

Marcus Martinez

From: Everline, Rene [REDACTED]
Sent: Thursday, April 18, 2019 2:57 PM
To: Marcus Martinez
Cc: Rene Everline; Shelley Ortiz
Subject: Reference: 201901824 SPR

Follow Up Flag: Follow up
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Marcus Martinez, Assistant Planner
 City of Hayward Planning Division
 777 B Street, 1st Floor
 Hayward, CA 94541-5007

Dear Mr. Martinez,

I am a resident that lives in the condo complex (Hayward Glen) across from the vacant lot proposed for a 9-unit residential building (3 stories, 9 units on the 0.23 acre, with 9 parking spots and 1260 square feet of landscaped open space for residence).

I have a major issue with the number of parking spaces that have been allocated for this proposed residential building.
 Here is why:

- First of all, parking is a HUGE problem on this one block of Oneil Avenue. Often residents who live on the block have to park their vehicles at least 2 or more blocks away because they can't find parking.
- Second, I've noticed most residents have two or more vehicles per household. So having only 1 parking space per unit for this new building means that if they have a second vehicle they will be competing with the rest of their neighbors for parking...making an already BAD situation even WORSE!
- Third, there is a scheduled street cleaning every 2nd and 4th Monday and Friday of the month between 7am- 11am and this reduces the amount of parking to just ONE side of the block. Residents are scrambling to find parking in the early am or night before to avoid getting parking violation tickets.

I feel that our neighborhood deserves to have well thought out planning for any proposed new construction given the above parking issues.

So please consider the potential impact that this proposed building will have on residential parking on our block and consider increasing the number of parking spaces for it.

Thank you for your time and consideration.

Norma Rene Everline
835 Challenger Way
Hayward, CA 94544



Marcus Martinez

From: Marcus Martinez
Sent: Thursday, April 11, 2019 8:03 AM
To: Christina Lanzatella
Subject: RE: 24997 O'Neil Ave, Reference 201901824 SPR

Hello Christina,

Thank you for taking the time to provide your comments and feedback on the proposed project at 24997 O'Neil Avenue. I will add your comments to the project file to be part of the official record, and we will take such comments into consideration when reviewing the subsequent submissions of the project and having future discussions with the applicant. At this point and time, no decision has been made and you will be notified via public notice in the mail once a decision is rendered.

Although I understand your concern with the parking and safety issues – our Hayward Municipal Code, with respect to the project's zoning district, establishes a maximum cap on the amount of parking residential developments can provide. For this zoning district, the Code states that no more than 1.5 parking spaces is allowed per rental unit; thus, we would not be able to require 2 spaces per unit. However, as shown in the rendering, the project will be required to install sidewalks, curb, and gutter along their project frontage which will create about 2-3 on-street parking spaces which were not previously available.

If you have any additional comments on the project, please do not hesitate to reach out to me via email and/or phone and we can discuss further.

Thank you again for sharing your comments.

Regards,

Marcus Martinez | Assistant Planner

Development Services Department

City of Hayward

P: (510) 583-4236

E: marcus.martinez@hayward-ca.gov

From: Christina Lanzatella [REDACTED]
Sent: Wednesday, April 10, 2019 8:15 PM
To: Marcus Martinez <Marcus.Martinez@hayward-ca.gov>
Subject: 24997 O'Neil Ave, Reference 201901824 SPR

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Hello Mr Martinez,

I am writing about the notice in the mail of a proposed project at 24997 O'Neil Ave including nine units.

I live in the community across O'Neil from the proposed project. It would be terrible for our community if this project was allowed to continue. Even without adding more housing, over the last eight years parking has become very difficult. We have to park far away in places that don't always have sidewalks, endangering us as we walk in the street to our homes. There are vagrants that live near the BART tracks that make me feel very uncomfortable to have to move past

when I have to park in an isolated place. If new housing went in here on O'Neil, it would need to include AT LEAST two parking spaces per unit.

Please don't allow me and my twelve year old daughter to be put even further at risk than we already are as I have to park father and farther away and we walk dangerous roads not meant for pedestrians at all and isolation rendering it dangerous from other humans!

-Christina Lanzatella-Craig, Challenger Way resident

Marcus Martinez

From: JaNeT [REDACTED]
Sent: Thursday, April 18, 2019 1:48 PM
To: Marcus Martinez
Subject: Reference 201901824 SPR - 24997 O'Neil Avenue, Hayward

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Hello Mr. Martinez,

I am writing today in regards to the proposed residential project at 24997 O'Neil Avenue, Hayward. We live across the street at Discoverer Place, Hayward. We are concerned about the project, as it currently only proposes nine automobile parking spaces on site for a nine unit building. Our street parking is already overwhelmed on this dead-end street. On our property (of Hayward Glen), each unit possess two parking spaces a piece and we still have parking issues with guests and other residencies in the area. Two doors down is an apartment complex and they also take up much of the street parking. I feel that for each of your residential units with one bedroom or more, you must have 2 parking spaces allotted on-site, as it is likely the chance of two people living in the unit is high and without two spaces, someone in each unit will be forced to park on the street. We are excited to see Hayward grow, but without proper planning, it will be hard to keep harmony in an already crowded place. Knowing that there might be 1260 square feet of landscaped open space makes me feel like you can better make use of the land to create more parking spaces within the property. We appreciate your time in regards to this project and hope that we can work something out so our little area in Hayward here can thrive for everyone.

Warmly,
Janet Wong
25019 Discoverer Place
Hayward, CA 94544