

**PLANNING COMMISSION MEETING
THURSDAY, SEPTEMBER 8, 2022**

**DOCUMENTS RECEIVED AFTER
PUBLISHED AGENDA**

ITEM #2 PH 22-044

Proposed Vesting Tentative Tract Map (Tract 8461) Application No. 202004359 for a 40-unit Townhouse-Style Residential Condominium on a Vacant 1.66-acre Site located at 21339-21447 Oak Street for which a Corresponding Site Plan Review Application (201800932) was Previously Approved in 2019 – Oak Street Townhomes

July 24, 2019

Additional Comments from Grove Way Neighborhood Association regarding
Hayward Site Plan Review No. 201800932 (21339, 21377, 21385, 21407, 21425, 21431, and 21447 Oak Street)

We understand planning goals include blending with the current neighborhood. This site plan sits in and on the neighborhood. It makes no specific provisions to blend with our specific neighborhood. Because County and City have not yet made an overall plan for the approximately 30 acres of former Caltrans 238 bypass properties in our Grove Way neighborhood (Figure 1), neighbors have not yet had an opportunity to provide general public input about the (re)formation of our neighborhood. Our appeal of this administratively approved development provides us an opportunity. This is the first new development in our neighborhood.

We neighbors are not planners or architects. We have attempted to make several suggestions to better integrate the development in a positive way, and recognize that staff or professionals may be able to generate other ideas. We ask for help in this direction.

The Hayward 2040 General Plan land use designation gives a general guide to the intended land use and does not reflect the current use. It indicates that Oak Street is intended for Commercial/High Density Residential type of buildings (Figure 2). From the 2040 General Plan: *Future changes to Commercial/High Density Residential areas are expected to include enhancements that create more pedestrian-oriented commercial centers and multi-modal corridors.*

One big suggestion (Figures 3 and 4) is to incorporate a pedestrian gate to the Hill's Coffee Shop parking lot. Foothill Boulevard is very loud, busy, and unpleasant to walk on. Hill's is a highly-rated breakfast and lunch coffee shop that future residents will not be able to access without either driving or walking out Oak Street to Grove Way to Foothill Boulevard. There is no reason that the development must be symmetrical, especially when that configuration does not blend with the adjacent buildings or add a pedestrian feature. By simply moving the open space area, a gateway could be created at the rear of the open space, allowing residents to easily access the coffee shop. Neighbors were previously able to access Hill's Coffee Shop through this route before the chain link fences were installed.

The gate at the rear of the complex can remain secure by providing only an exit, unless the pedestrian has a key, or code, to enter the development from Hill's parking lot. The pedestrian gate would also provide a rear emergency exit which does not exist in the current plans.

If the open space is not moved, and a gated opening is not provided, the Hill's parking lot will be terminate in the development's concrete retaining wall with non-native flowering cherry trees above. This is not a pleasant view, but could be easily improved by considering the way that the area is currently used by pedestrians. Hill's and its neighboring liquor store have a high volume of traffic.

It is at this rear of the development where deciduous native trees would provide resources for birds, as well as provide summer cooling from the afternoon sun and allow passive winter warming. Providing native California trees, such as hazelnut, dogwood, buckeye, or maple, would add lasting value and beauty to not only the development, but also to neighbors and visiting shoppers. These trees would be within the proposed development, not on an adjacent property as mentioned in Staff Analysis (Item 3).

Staff Analysis Item 7 is unclear. Does HARD make the determination of where Park in-Lieu fees are dedicated? Staff's Next Steps indicate that if the GWNA appeal is denied, the applicant may submit a permit to build rental units. The Project Description discusses a tract map and home owner's association. We have understood the townhouses will be for-sale units. Does this mean that the proposed townhouse development might instead be rentals? When will that be decided?

Thank you for your consideration of our needs.

