

**PLANNING COMMISSION MEETING  
THURSDAY, APRIL 12, 2018**

**DOCUMENTS RECEIVED AFTER PUBLISHED AGENDA  
FOR**

**WS # 18-012**

**29831 CLEARBROOK CIRCLE  
HAYWARD, CA**

**Jay Lee**

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**From:** Andrew LaTour <thedr32@yahoo.com>  
**Sent:** Monday, February 19, 2018 8:07 PM  
**To:** Jay Lee  
**Cc:** Sabrina LaTour  
**Subject:** 2018004 TTM & PD

Hello,

My wife and I are opposed to the church being built on the hill near Clearbrook circle. We live in Clearbrook and it is already crowded enough. Let's preserve what little is left of the natural environment. If people want to invest their money in something, maybe they should improve the crumbling infrastructure of the city. Restore an old church, there are plenty of churches. The problem is no one wants to fix the problems we have, they would rather create more.

Regards  
Andrew

## Jay Lee

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**From:** ev.cormier@comcast.net  
**Sent:** Friday, February 23, 2018 2:51 PM  
**To:** Jay Lee  
**Subject:** RE: Reference No. 201800410 TTM & PD, Pilgrim Baptist Church Project

Dear Mr. Lee, Minane and Mimi have given you some very valuable information as to why there should be no development on or near our mini Half Dome. Some of us have lived in this neighborhood to remember the protests and the aftermath of the intention to develop on that site. Please don't make another half dome.

Evelyn cormier

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**From:** Jay Lee [mailto:Jay.Lee@hayward-ca.gov]  
**Sent:** Wednesday, February 21, 2018 10:19 AM  
**To:** ev.cormier@comcast.net  
**Subject:** RE: Reference No. 201800410 TTM & PD, Pilgrim Baptist Church Project

Hi Evelyn,

The project is for a church (with a seating capacity of 800 seats), life center (i.e., gymnasium), and 61-unit affordable senior housing development. Please let me know if you have any additional questions. Please also feel free to schedule an appointment with me to visit our office and see the plans.

**Jay Lee, AICP**  
Associate Planner  
City of Hayward  
777 B St.  
Hayward, CA 94541  
[jay.lee@hayward-ca.gov](mailto:jay.lee@hayward-ca.gov)  
(510) 583-4207

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**From:** [ev.cormier@comcast.net](mailto:ev.cormier@comcast.net) [mailto:ev.cormier@comcast.net]  
**Sent:** Friday, February 16, 2018 3:17 PM  
**To:** Jay Lee <[Jay.Lee@hayward-ca.gov](mailto:Jay.Lee@hayward-ca.gov)>  
**Subject:** RE: Reference No. 201800410 TTM & PD, Pilgrim Baptist Church Project

I'm sorry to have missed this proposed building but I would like to know more about it as this is an area about which we have been concerned about in the past.

Evelyn

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**From:** Jay Lee [mailto:Jay.Lee@hayward-ca.gov]  
**Sent:** Wednesday, February 14, 2018 9:24 AM  
**To:** Fairway Park Neighborhoods Association <[fairwaypark94544@gmail.com](mailto:fairwaypark94544@gmail.com)>  
**Cc:** Jameson, Minane <[m77jameson@gmail.com](mailto:m77jameson@gmail.com)>; Miskic, Cecilia <[ceciliamiskic@gmail.com](mailto:ceciliamiskic@gmail.com)>; Cormier, Evelyn <[ev.cormier@comcast.net](mailto:ev.cormier@comcast.net)>; Sara Buizer <[Sara.Buizer@hayward-ca.gov](mailto:Sara.Buizer@hayward-ca.gov)>; Kelly McAdoo <[Kelly.McAdoo@hayward-ca.gov](mailto:Kelly.McAdoo@hayward-ca.gov)>; Maria Hurtado <[Maria.Hurtado@hayward-ca.gov](mailto:Maria.Hurtado@hayward-ca.gov)>; Jeremy Lochirco <[Jeremy.Lochirco@hayward-ca.gov](mailto:Jeremy.Lochirco@hayward-ca.gov)>  
**Subject:** RE: Reference No. 201800410 TTM & PD, Pilgrim Baptist Church Project

Hi Mimi,

Thank you for speaking with me over the phone yesterday and for expressing your concerns regarding this project in this email.

The geotechnical impacts of the project on the surrounding area will be analyzed as part of the California Environmental Quality Act (CEQA) analysis. The CEQA analysis, which will be completed by a CEQA consultant, will study this issue along with all other relevant environmental issues in detail. The consultant will also peer review the preliminary geotechnical report the applicant has submitted. The project will likely either require mitigation measures (related to structural design to maintain the slope stability) or conclude that impacts are significant even with mitigation, which would be a concern for the City.

In analyzing the geotechnical impacts of the project, the City will ultimately depend on the CEQA analysis and professional recommendations of consultants. The project is very early in the process so we do not know yet what the impacts would be, but it is definitely something we are concerned about and evaluating. You will also have an opportunity to review the CEQA analysis, including the geotechnical analysis.

I have added you to the interested parties list so you will receive any future notices regarding this project. Please feel free to continue to communicate with me and submit comments, which can be forwarded to the Planning Commission and City Council if the project progresses to that point. I look forward to working with you in the future. Thank you.

**Jay Lee, AICP**  
Associate Planner  
City of Hayward  
777 B St.  
Hayward, CA 94541  
[jay.lee@hayward-ca.gov](mailto:jay.lee@hayward-ca.gov)  
(510) 583-4207

**From:** Fairway Park Neighborhoods Association [<mailto:fairwaypark94544@gmail.com>]  
**Sent:** Tuesday, February 13, 2018 7:59 PM  
**To:** Jay Lee <[Jay.Lee@hayward-ca.gov](mailto:Jay.Lee@hayward-ca.gov)>  
**Cc:** Jameson, Minane <[m77jameson@gmail.com](mailto:m77jameson@gmail.com)>; Miskic, Cecilia <[ceciliamiskic@gmail.com](mailto:ceciliamiskic@gmail.com)>; Cormier, Evelyn <[ev.cormier@comcast.net](mailto:ev.cormier@comcast.net)>; Sara Buizer <[Sara.Buizer@hayward-ca.gov](mailto:Sara.Buizer@hayward-ca.gov)>; Kelly McAdoo <[Kelly.McAdoo@hayward-ca.gov](mailto:Kelly.McAdoo@hayward-ca.gov)>  
**Subject:** Reference No. 201800410 TTM & PD, Pilgrim Baptist Church Project

Dear Mr. Lee,

I have been supporting quality development projects in the Fairway Park area for three reasons. First, is the need to increase the number of new/upscale homes and homeowners to reach the magic customer number grocery stores are looking at to put a grocery store in our neighborhood. Second, is we need to take care of the blighted properties along Mission Blvd. that CalTrans has been sitting on for so many years, depressing the value of our homes. And third, we need to have more quality retail, not just for our improved quality of life, but also for the tax revenue it would bring and lessen the need for the City to come to residents for bond measures to pay for things.

So when I say that I will not support this project which has a very nice looking drawing of the church and I would assume similar quality housing you must be wondering why. Plain and simple, I cannot and never will support a project that is built right on top of a major fault line. I cannot in good conscience agree to something being built on property that I believe has slide issues and could see all of it ending up on top of the homes on Larabee St. I do not believe it can be safely engineered and I do not believe it would be forever safely maintained. Think of the levees in New Orleans and the Johnstown Flood.

The Pilgrim Baptist Church has a noteworthy project and it would be wonderful if they could find a property in Hayward that is safe to build on, but 29831 Clearbrook Circle is not safe for any structure and I would request that the City not only reject this project for safety reasons but review zoning of all the

open areas that have a major fault line running through them and designate them as open space with no permanent structures allowed.

Best regards,  
Mimi Bauer  
FWPNA, President

## Jay Lee

---

**From:** Minane Jameson <m77jameson@gmail.com>  
**Sent:** Wednesday, February 14, 2018 4:01 PM  
**To:** Jay Lee  
**Cc:** Fairway Park Neighborhoods Association; Miskic, Cecilia; Cormier, Evelyn; Sara Buizer; Kelly McAdoo; Maria Hurtado; Jeremy Lochirco  
**Subject:** Re: Reference No. 201800410 TTM & PD, Pilgrim Baptist Church Project

Hi Jay,

I just want to echo Mimi's comments about this project. I too want more quality development in our area, but quality development starts with a stable foundation. I know that most of the land in Hayward, like most of the land in California, has issues. However, I can't imagine that this site, so close to the fault line and potential slide areas, is an ideal location for such a large project, and I can't picture mitigation measures that will change this.

I look forward to seeing the analysis; please put me in your group of interested parties list.

Thank you,  
Minane Jameson

On Wed, Feb 14, 2018 at 9:24 AM, Jay Lee <[Jay.Lee@hayward-ca.gov](mailto:Jay.Lee@hayward-ca.gov)> wrote:

Hi Mimi,

Thank you for speaking with me over the phone yesterday and for expressing your concerns regarding this project in this email.

The geotechnical impacts of the project on the surrounding area will be analyzed as part of the California Environmental Quality Act (CEQA) analysis. The CEQA analysis, which will be completed by a CEQA consultant, will study this issue along with all other relevant environmental issues in detail. The consultant will also peer review the preliminary geotechnical report the applicant has submitted. The project will likely either require mitigation measures (related to structural design to maintain the slope stability) or conclude that impacts are significant even with mitigation, which would be a concern for the City.

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I have added you to the interested parties list so you will receive any future notices regarding this project. Please feel free to continue to communicate with me and submit comments, which can be forwarded to the Planning Commission and City Council if the project progresses to that point. I look forward to working with you in the future. Thank you.

**Jay Lee, AICP**

Associate Planner

City of Hayward

777 B St.

Hayward, CA 94541

[jay.lee@hayward-ca.gov](mailto:jay.lee@hayward-ca.gov)

(510) 583-4207

**From:** Fairway Park Neighborhoods Association [mailto:[fairwaypark94544@gmail.com](mailto:fairwaypark94544@gmail.com)]

**Sent:** Tuesday, February 13, 2018 7:59 PM

**To:** Jay Lee <[Jay.Lee@hayward-ca.gov](mailto:Jay.Lee@hayward-ca.gov)>

**Cc:** Jameson, Minane <[m77jameson@gmail.com](mailto:m77jameson@gmail.com)>; Miskic, Cecilia <[ceciliamiskic@gmail.com](mailto:ceciliamiskic@gmail.com)>; Cormier, Evelyn <[ev.cormier@comcast.net](mailto:ev.cormier@comcast.net)>; Sara Buizer <[Sara.Buizer@hayward-ca.gov](mailto:Sara.Buizer@hayward-ca.gov)>; Kelly McAdoo <[Kelly.McAdoo@hayward-ca.gov](mailto:Kelly.McAdoo@hayward-ca.gov)>

**Subject:** Reference No. 201800410 TTM & PD, Pilgrim Baptist Church Project

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The Pilgrim Baptist Church has a noteworthy project and it would be wonderful if they could find a property in Hayward that is safe to build on, but 29831 Clearbrook Circle is not safe for any structure and I would request that the City not only reject this project for safety reasons but review zoning of all the open areas that have a major fault line running through them and designate them as open space with no permanent structures allowed.

Best regards,

Mimi Bauer

FWPNA, President



**Jay Lee**

---

**From:** Brianne Elizarrey  
**Sent:** Thursday, February 22, 2018 9:31 AM  
**To:** Jay Lee  
**Subject:** Re: RE: Resident Comment about rezone and development project above Larrabee with a cross street at Garin Ave.

Good Morning Jay!

May I post your contact information to the facebook post below so that Mr. Conner may get in touch with you regarding his concerns about the project? He has tagged several City Council members, the developer, and the Mayor so they are aware as well.

