

# Balch Enterprises, Inc.

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DEVELOPERS / BUILDERS / PROPERTY MANAGERS

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April 25, 2019

*Via Facsimile and U. S. Postal Service*

Jeremy Lochirco, Principal Planner  
**City of Hayward, Planning Division**  
777 B Street  
Hayward, CA 94541-5007

**Re: CUP APP NO 201901980 – Jeffrey Teicheira (Applicant)**  
**2416 Radley Court, Unit 3, Hayward, CA – Diane Wright (Owner)**

City of Hayward Planning:

We received Notice of an application for manufacturing, distribution and delivery of Cannabis at 2416 Radley Court, Unit 3, in Hayward. This unit is part of the Radley Court Owners Association, a group of Industrial Condominiums. We own a unit in this building as well as other units in the complex governed by the Association. Please note the unit size is 1,800 sq.ft., not 1,668 as indicated on the application.

We object to the proposed use for a number of reasons:

- The building was constructed in 1980 for industrial uses (we were involved in the design and construction). The building was designed to the then current seismic requirements, which have been updated many times since then. I know of no structural upgrades that have taken place since it was constructed. The building does not have a fire sprinkler system. The building design assumed a small office with one or two employees. As such, there is minimal parking and very little if any unassigned parking. This unit is only assigned three (3) parking spaces. I cannot believe that this use can function with only three parking spaces. There have been users that have needed more parking than they have been assigned, creating major problems for the Association and neighboring units. Parking is already tight and we do not want a problem because of a use that may have a retail component with customers parking in the wrong places.
- The buildings are not designed for any type of grow operation. As we know, water is expensive and this unit is on a community meter. Any growing, processing or activity that uses water would not be acceptable unless they installed their own water meter.
- The roofs are plywood with a cap sheet roof. Moisture introduced into the building, if not properly vented, causes dry rot and/or mold. We have pictures of mold on walls in other units caused by poor ventilation, that caused tens of thousands of dollars to fix. You do not discover the roof rot until there is extensive damage.

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- We have had an issue with people illegally growing in our rental units. They have built illegal structures, or put mass (weight) over the office and on mezzanines, that exceed the structural design for the building. We have no way of monitoring how the interior of the space is being used. Are there already improvements on the interior that are not permitted?

If this application was for a free-standing building, or maybe even in a newer constructed retail building, there would be fewer reasons to deny the application, but it is not. It is part of a four-building industrial condominium project. Any damage to the roof or common area will result in an expense to all the Owners. Any excess water usage, over an industrial use will result in a cost to all, unless they install their own water meter. While parking is currently tight, by working together the Owners make it work. They know their parking spaces will be available to their guests or workers whenever they need them. While we can go to the expense to better mark what parking belongs to whom and that you will be towed if you park in the wrong parking space, we find this is ignored by most people. Their customers would probably be gone by the time a tow truck shows up, and why should the Association incur this expense.

The association has limited powers to inspect an owner's unit, and it is costly to have to get an attorney involved if there is a problem. I know you will also get a letter from the Association objecting to this use. To allow this use in an unsprinklered, multi-tenant building, constructed almost forty years ago with less than adequate parking and unmetered water is not reasonable.

Please deny the use at this location.

Sincerely,

BALCH ENTERPRISES, INC.



Jack W. Balch

JWB/ gp

cc. Barbara Halliday, Mayor  
[Barbara.Halliday@hayward-ca.gov](mailto:Barbara.Halliday@hayward-ca.gov)

Kelly McAdoo, City Manager  
[Kelly.McAdoo@hayward-ca.gov](mailto:Kelly.McAdoo@hayward-ca.gov)

February 19, 2019

City of Hayward  
Planning Division  
777 B Street  
Hayward, CA 94541-5007

Re: Green Grizzly; Development Application

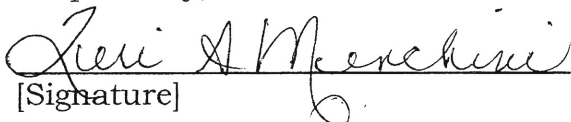
Dear Sir or Madam,

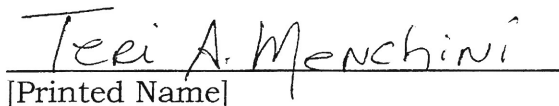
I write to offer my support for Green Grizzly's development application for a Type 12 Microbusiness located at 2416 Radley Court in Hayward, CA. As a neighboring business, I am confident that Green Grizzly and its team will take the steps necessary to secure the facility and operate a clean, safe Type 12 Microbusiness at this location.

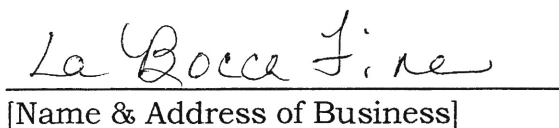
Based on conversations with Green Grizzly's team members, Green Grizzly has taken all of the necessary steps to address potential nuisances involving odor, noise, exhaust, and waste related to a Type 12 cannabis operation at this facility including installation of odor filtration systems. Therefore, as an adjacent business owner, I do not anticipate any nuisances to arise from Green Grizzly's operations related to odor, noise, exhaust or waste.

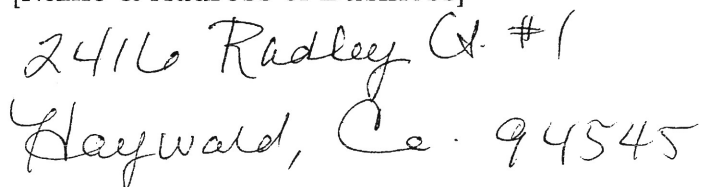
As local residents of the East Bay, I believe the Green Grizzly team intends to follow through with their stated commitment to support Hayward residents through its community benefits program and local hiring practices. The original vision of the City of Hayward in licensing local businesses to support the community will be realized by approving the development application of Green Grizzly.

Respectfully,

  
[Signature]

  
[Printed Name]

  
[Name & Address of Business]



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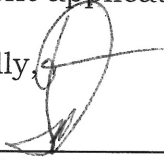
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Respectfully,

  
\_\_\_\_\_  
[Signature]

Jorge Morales Martinez  
[Printed Name]

Millennium Woodwork inc  
[Name & Address of Business]