



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, June 22, 2017, 7:00 p.m.
777 B Street, Hayward, CA 94541**

MEETING

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

ROLL CALL

Present: COMMISSIONERS: Willis Jr., Goldstein, Schott, McDermott
CHAIRPERSON: Enders
Absent: COMMISSIONER: Faria
Vacancy: One

SALUTE TO FLAG

Commissioner McDermott led in the Pledge of Allegiance.

Staff Members Present: Brick, Buizer, Chan, Hinkle, Lochirco

General Public Present: 10

PUBLIC COMMENT:

Mr. Jim Drake, Hayward resident, requested to be notified if the business at 194 Harder Road which abuts his residential units, applies to sell alcohol as there is a school within approximately 500 feet and he does not want the children to be exposed to such behavior. Mr. Drake also mentioned that this business has cars all over the place. Staff confirmed for Mr. Drake that he is within the required area that if the business applies to amend their use permit there is the requirement for neighborhood notification for those living or doing business within 300 feet of the applying business.

WORK SESSION:

1. Preliminary Review of the Mission Seniors Development (Application No. 201700782). Applicant: Chu Rao on behalf of Pristine Homes, LLC/Owner: Pristine Homes, LLC

Planning Manager Buizer introduced Principal Planner Lochirco.



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Principal Planner Lochirco provided a synopsis of the staff report and requested general feedback for staff and the applicant in regards to the overall project design, project entitlements and additional policy guidance.

Ms. Chu Rao, applicant on behalf of Pristine Homes, LLC, presented a PowerPoint Presentation and spoke about the inspiration behind the project to promote quality of life and aging in place for the senior population.

Mr. John Thatch, Senior Principle designer with Dahlin Group, continued the PowerPoint Presentation and spoke about the design aspects of the project

In response to Commissioner Schott's questions, Ms. Rao confirmed that this development is a senior independent living project, promotes aging in place and that the development is designed consciously to promote an engaged, active lifestyle, and fosters peer groups. Mr. Schott commented that Hayward's aging population needs this type of development as currently they are forced to look outside of Hayward. Mr. Schott pointed out that the developers are forced to conform to the City's Form Based Code (FBC) and hopes that staff and Council will look at the FBC and amend it, as the last couple of projects that have come before the Planning Commission did not strictly conform to the FBC. Ms. Rao spoke about the meeting with the Council Economic Development Committee (CEDC) where the applicant was asked to bring forward a quality project. Ms. Rao said to have a quality project the project needed to have critical mass with a large enough parcel of land to build a development of this magnitude. Ms. Rao also mentioned that the project site is within a half mile radius of BART. Mr. Thatch and Ms. Khoshnevis, of the Dahlin Group, responded to Mr. Schott's questions regarding the height and elevation of the retaining walls and noted that from outside the development residents cannot see the walls. In response to Mr. Schott's question regarding in-lieu fees Planning Manager Buizer said the developer is still under the current ordinance that allows the developer three options to 1) pay the in-lieu fees 2) have affordable housing units or 3) have a combination of both.

In response to Commissioner Willis Jr.'s question of why is the developer building the three single family homes, Ms. Rao said they did not want to change the existing zoning on that lot and these homes are not necessarily for seniors but will be part of the same community and the owners will have the option to participate in the amenities. Mr. Willis suggested to have good walkways around the community and to have certain buildings pet free. Ms. Rao said the walkways are strictly for the residents, there will be a pet program that will have restrictions of where the pets can be taken i.e. not in the dining room and certain common areas. Mr. Willis strongly supports the project and admires the developer's dedication to build quality senior housing.



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Commissioner Goldstein is impressed by the thoughtfulness put into the design concepts that will allow residents to age in place and agreed with Ms. Rao that the time is right for a development like this to come to South Hayward. Planning Manager Buizer responded to Mr. Goldstein's question regarding circulation and Ms. Buizer described the new thoroughfare planned for the area. Mr. Thatch said the thoroughfare connection is a good idea and would like to create a pedestrian friendly connection. Mr. Goldstein said he does not see the project creating a traffic impact and would like the developer to explore having bicycle lanes as it would be a good addition to the development. Mr. Goldstein supports the project, likes the design and the exemplary features included to allow seniors to age in place.

Commissioner McDermott said 55+ individuals are much more active than in the past and Ms. McDermott shared that she went to see the site and commented on the grade of the site. Ms. McDermott said it is important to have the different amenities to keep seniors active and that she researched 55+ residences and did not find availability as they were all full which indicates this type of project is in high demand in Hayward. Ms. Rao responded to Ms. McDermott's inquiry about the units in higher demand, Ms. Rao said the demand breakdown is 60% two bedrooms, 15-20% split between one and three bedrooms with an estimated pricing of \$550-860K, and that not a lot of developers want to build this type of project. Ms. Rao responded to Ms. McDermott's question of why select this challenging site as it is not close to downtown or shopping, Ms. Rao said the development is a self-contained residential project, close to hospitals, close to transportation and she envisions this as becoming an extended downtown. Ms. McDermott likes the project and the design, she is fine with the massing, the attention to detail is great for seniors with wider hallways and lower cabinets, it is self-sufficient and there is a need for 55+ residences and does not want to segregate the pet owners. Ms. Dermott thanked the applicant for the thorough presentation.