Please let me know.

Thank you!

Bre

Here is the comment:

"

My name is Robert Conner. I live with my parents on Gisler Way in Hayward. I received a note on my car this past week of Feb 18th that a rezone has been applied for in our local neighborhood. The area that is proposed for development is above Larrabee Street with the cross street of Garin Avenue. Oak Hill Canyon is the area you are shown on a Google Map search. Oak Hill Canyon is a grass covered patch of land that sits below Clearbrooke Circle and the neighborhood above. It is a precarious and rather unremarkable piece of land on the side of a hill, but I will in this letter point out how important that area is. I am writing this to you today as a concerned resident of Hayward as why this area is not a good choice to develop, regardless of what type of building(s) is planned and by whom. I understand that people have a right to built where there in "vacant" land, but this is not the right area to do so. The following letter is filled with arguments from a concerned family and neighbors on why this zoning should be blocked or denied. My whole family and I are tired of all the development and destruction of the Hayward Hills, either by the city or private companies.

With the new neighborhood that was built above Garin Ave back in the late 90's, we have seen a drastic rise in car numbers added to the area. The houses that are being built above Tennyson Ave are also a ghastly and abhorrent eye sore that add a illogical amount of traffic in the commute hours, all of which has yet to be resolved. Traffic and congestion in the area, as well as downtown Hayward, has been maddening. All neighborhoods east of Mission Boulevard from Alquire Parkway to Blanche Street have trouble with speeding thoroughfare from either residents or visitors to the area. Speed bumps have been a successful deterrent for heavy "traffic jumpers" who use the area to skip lights on Mission. With the proposed buildings and parking lot as the flyer listed, we would gain even more traffic to the area. With each new development, we see the direct consequences over a period of time. There are however other things that impact the Hayward Hills and one of those things is mining for profit.

The mining and grating I speak of is the area above Bodge Street in Hayward. This area of the hills has been grated for dirt and clay as early as the early 90's, and it has never been restored, nor will it ever be. Private for profit companies destroy the land that has no use but a beautiful view to fill pockets of greedy businesses. They forever changed the landscape of the hills, and not for the better. We have an open cliff of gray, dirty clay above Bodge Street which is right next to this development proposal, along the rows of new houses near Tennyson. The mining has been over for years with large and daily truck runs to and from the hills. The company that owns the land has no financial responsibility to fix the tear of land they caused, and we take the utter disgrace of a hillside. The Hayward Hills in this area are also prone to drastic weather changes brought on by the recent changing of the land by man.

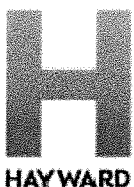
As the weather is increasingly unpredictable as it was last year with rain, we saw very considerable sized mudslides affect our area of homes. Oak Hill Canyon, the area planned for the structures, sits on a patch of unstable dirt up a steep hillside. The row of houses above Larrabee Street, and my neighborhood on Gisler Way, all sit right below this land. In stormy rain filled seasons like we had last year, mudslides came down the hill from Oak Hill to Larrabee and even as far as my neighbors house on Gisler Way. We had to wait a few weeks for the mess to finally clear itself up. If we have heavier rains in the future, the proposed development would be in an unnecessary amount of danger. This neighborhood is also built right near the Hayward Fault line. With a dirt base, a large structure such as a church or senior citizen apartment complex would be put on dangerous ground that is susceptible to liquefaction in an earthquake. With all of the irregular and unpredictable weather, I do not feel comfortable with having yet another strain on the hills. My parents house, and the houses in the area have slid due to the fault since they were built in 1960, causing very expensive damage that is both structural and visual. The concrete foundations were poured at a time when houses were not as sturdy in fault zones as they are today. My house has very noticeable cracks in the ceiling in our living room, and along all concrete of the house and sidewalk. My sister has been house sitting at two of our close neighbors for over a decade and she tells us how the cracks there are the same which they have fixed. My family and I would, based on our experiences, not advise said project to commence on this particular piece of land.

A final point I would like to make is the affects on the local land and wildlife. As huge nature lovers and passionate campers, my family and I have seen the direct consequences of rising house numbers in the area. Oak Hill Canyon is home and a feeding area to a multitude of species including wild turkeys, deer, and birds. Back in the early 90's when I was born, and until the early 2000's, deer would walk down the hill and graze on our roses and in Stony Brook Park in the early hours of the morning. Now, we are lucky to see the turkeys roam in their spring and summer mating periods. That area is what this organization(s) want. This neighborhood is just the wrong place to put a huge structure(s). I can however provide a compromise for this proposal.

Hayward along Mission Boulevard from Bras & Mattos Monument Company to Sorenson Road lies an abandoned strip mall that has been recently vacated. It has been in decline over the years due to dwindling foot traffic of all the mixed and varied stores. This strip mall is a very good candidate for a proposed church, building, senior citizen facility, or whatever the applicant desires. It has a parking lot already and lies right on the main area for people to see. This area and others would be a better solution for the applicant. Based on a quick search on [Zillow.com](http://Zillow.com), a real estate website, a plot of land on 2849 Baumberg Ave goes for \$350,000. The area they want is in the heart of our neighborhood and we simply do not want to give it up.

I hope that though this letter, I have been able to convince some of the leaders in Hayward, along as the applicant if the email is ever read, that this area is undeniably wrong for any sort of further development. With respect to people who want to build new facilities for whatever they desire, a very thought out and delicate process must be adhered to. I realize that we live in an ever expanding area that we call the Bay Area, but we should have some places kept under guard. I hope that the city and others take this into account. I look forward to any reply, and I will do my best to get the word out to my neighbors and friends through meetings and social media.

Thank you for your consideration,  
Robert Conner"



**Brianne Elizarrey**

Graphics & Communications  
510.583.3908

777 B Street | Hayward, CA 94541

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**From:** Jay Lee

**Sent:** Thursday, February 22, 2018 9:25:35 AM

**To:** Brianne Elizarrey

**Subject:** RE: RE: Resident Comment about rezone and development project above Larrabee with a cross street at Garin Ave.

Hi Brianne,

I'm the planner for this project. Please let me know what you need from me. Thanks!

**Jay Lee, AICP**  
Associate Planner  
City of Hayward  
777 B St.  
Hayward, CA 94541  
[jay.lee@hayward-ca.gov](mailto:jay.lee@hayward-ca.gov)  
(510) 583-4207

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**From:** Robert Goldassio  
**Sent:** Thursday, February 22, 2018 9:22 AM  
**To:** Jay Lee <[Jay.Lee@hayward-ca.gov](mailto:Jay.Lee@hayward-ca.gov)>  
**Subject:** Fwd: RE: Resident Comment about rezone and development project above Larrabee with a cross street at Garin Ave.

Hi Jay, can you please follow up with Brianne? Thanks!  
Robert

Get [Outlook for Android](#)

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**From:** Sara Buizer  
**Sent:** Thursday, February 22, 2018 9:18:51 AM  
**To:** Robert Goldassio; Jeremy Lochirco  
**Subject:** RE: Resident Comment about rezone and development project above Larrabee with a cross street at Garin Ave.

This is Jay's project.

*Sara Buizer, AICP*  
Planning Manager  
777 B Street  
Hayward, CA 94541  
(510) 583-4191  
[sara.buizer@hayward-ca.gov](mailto:sara.buizer@hayward-ca.gov)

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PERMIT CENTER HOURS: Our Permit Center is Open Monday through Thursday from 8am to 5pm. The permit center is closed on Fridays.

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**From:** Robert Goldassio  
**Sent:** Thursday, February 22, 2018 9:16 AM  
**To:** Jeremy Lochirco <[Jeremy.Lochirco@hayward-ca.gov](mailto:Jeremy.Lochirco@hayward-ca.gov)>  
**Cc:** Sara Buizer <[Sara.Buizer@hayward-ca.gov](mailto:Sara.Buizer@hayward-ca.gov)>  
**Subject:** Fwd: Resident Comment about rezone and development project above Larrabee with a cross street at Garin Ave.

Direction please. Thanks!

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**From:** Brianne Elizarrey

**Sent:** Thursday, February 22, 2018 8:59:33 AM

**To:** Robert Goldassio

**Subject:** Resident Comment about rezone and development project above Larrabee with a cross street at Garin Ave.

Hi Robert,

We received a facebook post with concerns about the development project proposed for this area. Several City Council members were also tagged and are watching for a response. Would you be able to tell me who is the planner on this project so I can have them reach out to the poster directly?

Thank you!

Bre



**Brianne Elizarrey**

Graphics & Communications

510.583.3908

777 B Street | Hayward, CA 94541

Jay Lee

---

**From:** Robert Conner <robconner91@gmail.com>  
**Sent:** Thursday, February 22, 2018 1:53 AM  
**To:** Jay Lee; List-Mayor-Council; Sara Buizer  
**Subject:** Rezone reference ID 201800410 church and multi-family senior living/lot

2/22/2018

To the City of Hayward and Abdul Esmail or applicants,

My name is Robert Conner. I live with my parents on Gisler Way in Hayward. I received a note on my car this past week of Feb 18th that a rezone has been applied for in our local neighborhood. The area that is proposed for development is above Larrabee Street with the cross street of Garin Avenue. Oak Hill Canyon is the area you are shown on a Google Map search. Oak Hill Canyon is a grass covered patch of land that sits below Clearbrooke Circle and the neighborhood above. It is a precarious and rather unremarkable piece of land on the side of a hill, but I will in this letter point out how important that area is. I am writing this to you today as a concerned resident of Hayward as why this area is not a good choice to develop, regardless of what type of building(s) is planned and by whom. I understand that people have a right to built where there in "vacant" land, but this is not the right area to do so. The following letter is filled with arguments from a concerned family and neighbors on why this zoning should be blocked or denied. My whole family and I are tired of all the development and destruction of the Hayward Hills, either by the city or private companies.

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new houses near Tennyson. The mining has been over for years with large and daily truck runs to and from the hills. The company that owns the land has no financial responsibility to fix the tear of land they caused, and we take the utter disgrace of a hillside. The Hayward Hills in this area are also prone to drastic weather changes brought on by the recent changing of the land by man.

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A final point I would like to make is the affects on the local land and wildlife. As huge nature lovers and passionate campers, my family and I have seen the direct consequences of rising house numbers in the area. Oak Hill Canyon is home and a feeding area to a multitude of species including wild turkeys, deer, and birds. Back in the early 90's when I was born, and until the early 2000's, deer would walk down the hill and graze on our roses and in Stony Brook Park in the early hours of the morning. Now, we are lucky to see the turkeys roam in their spring and summer mating periods. That area is what this organization(s) want. This neighborhood is just the wrong place to put a huge structure(s). I can however provide a compromise for this proposal.

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Thank you for your consideration,  
Robert Conner

P.S. The names listed below are of my family who have read and agree with my thoughts. Jennifer my sister has taken the time to write to Mr. Jay Lee with the planning division.

Their names are as follows:

Andrew Conner Sr.

Jenny Conner

Jennifer Conner

Mitchell Conner

Andrew Conner Jr.

651 Gisler Way  
Hayward CA 94544

**Jay Lee**

---

**From:** Fairway Park Neighborhoods Association <fairwaypark94544@gmail.com>  
**Sent:** Tuesday, February 13, 2018 7:59 PM  
**To:** Jay Lee  
**Cc:** Jameson, Minane; Miskic, Cecilia; Cormier, Evelyn; Sara Buizer; Kelly McAdoo  
**Subject:** Reference No. 201800410 TTM & PD, Pilgrim Baptist Church Project

Dear Mr. Lee,

I have been supporting quality development projects in the Fairway Park area for three reasons. First, is the need to increase the number of new/upscale homes and homeowners to reach the magic customer number grocery stores are looking at to put a grocery store in our neighborhood. Second, is we need to take care of the blighted properties along Mission Blvd. that CalTrans has been sitting on for so many years, depressing the value of our homes. And third, we need to have more quality retail, not just for our improved quality of life, but also for the tax revenue it would bring and lessen the need for the City to come to residents for bond measures to pay for things.

