MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION, CITY OF HAYWARD, Council Chambers
Thursday, March 22, 2001, 7:30 P.M.
777 "B" Street, Hayward, CA 94541

MEETING

The regular meeting of the Hayward Planning Commission was called to order at 7:30 p.m. by Acting Chairperson Halliday, followed by the Pledge of Allegiance.

ROLL CALL

Present:	COMMISSIONERS	Bogue, Halliday, Thnay, Williams, Zermeño
Absent:	COMMISSIONER	Sacks
	CHAIRPERSON	Caveglia

Staff Members Present: Anderly, Conneely, Emura, Garcia, Patenaude

General Public Present: Approximately 17

PUBLIC COMMENT

There were no comments.

AGENDA

1. **Site Plan Review Application No. 00-130-07 – Albert D. Seeno Construction Co. (Applicant/Owner):** Request to Construct 19 Dwellings in Garin Crest (Tract 6373) – The Project is Located at 1200 Garin Avenue, between the Northerly Side of Garin Avenue and the Garin Reservoir, in an RSB10 (Single-Family Residential) District.

PUBLIC HEARINGS

1. **Site Plan Review Application No. 00-130-07 – Albert D. Seeno Construction Co. (Applicant/Owner):** Request to Construct 19 Dwellings in Garin Crest (Tract 6373) – The Project is Located at 1200 Garin Avenue, between the Northerly Side of Garin Avenue and the Garin Reservoir, in an RSB10 (Single-Family Residential) District.

Acting Principal Planner Patenaude described the project. He noted that the tract was approved by the City Council in 1997, with the stipulation that the designs of the homes be approved by the Planning Commission. He showed examples of the proposed homes, which are a mixture of three classical styles. The Craftsman Style is at the entrance to the project, at the request of the Regional Park District. The other two styles are Mediterranean and French Country. The designs meet the City's Hillside design guidelines. Staff recommends approving the project with one alteration of Condition 4 to read, "All retaining walls shall be reinforced concrete or equal, subject to the approval of the Planning Director."

Commissioner Williams expressed concern regarding the comments of apprehension by East Bay Regional Park District.

Acting Principal Planner Patenaude explained that this project is very visible to the Park, conditions of the tract state that the homes should be stepped down or otherwise unobtrusive to the Park. He noted that the developer has met numerous times with the District, and has placed a home with a natural exterior at the entrance at their request.

Commissioner Zermeño asked about the tree groupings noted in the plans.

Acting Landscape Architect Emura described the landscaping throughout the development. He noted that the plan will probably include more trees than would be expected.

Commissioner Thnay discussed studies that show that speeding is reduced with the tree canopy effect. He encouraged this feature. He then asked whether trees would take care of Park concerns.

Acting Landscape Architect Emura explained that there is a 30-feet buffer along the edge of the Park. The trees are a mixture of cottonwood and fir which will provide a visual barrier until the larger Oak trees develop. All of these trees should be sufficient.

Acting Chairperson Halliday said the pictures from the ridgeline look like the 'No" picture of the Hillside Design Guidelines.

Acting Principal Planner Patenaude said that the homes on this lot are situated the best they can be to meet the Guidelines for lots approved on a ridgeline.

PHO 7:59 p.m.

Tim Lokkesmoe, Project Manager, Legacy Homes, indicated that they have worked very closely with staff on this project. He introduced his team of professionals.

Jill Williams, architect, KTGY Group, touched on Lot 6. She noted that they have worked with the Park and reworked a number of things. She described a number of the lots and how the facades are tied into the hillside. She added that a great amount of effort went into the integrity of the homes. She explained the three-level design to Acting Chairperson Halliday

Andrea Swanson, landscape architect, said they worked to try to satisfy the neighbors, the Hillside Design Guidelines, and a number of demands. They worked to give it a natural look, by incorporating a great number of plants native to the area.

Commissioner Zermeño asked about the Fire hydrants and firetruck turnarounds.

Acting Principal Planner Patenaude noted that these were developed through the Conditions of the Tract approval. The Fire Department recommended approval of the Conditions agreed to.

Commissioner Thnay asked about Condition 36.d. and the number of trees buffering the Park property.

Ms. Swanson responded that the recommended plant material is grown quickly and heavily planted. Coverage will grow quickly.

Commissioner Williams asked whether only the trees will separate the development from park. He was told there would also be an open fence. He noted that trees often beautify an area but wondered about the trees uprooting sidewalks.

Ms. Swanson said they chose trees that don't uproot sidewalks. She noted that they would either use a root barrier or set the trees back more. She added that all of the plants selected are low-water usage and drought tolerant trees and plants except for the redwoods. There are very few of them.