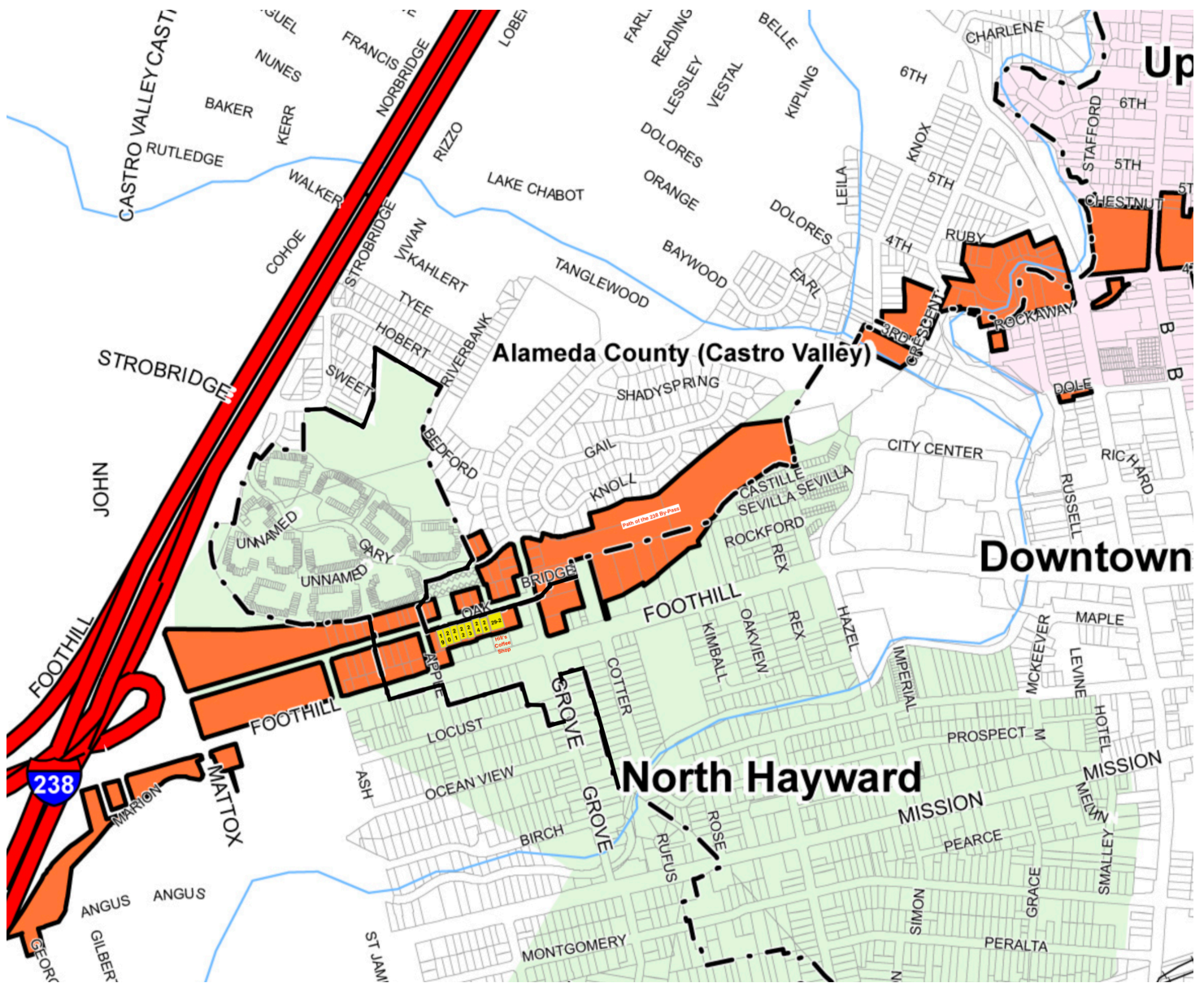


Figure 1) Freeway path with Oak Street development indicated.