So when I say that I will not support this project which has a very nice looking drawing of the church and I would assume similar quality housing you must be wondering why. Plain and simple, I cannot and never will support a project that is built right on top of a major fault line. I cannot in good conscience agree to something being built on property that I believe has slide issues and could see all of it ending up on top of the homes on Larabee St. I do not believe it can be safely engineered and I do not believe it would be forever safely maintained. Think of the levees in New Orleans and the Johnstown Flood.

The Pilgrim Baptist Church has a noteworthy project and it would be wonderful if they could find a property in Hayward that is safe to build on, but 29831 Clearbrook Circle is not safe for any structure and I would request that the City not only reject this project for safety reasons but review zoning of all the open areas that have a major fault line running through them and designate them as open space with no permanent structures allowed.

Best regards,  
Mimi Bauer  
FWPNA, President



**Jay Lee**

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**From:** Natalie Korthamar <nkorthamar@gmail.com>  
**Sent:** Sunday, March 4, 2018 12:53 PM  
**To:** Jay Lee  
**Subject:** Reference: 201800410TTM & PD

Dear Mr. Lee,

I am a resident of Hayward near Garin and Industrial. I was recently notified by a neighbor of proposed rezoning of the above reference property to multi-family senior housing and a 54,600 sf church. I was wondering where I can find out more information about this project or perhaps, request that you provide me more information. It is concerning to me that as a neighbor of this property, I received no notification about this proposed rezoning from the City. Rather, I received notice from a neighbor. Thank you in advance Mr. Lee for your assistance.

Natalie Korthamar Wong

## Jay Lee

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**From:** Bauer, Tom <bauert@smccd.edu>  
**Sent:** Thursday, February 22, 2018 4:42 PM  
**To:** Jay Lee  
**Cc:** dt745kitty@yahoo.com  
**Subject:** Pilgrim Baptist Church Rezoning Proposal  
  
**Importance:** High

Dear Mr. Lee,

I live at 688 Woodland Avenue in Hayward and have owned my home for 13 years. My family and I are completely opposed to the rezoning of the area just above our home for the construction of Pilgrim Baptist Church and 61 senior living units presumably affiliated with the church. Our opposition to this rezoning request are based on the following:

1. Every time construction is done in the hills, we believe it destabilizes the hillside just above our homes. In the now abandoned project begun by DaSilva Gates with the City of Hayward's support back in 2006, the hillside was chopped up and subsequently abandoned leaving it as an eyesore to this day. The destabilization as a direct result of the construction started by DaSilva Gates created slides and made it necessary for the large berm to be constructed that is just a few feet from my driveway at the base of the hill at the end of Woodland Avenue. Every time we have heavy rain, we watch as the hillside erodes in front of us. Those of who live at the very base of these hills live in an almost constant fear of slides, especially during the rainy season.
2. I appreciate that Hayward is taking on the development of dilapidated and empty properties along Mission Blvd. While the impact on the Mission Blvd. traffic has been significant, on balance, I think it is important that we keep up with what other communities are doing to increase their tax base and provide appropriate commercial and residential properties for Hayward. Our property values have been sluggish compared to Fremont, Union City and San Leandro. Why must this church attempt to rezone an area on a delicate hillside with access issues when there are still a large number of empty lots on Mission Blvd?
3. On a very personal note, as a gay man now legally married to a gay man in a 23 year relationship with an adopted child from the foster care system, I do not support having any religious entity added to Hayward that promotes bigotry and targets populations with which it does not agree. Pilgrim Baptist Church in San Mateo was very actively involved in the Proposition 8 campaign in an effort to constitutionally ban same sex civil marriage. The City of Hayward should not be supporting any religious based organization that does not meet with Hayward's own standards of inclusion, tolerance and diversity. I would be opposed to any church or organization that promulgates bias and intolerance and seeks to demonize a group(s) of people with which it disagrees and that has actively worked to deny civil rights, not religious rights, to that group. I certainly do not think we should be rezoning property to make it possible for intolerant religious groups to move into Hayward.
4. Why would Hayward consider rezoning this area for a church which, if I am correct, is exempt from any of the tax requirements that would benefit the City of Hayward? Churches pay no taxes to cities, states or the federal government. Hayward should be looking to increase our tax base and bring appropriate business and residential projects for consideration that benefit all of Hayward.

Please register this e-mail as a firm NO vote from the three residents at 688 Woodland Avenue and know that we will happily testify at a public hearing against this project.

Thank you.

Tom Bauer  
Nilo Ventura  
Jon Cardoza

Tom Bauer  
Vice Chancellor  
Enterprise Operations  
San Mateo County Community College District  
3401 CSM Drive, Suite 221  
San Mateo, CA 94402  
(650) 358-6782-Office  
(650) 670-2708-Cell  
(650) 560-6523-Fax  
Email: [bauert@smccd.edu](mailto:bauert@smccd.edu)  
Web: <http://www.smccd.edu/AuxiliaryServices/>  
Web: [www.smccd.edu/bookstore](http://www.smccd.edu/bookstore)  
Web: [San Mateo Athletic Club and Aquatic Center](http://www.smccd.edu/SanMateoAthleticClubandAquaticCenter)  
Web: <http://www.districtdining.smccd.edu/>  
Web: <http://edthatworks.smccd.edu>



*Canada College • College of San Mateo • Skyline College*

**Jay Lee**

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**From:** Julie Dalcin <quilttrn@sbcglobal.net>  
**Sent:** Monday, February 19, 2018 7:20 PM  
**To:** Jay Lee  
**Cc:** sdalcin@sbcglobal.net  
**Subject:** Planned Development Rezone for Pilgrim Baptist Church

Mr. Lee, I am sending this email as an objection to the Planned Development Rezone for Pilgrim Baptist Church of of Clearbrook Circle. I am a 25 year resident of 601 Garin Ave and a 40 year resident of this area. We did not receive any written notification of the proposal. It was through members of our local community that we were made aware of the pending rezoning. The church has made no attempts to engage the local community in any type of dialogue regarding this project.

My husband and I have a solid concerns regarding this proposal on this particular piece of property:

- First, the property is located directly on the Hayward Fault. The risk to the potential structures are significant. In addition, we are concerned about the risk to the homes on Larrabee Street in the event of a significant earthquake that is inevitable in our future.
- Second, in times of significant rain, the area has been subject to mudslides.
- Third, parking is insufficient to support the capacity of the church and adjacent center. Often when there are activities in Garin Park, parking spills all the way down Garin. Would this be occurring every weekend?
- Fourth, we are very concerned about the increased traffic through this residential neighborhood. As multiple homes have been built in the hills above this area, traffic has increased exponentially. We have had our parked car in front of our house totaled in a hit an run. We have seen many accidents and "near misses" on our busy street corner. We have cars racing up and down Garin/Vanderbuilt and spinning donuts daily at the intersection outside our home. When I hear tire screeching, I am always wondering if this time one of these cars will lose control and end up crashing through into our living room or bedroom.

We have had complete window replacement and shutters installed in attempts to decrease the traffic noise. We only have a few hours of quiet at night before traffic picks up at 4:30 am. These streets cannot tolerate the additional traffic a church will bring especially on the weekend in addition to the Garin Park traffic.

Lastly, approval of this project may be the one that pushes us out of this neighborhood. I'm done with the construction noise, dust and the overwhelming traffic.

Very Truly Yours,

STEVE and JULIE DALCIN  
601 Garin Ave

Sent from my iPad

## Jay Lee

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**From:** J B <hcbhoa@sbcglobal.net>  
**Sent:** Friday, February 23, 2018 10:48 PM  
**To:** Jay Lee  
**Subject:** Pilgrim

Dear Mr. Lee,

As a board member of Clearbrook, I'm also writing to let you know of our objections and concerns about this development.

1. Access. Garin is a busy road on the weekends and adding possibly 400 -800 more cars will impact our development as well as Altura and Garin Crest.
2. Parking. Is there enough parking for all they are proposing as it's dangerous to park on Garin or Clearbrook as people often do. Also the Apts. will be impacted as well.
3. Seismic issues. The engineering, drainage and construction must be of the highest standards to prevent another hill side failure. Approval of the standards and the enforcement will be up to the City.

Thanks you.

Jim Bray

## Jay Lee

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**From:** Marie Schwabe <dogpowered@sbcglobal.net>  
**Sent:** Sunday, February 18, 2018 5:35 PM  
**To:** Jay Lee  
**Subject:** Re: 29831 Clearbrook Circle

As home owners of 29934 Larrabee St, Hayward, we are deeply concerned about the plans for 299831 Clearbrook Circle. The proposed project is far too large and complex to fit into the semi-rural residential community that surrounds it.

- 1) Noise: The multi-purpose nature of the project means there will be greatly increased noise every day of the week, from early morning until late at night. Noises from the buildings, parking lots and parking garage will spill over into the neighboring homes. A sanctuary of that size will have a loud PA system, projecting noise well beyond its doors.
- 2) Traffic: Traffic will greatly increase even if only half of the church's plan come to fruition. Currently only residents and park visitors travel on Garin Ave yet police have a full time job any time they wait for stop sign violations at Garin and Larrabee. The complexity of the proposed project will substantially increase traffic problems that simply adding entrances to the Clearbrook property cannot resolve.
- 3) Soil Shifting/Hayward Fault: Pressure from this Clearbrook Circle lot is already pushing soil into yards, bending walls, cracking sidewalks, and straining the walls of the homes on Larrabee St. It is hard to imagine that the weight of a sanctuary, parking garage, and the many other buildings proposed for this lot would not add to the damage.
- 4) Concern about property values when the neighborhood shifts from upscale homes to an overcrowded, noisy, high traffic area.

Many of the proposed programs might be beneficial for Hayward, but not for this quiet neighborhood. The project goes far beyond past proposals for this small, rural piece of land. As property owners and residents of Hayward, we would like to trust our local government to protect our interests and to value the people who have purchased homes in a quiet part of Hayward with no expectation that it could be so substantially rezoned. Please protect our property values, our safety, and our quality of life by saying, "No" to this massive project.

Marie and Michael Schwabe  
(Karen M Crofoot Trust)

## Jay Lee

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**From:** ev.cormier@comcast.net  
**Sent:** Friday, February 23, 2018 2:43 PM  
**To:** 'Mimi Bauer'; 'Minane Jameson'  
**Cc:** List-Mayor-Council; Jay Lee; Kelly McAdoo; 'Cecilia Miskic'; 'Lupe Gil'; dskatfan@aol.com  
**Subject:** RE: 29831 Clearbrook Circle, Reference # 2011800410 TTM and PD

Thanks to you Mimi and Minane for clearly defining that we don't need another mini Half Dome on or near that slide area. The hillside is verrrrrrrrrrrrrrrry slowly recovering but it will take a few more generations for it to be as much recovered as possible.

Evelyn

**From:** Mimi Bauer [mailto:cmbauer97@aol.com]  
**Sent:** Wednesday, February 21, 2018 6:22 PM  
**To:** Minane Jameson <m77jameson@gmail.com>  
**Cc:** Council Members <List-Mayor-Council@hayward-ca.gov>; Jay Lee <Jay.Lee@hayward-ca.gov>; Kelly McAdoo <kelly.mcadoo@hayward-ca.gov>; Evelyn Cormier <ev.cormier@comcast.net>; Cecilia Miskic <ceciliamiskic@gmail.com>; Lupe Gil <guadalupe.r.gil@att.net>; dskatfan@aol.com  
**Subject:** Re: 29831 Clearbrook Circle, Reference # 2011800410 TTM and PD

Thank you Minane for pointing out the issue of the failed development project of the quarry everyone down here now calls Hayward Half Dome. It is a terrible eyesore that you can see from miles and miles. Thank goodness there are no homes right below it. I understand that the city must allow it to be reviewed. However, the city must protect the existing community around that property by requiring sufficient funds be put in an escrow account prior to any excavation for environmental review. When trace faults and/or mud slides appear and the owners discover they can no longer build on that property the money protected in the escrow account will still be left to repair the damage. Although we don't want another eye sore, more importantly we don't want the existing community surrounding that property to suffer any damages because of their excavations.

