Commission

ATTEST:

Denise Chan, Senior Secretary
Office of the City Clerk