



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, September 15, 2016, 7:00 p.m.
777 B Street, Hayward, CA 94541**

MEETING

A regular meeting of the Hayward Planning Commission was called to order at 7:00 p.m. by Chair Parso-York.

ROLL CALL

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

SALUTE TO FLAG

Commissioner Schott led in the Pledge of Allegiance.

Staff Members Present: Brick, Buizer, Chan, Owuzu

General Public Present: 2

PUBLIC COMMENT:

There were none.

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

1. Recommended Approval and Necessary Actions to Allow Construction of a New Single Family Home on a Site with Slopes that Exceed 20% at the Terminus of Dryden Court (Assessor's Parcel Number 081D-2086-064-00) for Bijan Mashaw (Applicant/Owner). Proposed Project Includes Adoption of Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

Planning Manager Buizer provided a synopsis of the staff report.

Chair Parso-York opened the public hearing at 7:08 p.m.

Commissioner Schott invited Applicant/Owner Mr. Mashaw to speak about his project and the grading requirements for this project. Mr. Schott disclosed the Mr. Mashaw had called him to discuss the project and Mr. Schott wanted to make sure that Mr. Mashaw's questions were answered in regards to the grading permit. Mr. Mashaw said that his project qualifies for an exemption to the grading permit. Planning Manager Buizer expanded upon the



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requirements for the grading permit and site plan review for the project because of a 1993 Council approval of the Parcel Map and Conditions of Approval dictated that future development at this site would have the requirements of a grading permit and site plan review. In response to Commissioner Schott's questions, Ms. Buizer said that each project will need to be reviewed individually.

Planning Manager Buizer responded to Commissioner Enders that the member of the public that had a question related to the underground spring on the site has not followed up and there were no other inquiries from the public.

Commissioner McDermott said she liked the plans and how the new larger building will fit into the hillside. Mr. Mashaw stated that the parcel was already subdivided when he purchased the property.

Planning Manager Buizer responded to Commissioner Willis that there are no existing easements. Mr. Willis said he likes the plans and was happy that Mr. Mashaw plans to have solar elements on the home.

Chair Parso-York closed the public hearing 7:17 p.m.

Planning Manager Buizer assured Mr. Mashaw that all corrections regarding the garage will be made prior to presenting the item to the City Council.

Commissioner Willis Jr. made a motion to move the item per the staff recommendation.

Commissioner Enders seconded the motion. Ms. Enders commented that she believes that all the findings are in compliance and noted that the project will fit into the surrounding neighborhoods as the homes are similar to the project as far as being on a slope, being three tiered, and have the potential to be beautiful structures as well as open to the mountainside. Ms. Enders said this home will complete the court and noted with the long driveway that wildlife will still be able to navigate the mountainside via the driveway.

The motion passed with the following vote:

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



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COMMISSION REPORTS

2. Oral Report on Planning and Zoning Matters

Planning Manager Buizer referred to an email she sent to Commissioners regarding current staffing issues. Ms. Buizer told the Commissioners that if they have any questions or concerns they can always email staff.

3. Commissioners' Announcements, Referrals

Commissioner Schott announced the candidacy for the Hayward Unified School District (HUSD) will be held next Wednesday in the Council Chambers at an event sponsored by the League of Women Voters. Mr. Schott said the event will begin at 7:00 p.m.

Commissioner McDermott asked Planning Manager Buizer to extend the Planning Commission's congratulations to new City Manager McAdoo. Ms. McDermott said the Planning Commissioners support Ms. McAdoo in her new position and looks forward to working with Ms. McAdoo in her new position.

APPROVAL OF MINUTES

4. None.

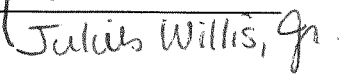
ADJOURNMENT

Chair Parso-York adjourned the meeting at 7:26 p.m.

APPROVED:



Brian Schott, Secretary
Planning Commission



ATTEST:



Denise Chan, Senior Secretary
Office of the City Clerk