Sent from my iPhone

On Feb 21, 2018, at 4:42 PM, Minane Jameson <m77jameson@gmail.com> wrote:

Dear Mayor Halliday and Members of the City Council,

I recently sent a very brief email to members of your staff expressing my concerns regarding the proposal to build a church, parking area and 61 senior apartments on the 6 acre site located behind the homes on Larabee Street and adjacent to Garin Ave. in the Fairway Park area. I would like to elaborate and share my concerns with you too since this item might come to you in the near future.

While I have been very supportive of in-fill development along Mission or close to Mission, I am very opposed to this project. This site is in a precarious location as it is near a major fault line and on a hilly slope subject to slides, not to mention too close to neighborhoods that could be negatively impacted by the changes made to the hillside. Furthermore, this type of project will likely subject this part of Fairway Park with more traffic than it can handle (keep in mind, too,

that Treeview Elementary School which is nearby, will be rebuilt in the near future and house a much larger student population).

As you might remember, just north of this site, another developer spent millions of dollars pushing dirt around with enormous 'earth movers' until finally concluding the hillside really is a permanent slide area and could not build the housing project they were so intent on building. After declaring bankruptcy, the developer walked away and left our community with a 'butchered up' hillside which will remain an eyesore indefinitely.

I think the project as proposed belongs in the flat lands, on stable soil and near major road ways and public transportation. We shouldn't challenge Mother Nature like this and engineers can only do so much 'mitigating'. I hope you will not support this grandiose project at this location. However, If this project cannot be stopped or you choose to support it, I think the applicant should be required to put money into an escrow account that will cover the cost of restoring the property to its natural state, should the developer discover down the line that they cannot build on it after all.

Thank you in advance for considering my request.

Sincerely,

Minane Jameson



**Jay Lee**

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**From:** Laurie Blue <ljsblue@gmail.com>  
**Sent:** Monday, February 19, 2018 9:31 PM  
**To:** Jay Lee  
**Subject:** Project on Clearbrook Circle

Dear Mr. Lee,

As a homeowner on Gisler Way below Larrabee St., I am strongly opposed to the proposed church/housing project on Clearbrook Circle. It seems a very dangerous plan to build on a slope near a fault line. I applaud Hayward for needed housing being built on Mission Blvd as areas such as the Ford dealership are being repurposed. However, continuing to cover the hills with housing when we have major fault line running through seems irresponsible. As more homes have been built in the hills, the traffic has increased. The worst of that is that speed limits and stop signs are very often ignored.

I was informed of this project by the Fairway Park Neighborhood Association. I received no information from the city. Living so close to Clearbrook Circle, I feel I should have been informed by the city.

Sincerely,  
Laurie Blue

**Jay Lee**

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**From:** Ranees Weselak <raneeweselak@hotmail.com>  
**Sent:** Thursday, February 22, 2018 12:46 PM  
**To:** Jay Lee  
**Subject:** Pilgrim Baptist Church Opposition Letter  
**Attachments:** Pilgrim Church Opposition Letter.pdf

**Re: Pilgrim Baptist Church, Reference: 201800410 TTM & PD**

Dear Jay Lee,

The attached letter is in regards to the application for a Planned Development Rezone of the Pilgrim Baptist Church at 29831 Clearbrook Circle in the RMB3.5 District.

I live directly in front of the proposed site on Clearbrook Circle and I am in opposition to this development. I personally would be affected by this project for various reasons: safety concerns regarding landslides/earthquake, increased traffic, construction noise, and losing our scenic views. Attached is a my official opposition letter on why this development would be detrimental to not only myself but the Fairway Park neighborhood.

If there is anyone else I should be sending my letter to, please let me know.

Thank you,

Ranees Weselak  
510-598-9510  
raneeweselak@hotmail.com

## Jay Lee

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**From:** Craig VandeBerg <csvandy9@hotmail.com>  
**Sent:** Monday, February 19, 2018 2:15 AM  
**To:** Jay Lee  
**Cc:** Whitney Warhurst; Barbara Halliday; hursthIGHLANDS@gmail.com  
**Subject:** Pilgrim Baptist Church Development

Jay Lee  
jay.lee@hayward-ca.gov  
City of Hayward  
Planning Division:

I've lived at 29877 Clearbrook Circle since 1989 when the property was part of Oak Hills Apartments. It's been a quiet residential neighborhood with abundant wildlife for decades. Residents expressed some concerns with emergency water access and street egress when the surrounding hillsides were developed with private homes. A water pumping station was installed on Garin Ave, but the street remains 2 lanes with one way in/out and two stop signs. Mission Blvd has become quite congested during rush hour. The community's nearest food stores are Food Source & Food Max, both 2 miles away. The South Hayward Bart station is on Tennyson Ave. ]

I learned of Pilgrim Baptist's development at 29831 Clearbrook Circle via a postcard from the City of Hayward. The attachments below state that plans have been underway since at least 2016. Although the Pilgrim Baptist Church prepared an introductory letter to residents last Nov, I was unaware of it until my web research today. No community meetings have been held to my knowledge, and none are posted on the below Church website.

While I welcome business and community expansion in our neighborhood, such developments should be carefully planned to minimize disruption of residential areas. Several large vacant lots exist along Mission Blvd such as the development of the Masjid Abu Bakr Al-Siddeeq Mosque at 29414 Mission Blvd in South Hayward, completed in 2001.

The proposed 1000 seat Pilgrim Baptist Church and 800 seat Sanctuary are being wedged into a quiet residential neighborhood. Its 35 foot tall roof lines will block the views of all surrounding homes and apartments that have been here for decades. This huge development appears to have all traffic entering and exiting onto 2 lane Garin Avenue, just above the stop sign at Garin and Larrabee. Many people run this stop sign coming down the hill from Garin Regional Park. Property crimes have significantly increased during the past 5 years of new home development along Garin Ave and Clearbrook Circle. The church and parking spaces will be developed right to the edge of existing Clearbrook Circle, which closely borders many apartments and homes.

Pilgrim's expansive plans include a 55,00 sq ft church, sanctuary, youth center, fellowship hall, gym, bookstore, 61 unit housing, etc. Events may include weddings, funerals, social events, & banquets. The traffic and congestion from an 1800 seat development will devastate our small residential community. The Pilgrim location sits directly on top of the Hayward Earthquake fault. This fault is considered one of the nation's most dangerous faults. The Hayward City Hall is slowly being torn up by fault movement. Experts say there's a 72% chance the Bay Area will experience a 6.7+

earthquake in the next 30 years with a 31% chance of occurrence along the Hayward fault.

The Alquist-Priolo Special Studies Zones Act of 1972 was renamed the Alquist-Priolo Earthquake Fault Zoning Act in 1994. It's referred to as the A-P Act and regulates development/construction of buildings intended for human occupancy so as to mitigate hazards associated with fault rupture and creep. On its website, the US Geological Survey calls the Hayward fault the region's "tectonic time bomb", which could "cause hundreds of deaths, leave thousands homeless and devastate the region's economy." There must be numerous alternatives to building this close to a major fault.

When the Hayward fault ruptures, egress down the hill on Garin Avenue will be jam packed like the Oakland Hills fire. The Garin neighborhood is a car dependent area with a 25/100 walkability and 35/100 transit rating per area realtors. Please rethink this huge development in a congested residential area with limited access and natural hazards. There are multiple more suitable sites elsewhere along Mission Blvd versus the proposed parcel. I strongly oppose this development at 29831 Clearbrook Circle. Thank you for your attention on this critical planning decision.

Craig S. VandeBerg  
29877 Clearbrook Circle  
Hayward, CA 94544  
224-795-0675

<https://www.redfin.com/CA/Hayward/29831-Clearbrook-Cir-94544/home/22962309#fsd>

29831 Clearbrook Cir, Hayward, CA 94544 | Redfin

[www.redfin.com](http://www.redfin.com)

Vacant land located at 29831 Clearbrook Cir, Hayward, CA 94544 sold for \$2,200,000 on Sep 1, 2016.  
View sales history, tax history, home value estimates ...

<https://www.architects.org/sites/default/files/Steven-Portfolio.pdf>

Refer to pp 2 - 4 above for Pilgrim's preliminary plans.

[https://pentagonvision.weebly.com/uploads/2/1/1/3/21137462/nov2017\\_pentagon\\_introduction\\_letter.pdf](https://pentagonvision.weebly.com/uploads/2/1/1/3/21137462/nov2017_pentagon_introduction_letter.pdf)

Although Pilgrim's Nov'17 letter clarifies some aspects of this development, the letter hasn't been circulated to the 148 units of Hurst Highland Apartments that borders their parcel. I found it during a Google search after your Notice of Receipt of Application post card.

**From:** Craig VandeBerg <csvandy9@hotmail.com>  
**Sent:** Monday, February 19, 2018 2:14 AM  
**To:** jay.lee@hayward-ca.gov  
**Cc:** Whitney Warhurst; barbara.halliday@hayward-ca.gov; hursthighlands@gmail.com  
**Subject:** Pilgrim Baptist Church Development

Jay Lee  
jay.lee@hayward-ca.gov  
City of Hayward  
Planning Division:

I've lived at 29877 Clearbrook Circle since 1989 when the property was part of Oak Hills Apartments. It's been a quiet residential neighborhood with abundant wildlife for decades. Residents expressed some concerns with emergency water access and street egress when the surrounding hillsides were developed with private homes. A water pumping station was installed on Garin Ave, but the street remains 2 lanes with one way in/out and two stop signs. Mission Blvd has become quite congested during rush hour. The community's nearest food stores are Food Source & Food Max, both 2 miles away. The South Hayward Bart station is on Tennyson Ave.

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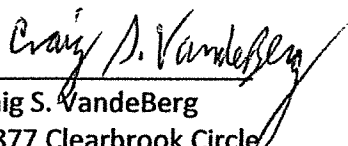
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The proposed 1000 seat Pilgrim Baptist Church and 800 seat Sanctuary are being wedged into a quiet residential neighborhood. Its 35 foot tall roof lines will block the views of all surrounding homes and apartments that have been here for decades. This huge development appears to have all traffic entering and exiting onto 2 lane Garin Avenue, just above the stop sign at Garin and Larrabee. Many people run this stop sign coming down the hill from Garin Regional Park. Property crimes have significantly increased during the past 5 years of new home development along Garin Ave and Clearbrook Circle. The church and parking spaces will be developed right to the edge of existing Clearbrook Circle, which closely borders many apartments and homes.

Pilgrim's expansive plans include a 55,000 sq ft church, sanctuary, youth center, fellowship hall, gym, bookstore, 61 unit housing, etc. Events may include weddings, funerals, social events, & banquets. The traffic and congestion from an 1800 seat development will devastate our small residential community. The Pilgrim location sits directly on top of the Hayward Earthquake fault. This fault is considered one of the nation's most dangerous faults. The Hayward City Hall is slowly being torn up by fault movement. Experts say there's a 72% chance the Bay Area will experience a 6.7+ earthquake in the next 30 years with a 31% chance of occurrence along the Hayward fault.

