



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, February 14, 2019, 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 Faria.

CALL TO ORDER Pledge of Allegiance

Commissioner Bonilla led in the Pledge of Allegiance.

ROLL CALL

Present: COMMISSIONERS: Willis, Andrews, Bonilla, McDermott, Goldstein
CHAIRPERSON: Faria
Absent: COMMISSIONER: Patton

Staff Members Present: Brick, Buizer, Chan, Golubics

General Public Present: 18

PUBLIC COMMENT:

Ron Meyers
Mitchell Medeiros
Claire Dugan
Bob Riendeau
Suzanne Luther
Mahir Parlas
Hal Marshall
Bob Williams

The above Hayward residents spoke against the Abode Housing project to be built on the corner of Depot Road and Monte Vista for the following reasons: the project will bring a dangerous element into their neighborhood which poses a danger for their children, bring down home prices, it is too close to schools and parks, some homeless population has shown aggressive behavior, the project will be housing homeless, mentally ill and drug addicted individuals, and this is not an effective method to spend City funds. The group requested the Commission listen to their concerns.

WORK SESSION:

1. Hayward Downtown Specific Plan Draft Environmental Impact Report



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Senior Planner Golubics provided the project overview and the purpose of the Work Session item and introduced the Downtown Specific Plan team which includes the following consultants: Charlie Knox, Principal with PlaceWorks, Kathryn Slama, Senior Associate with Lisa Wise Consulting and Damian Stefanakis, Principal with Kittelson and Associates.

Mr. Charlie Knox, Consultant with PlaceWorks, provided a synopsis of the staff report, the draft environmental review and presented a PowerPoint presentation. Mr. Knox spoke about the purpose of the Draft Environmental Impact Report (EIR) and next steps.

Commissioner Willis voiced concern about aesthetics and wants to ensure the Plan includes incentives/requirements for homeowners that puts in place appealing aesthetics. Mr. Willis expressed concern over the issues with the Loop, as many businesses have suffered and asked what type of businesses will be encouraged within the downtown area. Senior Planner Golubics responded that there are many specifics in the Plan that will be a guiding document for developers and property owners. Mr. Golubics said the Plan includes graduated remedies for the Loop, as funding will allow, and that there are some immediate remedies for the Loop, noting it is a high priority for City Council to change Foothill Boulevard and return it back to a grid pattern and less like a freeway. Mr. Golubics said the City wants to foster new businesses and still be able to regulate and attract more family friendly establishments.

Commissioner Andrews would like to see included in the Plan scooters and bikes as alternative transportation options and would like to see a transportation connection between the downtown area and south Hayward. Senior Planner Golubics said the Plan encourages alternative transportation options to create a lively downtown area and that this option was left open to allow businesses to come to Hayward to present their ideas. Ms. Lisa Wise, of Lisa Wise Consulting, spoke about how the team conducted research on how to attract the public to the downtown area and create an urban downtown area, and that the Downtown Specific Plan is a comprehensive package.

Commissioner Bonilla thanked staff for the comprehensive presentation, he liked the mobility portion and appreciated the community's input. Mr. Bonilla has concerns about the transportation and circulation issues and would like to have a more connected downtown area with the rest of the City via a public transportation alternative as opposed to driving.

Commissioner McDermott said this is exciting and asked if there are any plans for the empty buildings. Senior Planner Golubics said there have been meetings with stakeholders and once the Econ Development Division is fully staffed, the goal will be to offer incentives to bring businesses to the downtown area. Ms. McDermott concurred with Commissioner



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Willis about the issues with the Loop especially the harm it has caused for business owners which includes the lack of available parking.

Commissioner Goldstein asked if the Plan includes the impact of climate change on Hayward. Mr. Knox said the Plan does not address climate change as the Plan covers the inland area, and climate change regarding flooding applies more to the coastal area.

Commissioner McDermott asked about the plans for the Civic Center building. Assistant City Attorney Brick responded that the Civic Center Towers is under private ownership.

Commissioner McDermott said dynamics and demographics are changing and it is important to give consideration on pricing of new developments to be able to attract businesses to the downtown area.

Commissioner Willis suggested shuttle services be included in the Plan to provide access to the downtown area from other parts of Hayward. Senior Planner Golubics noted there have been previous shuttle studies between downtown and the Industrial area and this suggestion will be provided to Public Works, Engineering and Transportation.

Senior Planner Golubics confirmed for Commissioner Bonilla that the Loop is going to be reversed as this is a Council priority to be started as soon as possible. Mr. Golubics said the issue is funding and spoke about the immediate plans to slow traffic through the use of striping, bollards to create bike lanes and smaller lanes to slow vehicle traffic, and the second phase will be to install curved bulb-outs and the use of landscaping to soften the experience for pedestrians and bike riders. Mr. Golubics shared that the Foothill Boulevard merge is currently being studied.

Chair Faria thanked staff for incorporating the six previous plans into this one Plan and that it is important to ensure that there are results. Ms. Faria encouraged staff to look at the shuttle option to bring residents into the downtown area, the landscaping should include the variety of trees that will not buckle sidewalks and have accommodations for the disabled population. Mr. Faria said the Plan needs to mitigate traffic on the Loop as the majority is commuter traffic which causes problems for residents, issues with parking and residents being able to utilize downtown services. Mr. Golubics responded to Ms. Faria that the central parking design plan is a different method that can help make the downtown area more pedestrian and business friendly.

Commissioner Willis wants to maintain the Matt Jimenez legacy of free City owned parking lots and encouraged the central parking lot design, as this will create a calming effect by slowing down traffic which would be better for businesses and the public.



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Chair Faria opened the public hearing at 8:15 p.m.

Mr. Mahir Parlas, Hayward resident, spoke about his concerns for his children.

Mr. Tim Frank, Executive Director of the Center for Sustainable Neighborhoods and speaking on behalf of the Alameda County Building and Trades Union, said they supported the Downtown Specific Plan and noted transit-oriented developments are good for the environment. Mr. Frank said as the Plan is put into place, it is important to have the workforce in place to support the work that needs to be done.

Mark Wagner, Hayward resident, spoke about the Plan and the changes to the setbacks which will be decrease the buildable areas for homeowners and small builders. Senior Planner Golubics said staff is reviewing the proposed setbacks to make it workable for smaller builders and homeowners.

Chair Faria closed the public hearing at 8:21 p.m.

APPROVAL OF MINUTES

2. Approval of the Planning Commission Meeting Minutes of January 24, 2019.

Commissioner Willis made a motion, seconded by Commissioner Andrews, to approve the Planning Commission Meeting Minutes of January 24, 2019. The motion passed with the following votes:

AYES:	Commissioners Willis, Andrews, Bonilla, Goldstein
NOES:	None
ABSENT:	Patton
ABSTAIN:	Chair Faria and Commissioner McDermott

COMMISSION REPORTS

Oral Report on Planning and Zoning Matters:

Planning Manager Buizer noted that the Planning Commission calendar was sent out to inform the Commissioners of what is coming up for future meetings.

Commissioners' Announcements, Referrals:

Commissioner Bonilla congratulated Commissioner Andrews on her new baby girl.



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ADJOURNMENT

Chair Faria adjourned the meeting at 8:25 p.m.

APPROVED:

Ray Bonilla Jr., Secretary
Planning Commission

ATTEST:

Denise Chan, Senior Secretary
Office of the City Clerk