



**MINUTES OF THE REGULAR MEETING OF THE  
CITY OF HAYWARD PLANNING COMMISSION  
Council Chambers  
Thursday, May 12, 2016, 7:00 p.m.  
777 B Street, Hayward, CA94541**

## **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., Goldstein, Enders, Schott, McDermott, Faria  
CHAIRPERSON: Parso-York  
Absent: COMMISSIONER: None

## **SALUTE TO FLAG**

Commissioner Goldstein led in the Pledge of Allegiance.

Staff Members Present: Alvarado Jr., Brick, Buizer, Chan, Hamilton, McNeeley, Rizk

General Public Present: 8

## **PUBLIC COMMENT:**

There were none.

## **WORK SESSION**

### **1. Overview of Draft Airport Overlay Zoning Regulations**

Development Services Director Rizk provided a synopsis of the staff report. Mr. Rizk noted this presentation was provided to Council at a Work Session on April 19, 2016.

Development Services Director Rizk noted for Commissioner Schott there will be a Public Hearing before the Planning Commission.

Development Services Director Rizk responded to Commissioner Willis Jr. that maximum height is generally 200 feet but was dependent on different variables such as airport traffic and other aspects. Mr. Rizk pointed out the height was not set on a straight plane but more like a curve.

Development Services Director Rizk explained for Commissioner Goldstein that the 'intensities' presented in the staff report was based on non-residential use of people per acre based on floor area and noted staff was still refining the Land Use guidelines.



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Development Services Director Rizk noted for Commissioner Faria that per the staff report, the City satisfied the referral requirement of providing the Alameda County Land Use Commission (ALUC) with a draft of the City's new General Plan, and since no notice of determination was ever received within the allowed time frame the General Plan was automatically deemed consistent with the Airport Land Use Compatibility Plan (ALUCP). Mr. Rizk added that if there was an amendment to the General Plan, the amendment would need to be referred to the ALUC.

Development Services Director Rizk noted for Commissioner McDermott that the land use authority is the responsibility of the City Council for land use development within the city limits. Mr. Rizk emphasized that in light of how busy the Hayward Executive Airport is, the Airport Overlay Zone (AOZ) regulations were vital as it applies to the land surrounding the airport.

Development Services Director Rizk responded to Commissioner Schott that the building height would be dependent on how far the structure would be from the runway and this would be determined by the Federal Aviation Administration (FAA). Airport Manager McNeeley added that developers would need to fill out an FAA Form 7460 which is a separate evaluation by the FAA for height determination to meet safety standards.

Development Services Director Rizk confirmed for Chair Parso-York that land outside of the City limits were under Alameda County's jurisdiction and the AOZ was strictly for development of land within the city limits and around the airport.

**PUBLIC HEARINGS:** For agenda item No. 2, the Planning Commission may make a recommendation to the City Council.

2. Proposed Subdivision and Construction of Twenty-Three (23) Single-family Homes and Related Site Improvements Located at the Northeastern Corner of Olympic and Huntwood Avenues Requiring Zone Change from Single-Family Residential District to Planned Development (PD) District and Approving of Vesting Tentative Map (Tract 8302) for Olympic Station Subdivision (Application No. 201504833); Applicant: Fortbay Woods, LLC

Associate Planner Hamilton provided a synopsis of the staff report. Ms. Hamilton noted the applicant and design team were available for questions.

Chair Parso-York opened and closed the public hearing at 7:31 p.m.

Commissioner Enders inquired about the water element, the development's plans that shows the majority of the activity located in the rear of the units and if there would be useable space