The Alquist-Priolo Special Studies Zones Act of 1972 was renamed the Alquist-Priolo Earthquake Fault Zoning Act in 1994. It's referred to as the A-P Act and regulates development/construction of buildings intended for human occupancy so as to mitigate hazards associated with fault rupture and creep. On its website, the US Geological Survey calls the Hayward fault the region's "tectonic time bomb", which could "cause hundreds of deaths, leave thousands homeless and devastate the region's economy." There must be numerous alternatives to building this close to a major fault.

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Craig S. VandeBerg  
29877 Clearbrook Circle  
Hayward, CA 94544  
224-795-0675

## Jay Lee

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**From:** Sharilyn Chun <sharichun@gmail.com>  
**Sent:** Wednesday, February 21, 2018 10:07 AM  
**To:** Jay Lee  
**Cc:** fairwaypark94544@gmail.com; Diana Thornton; Pete & Yip Salmon; Sharilyn Chun; Joan Kurpinsky  
**Subject:** Pilgrim Baptist Church Development Application

Dear Mr. Lee,

I am writing to you in reference to an application for a Planned Development and Rezone for a 35 foot tall, 54,600 square foot church with a life center and a 61unit multi-family affordable senior housing development located at 29831 Clearbrook Circle.

As a homeowner in the Elm's Community between Alguire and Garin, I strongly oppose to this development for the following reasons:

- Traffic congestion
  - Parking for residents as well as congregation members
  - Congregation members driving in and out of our communities
  - Parking and traffic is so bad that this is definitely a safety risk just getting on and off Mission Boulevard.
- Aesthetics:
  - Rezoning for an out of place large structure in the middle of housing neighborhoods
  - Removal of more Hayward green space
  - Obstructing views of existing homeowners
  - Noise pollution
  - We need to be able to see our long amazing hills that surround Hayward and should not be developed due to its beauty.
- Safety:
  - Building a large structure on an existing and known earthquake fault line
  - Increased traffic throughout our neighborhoods
  - Known springs and slide issues on that particular hillside

I with my neighbor, Sue Kessler, would like to schedule an appointment to see the plans, and hear more about this proposed project. I also, with my neighbor, would also like to receive any notices of public hearings regarding this project.

Thank you for your consideration.

Sharilyn Chun  
Sharichun@sbcglobal.net  
510 Blue Jay Dr.  
Hayward, CA 94544  
510-582-7256

## Jay Lee

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**From:** Sue Kessler <sakessler54@gmail.com>  
**Sent:** Monday, February 19, 2018 3:22 PM  
**To:** Jay Lee  
**Cc:** fairwaypark94544@gmail.com; Diana Thornton; Pete & Yip Salmon; Sharilyn Chun; Joan Kurpinsky  
**Subject:** Pilgrim Baptist Church Development Application

Dear Mr. Lee,

I am writing to you in reference to an application for a Planned Development and Rezone for a 35 foot tall, 54,600 square foot church with a life center and a 61unit multi-family affordable senior housing development located at 29831 Clearbrook Circle.

As a homeowner in the Elm's Community between Alguire and Garin, I strongly oppose to this development for the following reasons:

- Traffic congestion:
  - Parking for residents as well as congregation members
  - Congregation members driving in and out of our communities
- Aesthetics:
  - Rezoning for an out of place large structure in the middle of housing neighborhoods
  - Removal of more Hayward green space
  - Obstructing views of existing homeowners
  - Noise pollution
- Safety:
  - Building a large structure on an existing and known earthquake fault line
  - Increased traffic throughout our neighborhoods
  - Known springs and slide issues on that particular hillside

I would like to schedule an appointment to see the plans, and hear more about this proposed project. I would also like to receive any notices of public hearings regarding this project.

Thank you for your consideration.

Sue Kessler  
594 Blue Jay Dr.  
Hayward, CA 94544

510-861-9701



**Jay Lee**

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**From:** Amy Livingston <amyadams56@gmail.com>  
**Sent:** Monday, February 19, 2018 4:33 PM  
**To:** Jay Lee  
**Subject:** No Pilgrim Baptist Church

Good evening,

I was just notified that the Planning Department of Hayward is considering rezoning a neighborhood to accommodate a large church with housing. The esthetic and practical impact would be detrimental to the existing neighborhood. The entire project would also have a negative impact on traffic.

As someone who lives on Gisler Way, I would like to not see a huge church in my backyard. There are plenty of properties along Mission Blvd that would be much more appropriate for this project.

Thank you for your time and consideration.  
Amy A. Asencio

Sent from my iPad

**Jay Lee**

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**From:** spartridge@juno.com  
**Sent:** Saturday, February 17, 2018 1:55 PM  
**To:** Jay Lee  
**Subject:** Pilgrim Baptist Church Rezone

To whom it may concern in Hayward zoning/Mr. Jay Lee,

I am opposed to Mr. Abdul Esmail's application for rezoning of the Clearbrook Circle site in south Hayward for a church. The area in question will not support the increase in traffic due to the already increased traffic on Mission Blvd. and the planned demolition of Holiday Bowl and high density housing units planned in its place. I received news of this from a concerned neighbor. I am also concerned. Hayward is being overdeveloped at an astounding rate, and many of its citizens (including me) are concerned and voicing their concerns.

Stephen Partridge  
631 Woodland Ave.  
Hayward, Ca. 94544

(510) 582-6727

**Jay Lee**

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**From:** Robin Kong <robinjkong@gmail.com>  
**Sent:** Thursday, February 22, 2018 11:34 AM  
**To:** Jay Lee  
**Subject:** Pilgrim Baptist Church Project

I am a neighborhood resident near the proposed building site for the baptist church and senior facility. I am concerned because the site is directly over the Hayward fault line. The fault line is still very active and I am curious to know the seismic and geological research performed on and near the surrounding area. I feel that is unsafe for anybody, especially the elder, that may potentially be affected by a large earthquake.

As a resident, I also would like my neighborhood to stay a residential neighborhood. Building a church and parking lot would not add any beauty the the rolling hills above our neighborhood.

Please reconsider a different site for this project. Open land on top of a hill shouldn't mean that something should be built on top of it.

Warm Regards

## Jay Lee

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**From:** Jennifer Con <missygirl77@sbcglobal.net>  
**Sent:** Thursday, February 22, 2018 12:17 AM  
**To:** Jay Lee  
**Subject:** Development Plans - Pilgrim Baptist Church

Hello Mr. Lee,

As a resident of South Hayward near Garin and Larabee I'm against the proposed project that was brought to my attention by other neighbors. I feel that my community doesn't hear about these projects until its too late, like another carwash in Fairway Park.

I've been in the same home for the last 29 years and remember many mud slide issues as well as earthquake fault activity in this area. It's a battle to keep the homes near this fault line in shape due to constant moving. By disrupting the land above Larabee my neighbors are in danger of these natural disasters.

The proposed project not only further destroys what hillside is left in my area for wildlife, but endangers my safety. Garin Ave is a narrow two lane road that is already at capacity. I'm not able to walk up "the hill" anymore due to frequent near misses with cars. Hayward has not been able to address this issue properly and adding more housing in this area is not the right option. This facility could easily be added to any of the empty demolition sites or abandoned buildings along Mission Blvd.

I would like to be informed of any updates with this proposal and hope that the city of Hayward takes our concerns into consideration. We love our neighborhood and hope that our voices are heard.

Respectfully,  
Jennifer Conner  
651 Gisler Way

## Jay Lee

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**From:** Diana Thornton <dt745kitty@yahoo.com>  
**Sent:** Monday, February 19, 2018 8:25 PM  
**To:** Jay Lee  
**Subject:** Fwd: Pilgrim Baptist Church Development Application

I totally agree with the attached, and am not in favor of a rezone to allow the building of a church. Please consider the feedback from the surrounding neighborhood.  
Thank you.

Diana Thornton

Begin forwarded message:

**From:** Sue Kessler <sakessler54@gmail.com>  
**Date:** February 19, 2018 at 3:21:55 PM PST  
**To:** [jay.lee@hayward-ca.gov](mailto:jay.lee@hayward-ca.gov)  
**Cc:** [fairwaypark94544@gmail.com](mailto:fairwaypark94544@gmail.com), Diana Thornton <dt745kitty@yahoo.com>, Pete & Yip Salmon <petesalmon@gmail.com>, Sharilyn Chun <sharichun@gmail.com>, Joan Kurpinsky <vitt4me@sbcglobal.net>  
**Subject:** Pilgrim Baptist Church Development Application

Dear Mr. Lee,

I am writing to you in reference to an application for a Planned Development and Rezone for a 35 foot tall, 54,600 square foot church with a life center and a 61unit multi-family affordable senior housing development located at 29831 Clearbrook Circle.

As a homeowner in the Elm's Community between Alguire and Garin, I strongly oppose to this development for the following reasons:

- Traffic congestion:
  - Parking for residents as well as congregation members
  - Congregation members driving in and out of our communities
- Aesthetics:
  - Rezoning for an out of place large structure in the middle of housing neighborhoods
  - Removal of more Hayward green space
  - Obstructing views of existing homeowners
  - Noise pollution
- Safety:
  - Building a large structure on an existing and known earthquake fault line
  - Increased traffic throughout our neighborhoods
  - Known springs and slide issues on that particular hillside

I would like to schedule an appointment to see the plans, and hear more about this proposed project. I would also like to receive any notices of public hearings regarding this project.

Thank you for your consideration.

Sue Kessler  
594 Blue Jay Dr.  
Hayward, CA 94544

510-861-9701

## Jay Lee

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**From:** Robert Goldassio  
**Sent:** Friday, April 6, 2018 11:36 AM  
**To:** Jay Lee  
**Subject:** FW: FW: Notice of Public Hearing - Pilgrim Baptist Church - 19831 Clearbrook Cir  
**Attachments:** hillside 2018.doc

FYI.

**From:** Lee N. [mailto:newgia@yahoo.com]  
**Sent:** Friday, April 6, 2018 11:33 AM  
**To:** Robert Goldassio <Robert.Goldassio@hayward-ca.gov>; Lee Newfield <newgia@yahoo.com>  
**Subject:** Re: FW: Notice of Public Hearing - Pilgrim Baptist Church - 19831 Clearbrook Cir

Mr. Goldassio:

We will be unable to attend the 12 April meeting. Below and attached are the concerns we sent to Mr. Lee when this project was first announced. Please see that they are included in any record of this event so they can be minimized or ignored later. I do have two other questions about this project. For the county and city, what will be the property tax revenue for this project as planned? For the church, why plan a new church across the bay from your current parishioners? Do you believe they will make the drive every week?

Thank you for keeping us informed.

Mr. Lee:

We as owners and residents of 29950 Larrabee Street would like to see this project rejected. Our list of concerns follows.

1. Hillside slump and geological concerns - In the last ten years there has been a significant landslide just to the North of this project and just to the South. At least twice a year, a University of California East Bay geology class is conducted on Larrabee St. to show ground creep to the students. Adding thousands of cubic yards of compacted fill and buildings to the slope would exacerbate this problem. The Hayward fault runs through the proposed area, the previous project had to have survey crews move the fault trace three times to just get a waiver on building. The Planning commission voted against recommending the original project, because as one commissioner said "It's just bad ground."

2. Drainage issues have to be a major concern if they pave over a very large hillside.
3. The plan includes removing a large quantity of previously dumped material from the property. The composition of this material and its dangers are unknown. The project just north of this parcel in 2007 met the dust and pollution requirements, but we still had to sweep a layer of dust off the cars every day. If it were toxic dust we would breath this.
4. Traffic and emergency access - Clearbrook Circle, and the emergency access both exit onto Garin road. There is no alternative route to the new development or the many developments already in that area, which use this single two-lane road. One accident, one down tree, one fire and the areas will be cut off. The Hayward fault crosses the road below the emergency access for the development. The comment that this is a relatively small development is a slippery slope argument that has been used by the last three developments. There clearly would be an increase in traffic to the area and an alternate route is necessary. Sunday is not a low usage day for Garin given the large park at the end of the road.
5. Wildlife habitat: - There are many creatures that live in or use the proposed building area, Deer, foxes, raccoons, turkeys, owls, hawks, turkey vultures, is just a partial list of the larger creatures. We like these creatures as neighbors, they add to the charm and character of the area. It is unfortunate that the city only takes into account federal and state requirements concerning our furry neighbors.
6. Privacy concerns - Some of the proposed units will have direct views into our back yards and bedroom windows.