Ron Barklow, 1210 Tiegen Drive, expressed concern regarding the Hillside Design Guidelines and whether, as in the past, this project would be grandfathered in. Or whether this project was going to be held to the present guidelines. He asked about the wildlife in the area and how much grading will be done. He also discussed the feral cat problem and their abandonment in the Park. He wondered about conditions that owners would keep their pets indoors. At the Park, cats were killing native birds.

Acting Principal Planner Patenaude described the Condition of the Tract, that the Homeowners CC&R's would strictly enforce, the leash law, and other necessary actions to protect the Park from pets.

Dilip Trivedi, 3088 Reynolds Court, Fremont asked whether this a gated community and whether there would be adequate parking. He was told there is a gate and parking should be adequate since the lots are very wide, providing on-street parking.

Jim Bray, 1166 Silver Maple Court, Clearbrook Homes Association, said they like the plan but are concerned about drainage, since it is a steep slope. He noted that their development is right underneath this one. With the steep hills, there are problems in the area. He said he hoped it would be engineered properly. He added that there are a lot of deer in the area and hoped the landscaping will include the use of deer-proof plans since plants in the area are continually being eaten. He added that they do support the plan. He commented that Standard Pacific had built a retaining wall above their development which was a plain concrete structure with no relief. Their Home Owners Association had no say in the matter which disturbed them.

Jerry Wiley, 25836 Hayward Boulevard, #114, a 6 year Hayward resident, said he was very interested in the ridge development. He noted that he had never before dealt with such a

professional home developer. He said he loved living in Hayward. However, finding high end homes has been difficult. This project will be one to be proud of. He noted that the developer had taken extraordinary steps to blend the homes into the environment. He was very supportive of the project.

Albert J. Wiemken, P.O. Box 969, Pleasanton, former owner of the project, explained that there are two fire truck turnarounds. There are no sidewalks at the request of the Mayor. The only ones in the area will be along Garin Avenue. He noted that all the permits have already been granted regarding the environmental questions. The road through the development will be a private road with gate. With only 19 homes in the subdivision there should not be a speeding problem. He noted that when the City installed the Water Tank, most everything was included for runoff. He commented that he was pleased to have found a company with the quality homes he was looking for in this project.

The public hearing was closed at 8:49 p.m.

Commissioner Thnay emphasized again that tree canopies would slow people down. With streets this wide and no sidewalks speeding could be a problem.

Commissioner Bogue commented on having decorative facing even with the concrete. He said he was disturbed by Mr. Bray's comments on the concrete retaining wall built without their approval. Staff agreed that there are other material which could be used as well as decorative concrete.

Commissioner Bogue said these homes fit the Hillside Design Guidelines better than any other we've seen. They have detail and relief at every angle. He then **moved**, seconded by Commissioner Williams, to approve the project with the findings and conditions, and with change in Condition 4 to read, "All retaining walls shall be decorative reinforced concrete or equal, subject to the approval of the Planning Director."

Commissioner Thnay added that he was really impressed, particularly with the amount of landscaping and thought put into it. He said he hoped this is a trend, since this is a project of which the City can be proud.

Commissioner Williams commented that it shows that if you ask for a quality project that meets the Hillside Design Guidelines, you can get it. He noted that he was happy to see such a quality project.

Commissioner Zermeño said he liked the project but was concerned regarding runoff.

Development Review Engineer Garcia said this was taken care of through previous actions by the City Council and Tract Map Approval.

Acting Chairperson Halliday said she had spoken with Commissioner Sacks and echoed her concerns. She said they were not pleased by the conceptual drawing of the homes lining the top of the ridge. She commented on the Clearbrook Development and said this is much nicer,

although she did wish they didn't have to be so large and so high. She noted the City will have lost a great deal with the loss of the hills, but noted the developer's effort to make this a nice project. She said she would support it.

The motion passed 5:0:2, with Commissioner Sacks and Chairperson Caveglia absent.

ADDITIONAL MATTERS

3. Oral Report on Planning and Zoning Matters

Planning Manager Anderly discussed the General Plan joint meeting between the City Council and Planning Commission on Saturday, April 7. She also announced the tentative date for the City tour as the first Saturday in June.

4. Commissioners' Announcements, Referrals

There were no announcements and referrals.

MINUTES

- March 8, 2001 - APPROVED

ADJOURNMENT

The meeting was adjourned to a Work Session by Acting Chairperson Halliday at 9:05 p.m.

APPROVED:

_____
Ed Bogue, Secretary
Planning Commission

ATTEST:

_____
Edith Looney
Commission Secretary