In response to Commissioner Schott's questions regarding solar amenities, Ms. Rao and Mr. Thatch responded that based on the feedback from the last CEDC meeting, the developer is installing solar water heaters and solar panels on the roof. Mr. Schott said that it will just be a matter of time before a grocery store will be interested in the Fairway Park Area, he does not see any traffic impacts and the City's Transportation and Engineering division can work out any traffic issues that might arise in the future.

In response to Chair Enders question regarding the units sold to seniors, Ms. Rao said that anybody can purchase the units the restrictions are that one resident must be 55 years old, whether it is owner occupied or tenants and there are other age restrictions which will be in the HOA. In response to Ms. Ender's question regarding the proposed retaining wall that will be on the 50-foot earthquake fault setback, Mr. Thatch said the developer has a soil engineer and a structural engineer, both are confident that the retaining wall will help



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stabilize the ground against slides and the work that will be done with retaining walls and grading will be beneficial to the site. Ms. Rao responded to Ms. Enders that the gated community is for security for the senior residents. Ms. Rao said there will be a front gate and two pedestrian walkway gates and they are still working with staff about the possibility of locking the gates at night. Ms. Enders said having one entrance for 200-units could create traffic impacts, has concerns about the traffic flow and is looking forward to the Environmental Impact Report (EIR) and whether there will be a traffic study. Ms. Ender's commented on the excellent exciting amenities for seniors for monitoring the internal homes to make sure the seniors are alive and safe and wondered if the development will have a separate emergency generator in the case of a necessity for medical equipment. Ms. Rao said they are looking at alternatives emergency power such as battery packs and per Ms. Rao, the battery packs will not impact the rest of the residents in regards to cost. Mr. Thatch responded to Ms. Enders about multi-modal outside access, that the developer will research developing more areas that will be accessible by walkers and wheelchairs. Ms. Khoshnevis spoke about the senior pedestrian circulation and walking accessibility with flat courtyards which will be accessible for walkers, wheelchairs and scooters.

Chair Enders opened and closed the public hearing at 8:55 pm

Ms. Mimi Bauer, President of the Fairway Park Association, said the Fairway Neighborhood Association is in favor of the project as it is innovative. Ms. Bauer said the Association was a key player in developing the FBC and said the FBC were created to try to give a vision of creating quality development and communities so that there would be engaged neighborhoods. Ms. Bauer said this project follows the spirit of the FBC and how the developer took a difficult property and designed a great development. Ms. Bauer said the Association board met with Ms. Rao and everything that the board could think of was already addressed. Ms. Bauer said this is a stellar project and said there is a need for the market rate housing so that the neighborhood can get a grocery store.

Chair Enders closed the public hearing at 8:59 pm

In response to Commissioner Goldstein's questions regarding escape routes in the case of the emergency for seniors and those who cannot take stairs, Ms. Rao said there are gurney elevators that can be used in case of an emergency. Mr. Thatch said the bridges between the buildings were more for circulation and are not emergency exits. Mr. Goldstein suggested there are volunteer organizations that can provide emergency radio communications equipment to the development. Ms. Rao said she is a proponent of the village plan and wants to make a difference in the Hayward community.

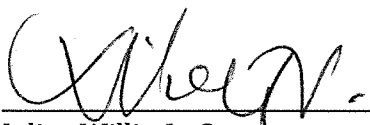


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ADJOURNMENT

Chair Enders adjourned the meeting at 9:13 p.m.

APPROVED:



Julius Willis, Jr. Secretary
Planning Commission

ATTEST:



Denise Chan, Senior Secretary
Office of the City Clerk



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Chair Enders provided the following feedback on the project: have emergency generators in the case of a power outage or emergency; concerns about the site being near or on a fault zone and will be looking forward to the geotechnical analysis; sustainability concept is outstanding but needs to be boosted, would like to see affordable housing, expand the multi-modal levels of service for the pedestrian thoroughfare, not in favor of the thoroughfare exception, likes the California Spanish architecture and likes the massing and density, and the single family residences should be more customized. Ms. Enders thanked the applicant for their interest in Hayward and thanked staff for their work with the applicant.

APPROVAL OF MINUTES

2. Minutes of the Planning Commission Meeting on May 25, 2017

A motion was made by Commissioner Willis Jr., seconded by Commissioner McDermott, to approve the minutes of the Planning Commission Meeting on May 25, 2017. The motion carried with the following vote:

5:0:1:1 (AYES: Willis Jr., Goldstein, Enders, Schott, McDermott: ABSENT: Faria; VACANCY: One)

3. Minutes of the Planning Commission Meeting on June 8, 2017

A motion was made by Commissioner McDermott, seconded by Commissioner Willis Jr., to approve the minutes of the Planning Commission Meeting on June 8, 2017.

5:0:1:1 (AYES: Willis Jr., Goldstein, Enders, Schott, McDermott: ABSENT: Faria; VACANCY: One)

COMMISSION REPORTS:

Oral Report on Planning and Zoning Matters:

In response to Chair Ender's question regarding the Planning Commission vacant seat, Planning Manager Buizer said the vacancy will be filled as part of the regular boards and commissions recruitment and the vacancy should be filled after the August recess. Commissioner Schott shared the per Council Member Zermeño, the boards and commissions interviews will be held on July 21, 2017.

Commissioners' Announcements, Referrals:

There were none.