This is an even more aggressive project than the 2007-2008 townhouse project planned for the same ground by the previous owners of the land. The justification is even slimmer than for the 2007 project in two key areas, the hillside drainage was assessed by the city and found to be in good shape in 2010 (point raised in favor of first project was fixing the



broken drainage), and the other housing projects on the East end of Woodland and Tennyson have reduced the housing pressure.

Please let us know of any public hearing about this project so that when the money flows in and the approval is granted you have to at least look us in the eye.

Lee Newfield

Thomas Phamgia

On Friday, March 30, 2018, 4:01:51 PM PDT, Robert Goldassio <[Robert.Goldassio@hayward-ca.gov](mailto:Robert.Goldassio@hayward-ca.gov)> wrote:

Good afternoon interested parties.

Attached is a public notice which was mailed today as well as a legal ad which was published today in the Daily review regarding a Planning Commission work session agenda item for April 12, 2018. Please see the attached for additional information. If you wish to be removed from the interested parties list for this project, simply reply "Stop" to this email.

Regards,

Robert Goldassio | Senior Secretary | DSD – Planning Division

T: 510-583-4204 | [Robert.Goldassio@hayward-ca.gov](mailto:Robert.Goldassio@hayward-ca.gov)



**Jay Lee**

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**From:** Pastor Charlie Eldred <pastoreldred@gmail.com>  
**Sent:** Wednesday, February 14, 2018 9:02 AM  
**To:** Jay Lee  
**Subject:** Feedback on PD in Fairway Park area

Mr. Lee

I am writing today to voice my objection to the proposed development on 29831 Clearbrook Circle in South Hayward.

The proposed development does not seem to fit the area. The extreme closeness of the Hayward fault line to a proposed senior center sounds dubious at best and hazardous to say the least.

As the pastor of a Baptist church that has existed in the neighborhood for 62 years, there is a need for religious instruction; but the location again does not seem prudent. Several other churches from the same denomination already exist within a small radius of the proposed site; so they will not be adding anything unique by building on Clearbrook Circle.

Finally, the proposed development does not seem to fit the area's needs for economic development. Housing and retail need to be managed in balance. Increased housing is congesting our already busy streets and retail is not being drawn to our area. For these concerns, I would ask you to disapprove the proposed development on Clearbrook Circle.

Sincerely  
Charles Eldred

--

Charles L. Eldred  
Pastor, Fairway Park Baptist Church  
[www.fairwaypark.org](http://www.fairwaypark.org)

*God tells us what He wants us to KNOW, so we might BE people who DO what pleases Him.*

**Jay Lee**

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**From:** Jamie Heston <jheston@hestonsystems.com>  
**Sent:** Wednesday, February 21, 2018 10:53 AM  
**To:** Jay Lee  
**Subject:** Church proposal South Hayward (Against!)

Hello,

I'm a resident of South Hayward and am against the proposed church and senior housing near Garin/Larabee for several reasons. First, I have a great concern about increasing traffic in a residential area, that hill has had previous mud slides, and it's practically right on the fault line. For the stated purpose, it seems that they would be better off building this particular project on one of the flat, easier to access, Mission boulevard plots of land instead of being smack dab in the middle of an established neighborhood with a two lane road. Second, I have concerns about a large, view blocking building going up in an established neighborhood. Last, it also doesn't seem like there was much or any outreach to the locals before this proposal was submitted, so I have low confidence about continued communication from the builder and occupants in the future.

Respectfully,

Jamie Heston  
31923 Chicoine Ave  
Hayward

jheston@hestonsystems.com

**Jay Lee**

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**From:** Chasity Fulton <chasity.fulton@gmail.com>  
**Sent:** Friday, February 23, 2018 2:04 PM  
**To:** Jay Lee  
**Subject:** 201800410 TTM & PD

Regarding 29831 clearbrook circle plans

Hi,

I'm Chasity Fulton and I live at 29851 Clearbrook Circle. The neighborhood would suffer considerably if 29831 were rezoned and a church was built here. Because of the proximity to Garin Park, there are a multitude of wild animals that flourish in the area. Construction, and the subsequent noise and light pollution from the proposed project would disturb their home, as well as mine. Furthermore, the project would definitely obstruct my view of beautiful Hayward, which I currently pay a premium to enjoy. There are plenty of churches already in the area, and empty lots that can become churches. And Hayward in general has many other options available where the project can thrive that don't interfere with nature so obtrusively. Please don't ruin my home and the home of the deer, turkey, etc. that enjoy 29831 as it currently is.

Thanks for your time,  
Chasity Fulton

**Jay Lee**

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**From:** Gong Zhao <gongfzhao@gmail.com>  
**Sent:** Friday, March 9, 2018 7:53 PM  
**To:** Jay Lee  
**Subject:** Concerning Pilgrim Baptist Church development project

Dear Jay,

We received the notification about the development project of Pilgrim Baptist Church from your department and thank you for sending us the notification.

However, we would like to let you know our concerns to the project. At first, it would cause extremely excessive traffic and parking along the residential streets nearby (some may be illegal parking, since it is not allowed to park vehicles along the streets overnight per the Home Association's rule); Secondly, it may cause hillside failure; Thirdly, it is related to change of the Zone. It should be considered it more carefully.

In summarized the above reasons, we strongly object to the project.

Gong Zhao & Mian Su  
Residents of 985 Silver birch Ln  
Hayward, CA 94544

**Jay Lee**

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**From:** AJ <ajnaresh@gmail.com>  
**Sent:** Sunday, February 11, 2018 5:39 PM  
**To:** Jay Lee  
**Cc:** Sara Buizer  
**Subject:** Concerned Resident at Mission-Garin Regarding Proposed Development and Rezone Reference 201800410

Hi Jay,

My name is Adithya Naresh, and I'm writing this email on behalf of my family (the Naresh family) located at 970 Silver Birch Ln, Hayward.

I recently got a mail about a proposed Planned Development Rezone in the sloped land directly below where I live (Silver birch Ln, and Clearbrook Circle) and above Larrabee Street. The reference # for this project is 201800410.

I am opposed to this development for the following reasons:

First and foremost, I am very concerned about the potential adverse impact this construction will have on the traffic up and down Garin from the pre to the post construction phase. Currently, along Garin avenue, apart from the traffic of people who live in the hundreds of residential homes and more living in the apartments along the road, I notice a regular stream of travelers everyday (more so during weekends) to the popular Garin regional park. That said, there is plenty of back and forth commute traffic from the single family homes and the moderate sized apartment complex on Clearbrook Circle, to a point where traffic backs up to 5 to 6 car length during weekday commute hours. Also Garin Avenue is a single lane road, with 25 mph speed limit. Adding a 61 unit multifamily housing and a 35 foot church, will conservatively probably double the traffic on this small road adversely impacting the productivity and the day to day lives of those that already live here.

Second reason is that this development has the potential to decrease the aesthetic appeal of the Garin neighborhood. Currently as one travels up Garin, the smooth rolling hillside between Larrabee and Clearbrook presents a glimpse of the natural beauty of the Park located at the end of the road. Removing the serene beauty and populating it with an over dominant church and apartment units simply weakens the overall natural value of the region,.

Third reason is that this construction could at worst structurally compromise the overall hillside affecting all properties from Larrabee to the ones in Clearbrook and above.

I hope you take the time to sincerely consider all the above reasons before approving the development.

Thank you in advance!

--

Sincerely,

Adithya "AJ" Naresh  
[Ah-dith-yah]

Cell: (510) 676-0930

**Jay Lee**

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**From:** Myrna Stephenson <myrna677@att.net>  
**Sent:** Tuesday, February 20, 2018 10:59 AM  
**To:** Jay Lee  
**Subject:** Clearbrook Circle Project

Dear Mr. Lee,

I am a resident and homeowner on Barron Way which goes onto Larrabee Street.  
There are many reasons why the Clearbrook Circle project should not be constructed.

It has long been known that the area along the hill is the site of the Hayward Fault. To build a church and senior resident facility is not a logical decision. So far, the hill between the existing apartments and homes on Larrabee has been stable. The property just north, the hill has shown slippage and washed mud onto Woodland Ave. Once construction and change of the contour of the natural hill begin, it's very possible that dirt and mud can come onto the homes on Larrabee.

The information did not state access route but assuming it would be Garin and/or Woodland Ave., the neighborhood streets are not constructed for excess traffic. We are a residential area!

This project could very well be a danger to surrounding homes as well as not fitting into the neighborhood.  
It is not the type of building that we want or need in our area.

Yours truly,  
Myrna Stephenson

## Jay Lee

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**From:** Lee N. <newgia@yahoo.com>  
**Sent:** Monday, February 19, 2018 8:46 AM  
**To:** Jay Lee; Lee Newfield  
**Subject:** 29831 Clearbrook  
**Attachments:** hillside 2018.doc

Please acknowledge receipt of this e-mail.

To: Jay Lee Hayward Planning Division

From: Lee Newfield, Thomas Phamgia

19 Feb, 2018

Subject: 29831 Clearbrook Circle

Mr. Lee:

We as owners and residents of 29950 Larrabee Street would like to see this project rejected. Our list of concerns follows.

1. Hillside slump and geological concerns - In the last ten years there has been a significant landslide just to the North of this project and just to the South. At least twice a year, a University of California East Bay geology class is conducted on Larrabee St. to show ground creep to the students. Adding thousands of cubic yards of compacted fill and buildings to the slope would exacerbate this problem. The Hayward fault runs through the proposed area, the previous project had to have survey crews move the fault trace three times to just get a waiver on building. The Planning commission voted against recommending the original project, because as one commissioner said "It's just bad ground."
2. Drainage issues have to be a major concern if they pave over a very large hillside.



3. The plan includes removing a large quantity of previously dumped material from the property. The composition of this material and its dangers are unknown. The project just north of this parcel in 2007 met the dust and pollution requirements, but we still had to sweep a layer of dust off the cars every day. If it were toxic dust we would breath this.
4. Traffic and emergency access - Clearbrook Circle, and the emergency access both exit onto Garin road. There is no alternative route to the new development or the many developments already in that area, which use this single two-lane road. One accident, one down tree, one fire and the areas will be cut off. The Hayward fault crosses the road below the emergency access for the development. The comment that this is a relatively small development is a slippery slope argument that has been used by the last three developments. There clearly would be an increase in traffic to the area and an alternate route is necessary. Sunday is not a low usage day for Garin given the large park at the end of the road.
5. Wildlife habitat: - There are many creatures that live in or use the proposed building area, Deer, foxes, raccoons, turkeys, owls, hawks, turkey vultures, is just a partial list of the larger creatures. We like these creatures as neighbors, they add to the charm and character of the area. It is unfortunate that the city only takes into account federal and state requirements concerning our furry neighbors.
6. Privacy concerns - Some of the proposed units will have direct views into our back yards and bedroom windows.

This is an even more aggressive project than the 2007-2008 townhouse project planned for the same ground by the previous owners of the land. The justification is even slimmer than for the 2007 project in two key areas, the hillside drainage was assessed by the city and found to be in good shape in 2010 (point raised in favor of first project was fixing the broken drainage), and the other housing projects on the East end of Woodland and Tennyson have reduced the housing pressure.

Please let us know of any public hearing about this project so that when the money flows in and the approval is granted you have to at least look us in the eye.