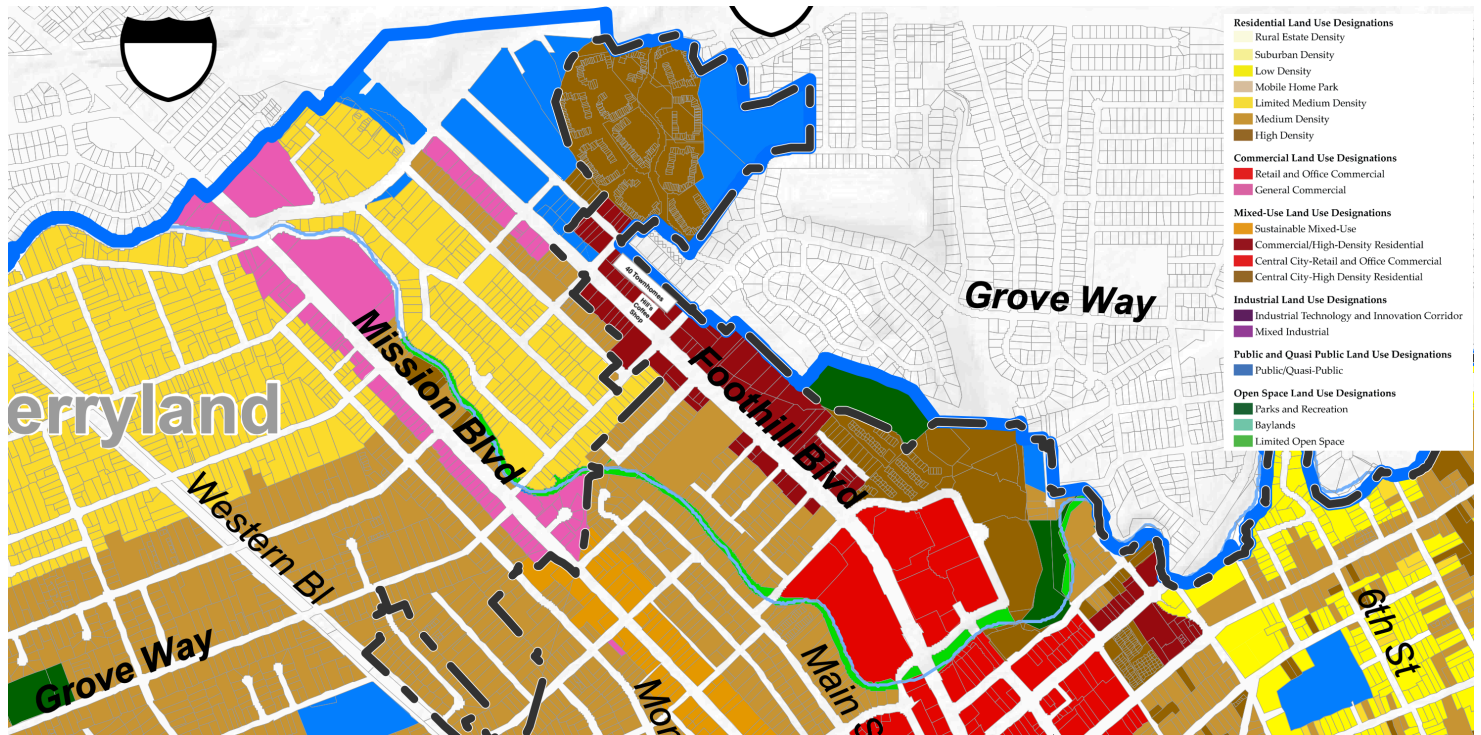


Figure 2) Hayward Land Use Diagram (2040 General Plan)

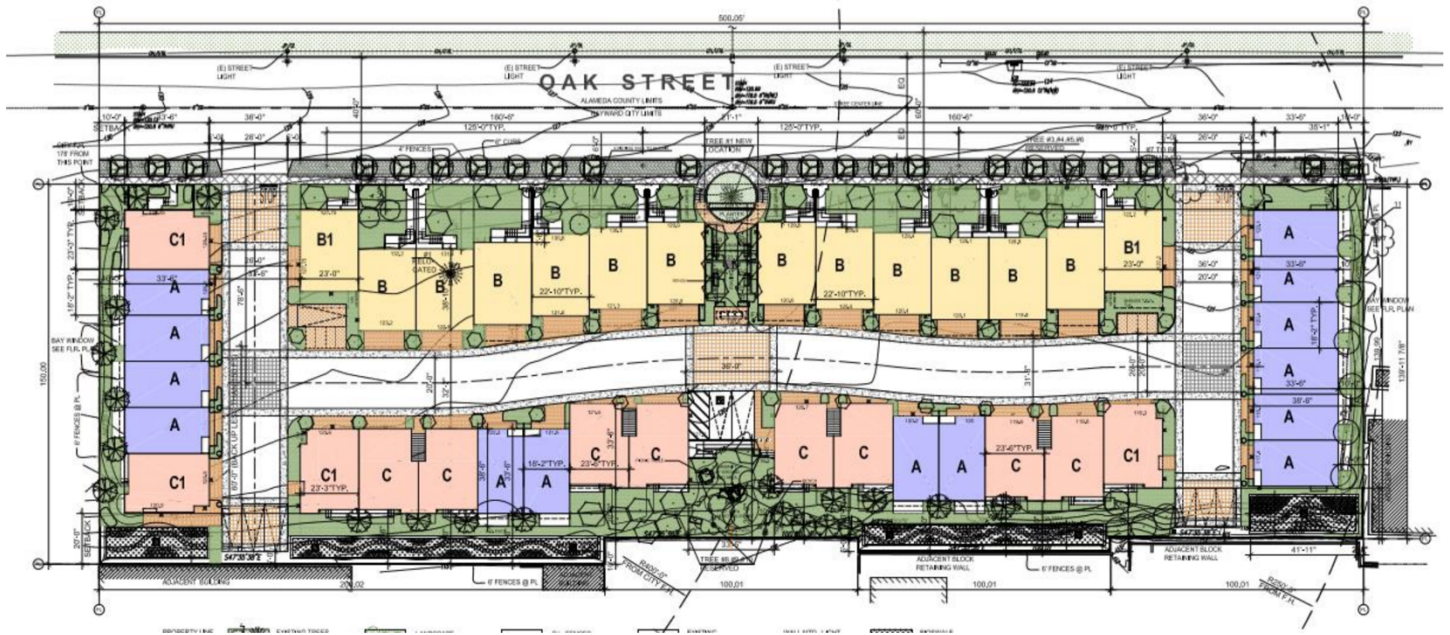


Figure 1) Oak Street Plan as Proposed



Figure 2) Oak Street Plan Modified for Pedestrian Gate to Foothill Businesses