Lee Newfield

Thomas Phamgia

To: Jay Lee Hayward Planning Division  
From: Lee Newfield, Thomas Phamgia  
19 Feb, 2018  
Subject: 29831 Clearbrook Circle

Mr. Lee:

We as owners and residents of 29950 Larrabee Street would like to see this project rejected. Our list of concerns follows.

1. Hillside slump and geological concerns – In the last ten years there has been a significant landslide just to the North of this project and just to the South. At least twice a year, a University of California East Bay geology class is conducted on Larrabee St. to show ground creep to the students. Adding thousands of cubic yards of compacted fill and buildings to the slope would exacerbate this problem. The Hayward fault runs through the proposed area, the previous project had to have survey crews move the fault trace three times to just get a waiver on building. The Planning commission voted against recommending the original project, because as one commissioner said “It’s just bad ground.”
2. Drainage issues have to be a major concern if they pave over a very large hillside.
3. The plan includes removing a large quantity of previously dumped material from the property. The composition of this material and its dangers are unknown. The project just north of this parcel in 2007 met the dust and pollution requirements, but we still had to sweep a layer of dust off the cars every day. If it were toxic dust we would breath this.
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6. Privacy concerns – Some of the proposed units will have direct views into our back yards and bedroom windows.

This is an even more aggressive project than the 2007-2008 townhouse project planned for the same ground by the previous owners of the land. The justification is even slimmer than for the 2007 project in two key areas, the hillside drainage was assessed by the city and found to be in good shape in 2010 (point raised in favor of first project was fixing the broken drainage), and the other housing projects on the East end of Woodland and Tennyson have reduced the housing pressure.

Please let us know of any public hearing about this project so that when the money flows in and the approval is granted you have to at least look us in the eye.

Lee Newfield

Thomas Phamgia

## Jay Lee

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**From:** Daniel Levine <danielL@conflo.biz>  
**Sent:** Tuesday, February 20, 2018 10:17 AM  
**To:** Jay Lee  
**Subject:** 29831 Clearbrook Cr

Good Morning Mr. Lee,

My name is Daniel Levine and am the homeowner of 665 Garin Ave. I am very excited over the recent development and improvements being made in South Hayward up and down Mission. Please however, allow me to express a couple of my concerns over the new development being planned for 29831 Clearbrook Cr.

1) Garin Ave has been seeing in increase in traffic and the stop sign and speed limit on the corner of Garin Ave and Larrabee St is becoming more "optional" for an increasing amount of drivers. We have drivers coming down the hill without even slowing down for the stop sign and running through at more than 30+ mph. My concern is if the new development connects to Garin, what will be done about street and neighborhood safety? Would speed bumps or traffic control be something considered? We have had 2 animals run over and killed (a cat and a dog) on Garin in the past year by speeding motorists that did not even stop.

2) There has been a large increase in the residential development spanning from the BART station stretching up the hill with the new single family homes currently being built. With the increased population within a small geographic area my concern is that there is not enough resources to support the growing demand. For example there are no viable grocery stores easily accessible unless you have a car since the Fresh and Easy was shut down. Are there any plans to develop a grocery store, restaurants and other community resources in the area that can sustain the increasingly dense population?

Thank you for your time, if you have any questions from me or if there is any other feedback I can give please just let me know. South Hayward is improving better and more than I could have hope in the last couple years and I would like to see the development and improvements continue.

Have a great day,

--

Daniel Levine  
Conflo Services, Inc  
25670 Nickel Pl  
Hayward CA 94545  
(O) 510.732.6695 Ext. 17  
(C) 925.858.1951  
(F) 510.732.6697

**Jay Lee**

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**From:** Minane Jameson <m77jameson@gmail.com>  
**Sent:** Wednesday, February 21, 2018 4:43 PM  
**To:** List-Mayor-Council  
**Cc:** Jay Lee; Kelly McAdoo; Mimi; Evelyn Cormier; Cecilia Miskic; Lupe Gil; dskatfan@aol.com; Minane Jameson  
**Subject:** 29831 Clearbrook Circle, Reference # 2011800410 TTM and PD

Dear Mayor Halliday and Members of the City Council,

I recently sent a very brief email to members of your staff expressing my concerns regarding the proposal to build a church, parking area and 61 senior apartments on the 6 acre site located behind the homes on Larabee Street and adjacent to Garin Ave. in the Fairway Park area. I would like to elaborate and share my concerns with you too since this item might come to you in the near future.

While I have been very supportive of in-fill development along Mission or close to Mission, I am very opposed to this project. This site is in a precarious location as it is near a major fault line and on a hilly slope subject to slides, not to mention too close to neighborhoods that could be negatively impacted by the changes made to the hillside. Furthermore, this type of project will likely subject this part of Fairway Park with more traffic than it can handle (keep in mind, too, that Treeview Elementary School which is nearby, will be rebuilt in the near future and house a much larger student population).

As you might remember, just north of this site, another developer spent millions of dollars pushing dirt around with enormous 'earth movers' until finally concluding the hillside really is a permanent slide area and could not build the housing project they were so intent on building. After declaring bankruptcy, the developer walked away and left our community with a 'butchered up' hillside which will remain an eyesore indefinitely.

I think the project as proposed belongs in the flat lands, on stable soil and near major road ways and public transportation. We shouldn't challenge Mother Nature like this and engineers can only do so much 'mitigating'. I hope you will not support this grandiose project at this location. However, If this project cannot be stopped or you choose to support it, I think the applicant should be required to put money into an escrow account that will cover the cost of restoring the property to its natural state, should the developer discover down the line that they cannot build on it after all.

Thank you in advance for considering my request.

Sincerely,

Minane Jameson

## Jay Lee

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**From:** Patrick L. Sullivan <pls1040@sbcglobal.net>  
**Sent:** Tuesday, February 20, 2018 11:40 AM  
**To:** Jay Lee  
**Subject:** 201800410 TTM & PD

Mr. Lee,

I am forwarding to you an e-mail I received from a homeowner living in our complex on Silver Maple Court.

---

**Patrick L. Sullivan, C.P.A. (RET.)**

29965 Sugar Maple Court  
Hayward, CA 94544

(510) 219-7864 P  
[pls1040@sbcglobal.net](mailto:pls1040@sbcglobal.net)

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Begin forwarded message:

**From:** <pat\_coghill@sbcglobal.net>  
**Date:** February 16, 2018 at 3:29:42 PM PST  
**To:** "Michael Legan" <abalonekid@sbcglobal.net>  
**Subject:** RE:

Traffic is the big one for me. All the access is on residential streets that are not designed for heavy traffic. Access from Garin will be dangerous and the stop sign at Larabee & Garin will likely cause big traffic back-ups. Access from Woodland isn't much better. The turn at Vanderbilt & Woodland is already substandard in design without sufficient room for two cars to turn in opposite directions simultaneously when coming from or going to Alguire. That will cause back-ups in both directions. Also, the 198 parking spots currently planned may not be sufficient when the church is filled to its 800 seat capacity. Spill over parking will likely be on Garin, Larabee and Woodland.

The seismic and grading risks that Patrick has raised are also worth reiterating.

**From:** Fairway Park Neighborhoods Association <[fairwaypark94544@gmail.com](mailto:fairwaypark94544@gmail.com)>  
**Date:** April 5, 2018 at 2:13:50 PM PDT  
**To:** <[List-Mayor-Council@hayward-ca.gov](mailto:List-Mayor-Council@hayward-ca.gov)>, <[kelly.McAdoo@hayward-ca.gov](mailto:kelly.McAdoo@hayward-ca.gov)>  
**Cc:** "Jameson, Minane" <[m77jameson@gmail.com](mailto:m77jameson@gmail.com)>, "Cormier, Evelyn" <[ev.cormier@comcast.net](mailto:ev.cormier@comcast.net)>, "Miskic, Cecilia" <[ceciliamiskic@gmail.com](mailto:ceciliamiskic@gmail.com)>, <[mefaria@yahoo.com](mailto:mefaria@yahoo.com)>, "Goldstein, Dan" <[dgold94544@gmail.com](mailto:dgold94544@gmail.com)>  
**Subject:** Proposed New Church, Gymnasium, and Senior Affordable Housing (201800410 PD & TPM 10806)

Dear Mayor Halliday, Members of the City Council and City Manger,

I believe it is important that you are aware of the following now. This is not just another project but could become a potential major liability for the City.

Recently our community was made aware of an application which would require rezoning of 6.2 hillside acres located behind the homes on Larabee Street and adjacent to Garin Ave. We just received notice of a work session on the project scheduled for April 12. This is a fairly large property in our neighborhood bordering the Hayward Fault. I, and many in my community, sent emails to City staff expressing our concerns regarding such a large project (39,500 SF church, 15,100 SF gym/life center parking and 61 senior apartments) being built on such an unsafe site. A number of years ago the City of Hayward approved two housing projects just a little farther north along the same hillside despite many warnings from experts about the soil not being stable. With the closest project, when excavation uncovered unknown fault lines and remediation needed to be done the developers went bankrupt and Hayward was left with a gigantic scarred hillside that can be seen for miles. The other project called "The Reserve" has encumbered the homeowners with over \$1,000 in fees each, annually, just to maintain the hillside behind them to keep it from crashing down on to their homes. Additionally, several decades ago there were mudslides in our community and houses had to be condemned. As such, we are deeply concerned about the safety of the homeowners on Larabee St. and below if excavation is attempted on the proposed site. Opening up of a new fault line, increasing danger of slides and shifting soil are, from recent history in our area, likely. Therefore, we cannot support, and argue strenuously against, the proposed project.

The Fairway Park Neighborhoods Association has been a supporter of well designed, in-fill projects and would support this project where it makes sense. It belongs on stable soil, near major road ways and public transportation. This project needs to find a new, safer, more logical location. If, however, the City is compelled, by law, to allow the environmental review, excavation, etc. of this application, we request that the applicant be required to place, in escrow, an amount that will cover the cost of restoring the property to its natural state as well as repairing damage done to the homes below caused by any of their work. If they are granted the permit to build they must hold in escrow, or there must be some other means to ensure they have the necessary funds, in perpetuity, to maintain the hillside or forfeit their property.

Sincerely,

Mimi Bauer

Fairway Park Neighborhoods Association, President



**From:** Lee N. [<mailto:newgia@yahoo.com>]

**Sent:** Friday, April 6, 2018 11:33 AM

**To:** Robert Goldassio <[Robert.Goldassio@hayward-ca.gov](mailto:Robert.Goldassio@hayward-ca.gov)>; Lee Newfield <[newgia@yahoo.com](mailto:newgia@yahoo.com)>

**Subject:** Re: FW: Notice of Public Hearing - Pilgrim Baptist Church - 19831 Clearbrook Cir

Mr. Goldassio:

We will be unable to attend the 12 April meeting. Below and attached are the concerns we sent to Mr. Lee when this project was first announced. Please see that they are included in any record of this event so they can be minimized or ignored later. I do have two other questions about this project. For the county and city, what will be the property tax revenue for this project as planned? For the church, why plan a new church across the bay from your current parishioners? Do you believe they will make the drive every week?

Thank you for keeping us informed.

Mr. Lee:

We as owners and residents of 29950 Larrabee Street would like to see this project rejected. Our list of concerns follows.

1. Hillside slump and geological concerns - In the last ten years there has been a significant landslide just to the North of this project and just to the South. At least twice a year, a University of California East Bay geology class is conducted on Larrabee St. to show ground creep to the students. Adding thousands of cubic yards of compacted fill and buildings to the slope would exacerbate this problem. The Hayward fault runs through the proposed area, the previous project had to have survey crews move the fault trace three times to just get a waiver on building. The Planning commission voted against recommending the original project, because as one commissioner said "It's just bad ground."
2. Drainage issues have to be a major concern if they pave over a very large hillside.
3. The plan includes removing a large quantity of previously dumped material from the property. The composition of this material and its dangers are unknown. The project just north of this parcel in 2007 met the dust and pollution requirements, but we still had to sweep a layer of dust off the cars every day. If it were toxic dust we would breath this.

## Denise Chan

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**To:** Denise Chan  
**Subject:** FW: 19831 Clearbrook Circle - Church, gym, parking, apartments

Dear Members of the Planning Commission:

I sent the letter below to the city council in mid February. Since you will be discussing this issue on April 12th, I am sharing this letter with you too.

Thank you,

Minane Jameson

Dear Mayor Halliday and Members of the City Council,

I recently sent a brief email to members of your staff expressing my concerns regarding the proposal to build a church, parking and 61 senior apartments on the 6 acre site located behind the homes on Larabee Street and adjacent to Garin Ave. in the Fairway Park area. I would like to elaborate and share my concerns with you too since this item might come to you in the near future.

While I have been very supportive of in-fill development along Mission or close to Mission, I am very opposed to this project. This site is in a precarious location as it is near a major fault line and in a hilly place subject to slides, not to mention too close to neighborhoods that could be negatively impacted by the changes made to the hillside. Furthermore, this type of project will likely subject this part of Fairway Park with more traffic than it can handle (keep in mind, too, that Treeview Elementary which is nearby, will be rebuilt in the near future and house a much larger student population).

As you might remember, just north of this site, another developer spent millions of dollars pushing dirt around with enormous 'earth movers' until finally concluding the hillside really is a permanent slide area and could not build the housing project they were so intent on building. After declaring bankruptcy, the developer walked away and left our community with a 'butchered up' hillside which will remain an eyesore indefinitely.

I think the project as proposed belongs in the flat lands, on stable soil and near major road ways and public transportation. We don't need to challenge Mother Nature anymore and engineers can only do so much 'mitigating'. I hope you will not support such a grandiose project for this location. However, If this project cannot be stopped or you decide you actually want to support it, I think the applicant should have to put money into escrow that will cover the cost of restoring the property to its natural state should the developer discover they cannot build on it after all.

Thank you in advance for considering my request.

Sincerely,



April 12, 2018

Hayward Planning Commission  
Hayward City Hall  
777 B Street  
Hayward, Ca 94541

Dear Commission members,

Re: Pilgrim Baptist Church proposal

My name is Patrick L. Sullivan. My address is 29965 Sugar Maple Court, which is near the intersection of Garin Avenue and Clearbrook Circle. I have lived here since February of 1999. This homeowners association is composed of 73 single family homes and is known as "Clearbrook at the Highlands".

Pilgrim Baptist church has proposed building an 800 person Sanctuary, which would include a youth center and a hall available for weddings/funerals and events, a 15,500 sq. ft. building for community programs and events, 61 units of affordable senior housing, and a potential charter school. It will be built on the vacant land bordered by Garin Avenue, Clearbrook Circle, Larrabee Street, and Woodland Avenue. There will be an entrance on Woodland Avenue and one on Garin Avenue. The Garin Avenue entrance would be approximately midway between Larrabee Street and Clearbrook Circle.

I would like to express my concern about this project, namely excessive traffic and hillside failure because of underground aquifers.

EXCESSIVE TRAFFIC ON RESIDENTIAL STREETS - In a worse case scenario, all parishioners attending a Sunday church service, all at the same time, would encompass numerous cars coming up Garin Avenue and turning left across downhill traffic in order to access the site. Garin Avenue, which is a one lane, curving steep road in each direction is currently considered the main entrance to the church grounds as it will be the closest to the parking lot for the church. Even if many cars entered by way of Woodland Avenue, all these streets are residential and are not designed to handle possibly hundreds of cars entering and exiting the church grounds, all at approximately the same time period for church services. If the charter school is built, it would mean numerous cars accessing the site Monday thru Friday, with cars dropping off and picking up children in the mornings and afternoon.

HILLSIDE FAILURE - The land area has a number of underground aquifers, one of which can be seen clearly as you descend Garin Avenue, just down a little ways from Clearbrook Circle. The runoff from the aquifer is channeled down a cement trough running alongside the sidewalk, then coming out into the gutter alongside Garin Avenue. This water runs just about 24/7, for almost every day of the year. The construction of the church complex will entail grading of the land, which could result in damming up the aquifers, resulting in the underground water building up till it comes up to the surface of the earth and then cascades down the hillside, resulting in slope failure.

This is exactly what happened in our complex due to faulty land grading. When the houses were first built in 1998 and 1999 in the Clearbrook Homeowners Association, the grading for our houses resulted in the underground aquifers being blocked and dammed up, preventing the water from flowing naturally underground. With nowhere to go, the underground water built up until it rose to the top of the slope areas in our complex, flowed down the slopes, and caused slope failure. A number of homes on Sugar Maple Court and Red Maple Court were damaged because of the slope failure. This resulted in the developer having to install 103, 20 inch diameter by 50 feet long cast-in-place concrete piers with steel beam in the slope area, the installation of 4, 30 inch diameter by 35 feet deep permeable filed chimney drains in the slope area, and the installation of horizontal drain lines to drain off the water from the underground aquifers. If the grading for the church complex dams up the underground aquifers, it could cause substantial damage to the slopes in our Association, as well as to the houses along Larrabee Street.

A check of building applications will show that many years ago the previous owner of this land had plans to build 36 (or 38) town homes on the site. At a City Council meeting, attended by myself, the Council rejected the application because of concerns about underground aquifers and instability of the land, and required additional geotechnical studies to be made by the owner. The owner did not go ahead with the proposed development at that time, but now has sold most of the land to the Pilgrim Baptist Church.

The City is aware of the history of the slides in these hillsides and should review the reports of the Geotechnical firms who conducted studies over many years. Some examples are:

Berlogar Geotechnical Consultants report dated March 20, 2001, Purcell, Rhoades & Associates reports dated October 17, 1988, July 1, 1997, and September 3, 1997. In one of the Purcell, Rhoades reports dated February 9, 2000 they recommended that “...water must not be allowed to flow within the slope and uncontrolled over the graded slope”. A *Construction Report* from a City of Hayward Department of Public Works field inspector noted that there was water seepage from Lot 6 during construction.

There are numerous geotechnical reports that point out the dangers in building on this hillside. I would hope that the Planning Commission members, Planning Department and the City Council look at the history of slides and underground aquifers in this hillside and perhaps say “Let’s not disturb mother nature again and leave this plot of land in it’s natural state.”

Thank you.



Patrick L. Sullivan

**BREAKING NEWS**

Bay Area forecast: Two chances of light rain, then a warming trend by weekend

News

## **San Mateo County's No on Prop. 8 forces not conceding defeat**

By **CHRISTINE MORENTE** and **MERCURY NEWS** | Bay Area News Group, Mercury

News

PUBLISHED: November 5, 2008 at 11:23 pm | UPDATED: August 15, 2016 at 5:53 pm

**SAN MATEO** — Hope remains for those wanting to defeat the state measure that would eliminate same-sex marriage.

The No on Prop. 8 forces have yet to concede because more than 3 million absentee and provisional ballots still need to be counted.

Polls showed the measure passed by 52 percent, which prompted the Office of the Assessor-County Clerk-Recorder in San Mateo County to stop issuing marriage licenses to same-sex couples and conducting marriages Wednesday.

Still optimistic, Laurie Carter of San Carlos remained focused on the two bright sides of Prop. 8: It galvanized people who weren't supportive of the gay community to realize it's a civil rights issue, and prompted people to come out of the closet.

Carter is president of the San Jose/Peninsula chapter of PFLAG — Parents, Families & Friends of Lesbians & Gays.

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“A lot of families of gay people came out and said ‘We have a gay cousin, a gay child, or a gay aunt,’” she said. “The only argument against it was religious.”

Millions of dollars were thrown into [protectmarriage.com](http://protectmarriage.com), a large coalition of Roman Catholics, evangelicals, Mormons and non-Christians, which endorsed the passage of Prop. 8.

In May, the state Supreme Court legalized same-sex marriage despite Prop. 22 banning gay marriages eight years ago.

The California Catholic Conference saluted voters who supported the measure.

In a statement released Wednesday, Bishop Stephen Blaire, president of the conference, said the constitutional amendment restores the definition of marriage as the union between a man and woman.

Under state law, same sex couples who register as domestic partners will continue to have “the same rights, protections, and benefits” as married persons.

“It is our hope that more people will come to see how important traditional marriage between a man and a woman is to the fabric of human society and the strength of the family,” Blaire said.

The Rev. Larry Ellis of the Pilgrim Baptist Church in San Mateo said he was not surprised that it passed.

“A traditional marriage between a man and a woman is rooted so deeply in the fabric of the country,” he said. “I don’t think the country wants to go that way (accepting same-sex marriage) as a majority.”

For months, supporters of same-sex marriage have compared their struggle with the Loving v. Loving case, a civil rights case in Virginia that eventually ended all race-based legal restrictions on marriage in the country.

Ellis disagreed with the similarities.

“It was not a case of man marrying a man,” he said.

San Mateo County Supervisor Rich Gordon has been legally married to Dennis McShane since August. The proposition has not taken that away from them.

Gordon said he was concerned that California voters “weren’t fully there yet,” to accept gay marriage.

Aside from being hurt and saddened, he said he is relieved to know that there is a greater understanding and acceptance of equality.

“I believe we will have a day when marriage between same-sex couples will again be a part of the law in California,” Gordon said. “I think it’s obviously unfortunate that this proposition wrote permanent discrimination into our state constitution, and also it is unfortunate religious groups provided so much funding to create so much hate.”

Meanwhile, Chief Elections Officer & Assessor-County Clerk-Recorder Warren Slocum said it has been a “privilege and an honor” to marry same-sex couples in the county, but predicted there will be lawsuits and legal challenges in the future.

Already, there’s rumblings of repealing Prop. 8 in the next election, Carter said.

However, she said it’s too soon to tell.

The Rev. Terri Echelbarger at Peninsula Metropolitan Community Church in San Mateo said whatever happens to the proposition, the weddings she has performed in the past will remain legal.

“These marriages performed now and before are valid in the sight of friends, family and the community that loves them,” she said.

Reach Christine Morente at 650-348-4333.



**Christine Morente**



**Mercury News**





April 11, 2018

Hayward City Hall  
777 B. Street  
Hayward California 94541

To the City of Hayward,

It is my pleasure to provide this letter of support for Pilgrim Baptist Church, currently of San Mateo, California. Recently, Pilgrim Church has taken steps to relocate to the city of Hayward. As a youngster, I had the good fortune of growing up in the town of San Mateo in the fifties and sixties. San Mateo was a unique small city, and the churches of the community served as anchors for growing families. The churches in our neighborhood mentored young people and promoted education and community involvement. Pilgrim Baptist Church was a significant influence in the city of San Mateo, and decade after decade the impact of this church has continued.

San Mateo, like many cities, has undergone massive changes, and now this neighborhood church finds limited opportunities for expansion and growth. Over the years, many of the congregants have moved to the East Bay, and thankfully many have made their home in our city, The Heart of the Bay.

Glad Tidings church has been in the city of Hayward for 40 years, and we have been blessed to witness the growth of our city. As Hayward continues to expand, we welcome the possibility of Pilgrim Baptist church joining with other outstanding churches of our community in efforts to provide religious and community services to our growing population.

While Glad Tidings Church is in the Tennyson Corridor of South Hayward, my family and I have been residents of Clearbrook for more than 17 years. I am honored to support the efforts of Pilgrim Church and Dr. Ellis, who is one of our country's most respected clergymen. While Glad Tidings will do what we can to assist this historic church, I am hopeful that our city officials and planners will do the same.

Hayward is a great city, and Pilgrim Baptist Church will only serve to make us better.

Bishop J. W. Macklin