



**CITY OF HAYWARD
AGENDA REPORT**

AGENDA DATE March 24, 2998
AGENDA ITEM # 9
WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: REQUEST TO REMOVE A BUILDING FROM THE CITY'S LIST OF HISTORICALLY AND ARCHITECTURALLY SIGNIFICANT BUILDINGS AND SITE PLAN REVIEW NO. 98-130-05 TO REMODEL TWO DUPLEXES

RECOMMENDATION:

The Planning Commission recommends approval (5:0, one absent and one abstention). Staff also recommends approval.

DISCUSSION:

The property at issue contains a duplex toward the front of the property facing Third Street and a duplex at the rear of the property. The front duplex was placed on the City's List of Historically and Architecturally Significant Buildings in 1977 when it was thought to be a schoolhouse more than 120 years old. When the applicant, FESCO, said they would like to remodel the duplex and remove the porch from its northern side, staff advised that it would not be appropriate to alter the appearance of the building given its historic significance. As various interested persons inspected the dwelling, doubts arose that the building was the old schoolhouse. Further examination by members of the Hayward Area Historical Society would show that the structure was probably constructed in the 1920s and that its dimensions do not match those of the schoolhouse, which was somewhat smaller.

Given the evidence relating to the structure's age and that it is unlikely to be the former schoolhouse, FESCO is seeking to have its historic designation removed and to remodel the structure, including removing its side porch.

FESCO proposes to remodel both duplexes, landscape the site, provide a central courtyard for a play area, construct new fences, and pave the driveway and a central parking stall to serve handicapped persons. A unit in the rear duplex would be modified to provide accessible housing for handicapped persons. The front duplex would be extensively remodeled inside. Its (northerly) side porch and main entry would be removed, and a deck would be constructed at the rear of the building where entries to the duplex would be located.

The City's Design Guidelines suggest orienting main entrances where they can be viewed from the street. By eliminating the side porch and relocating the main entrance to the rear, the City's Design Guidelines would not be met. The applicant provides several reasons why it is necessary to remove the porch and side entry and locate the main entry at the rear of the building:

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- The area between the porch and the side property line is not adequate for vehicles to pass to the central parking area, so the porch must be removed to provide adequate vehicle access.
- The dwellings are meant to provide transitional housing for their clients. A rear entry would orient all units to a central courtyard and provide opportunities for monitoring access to the units by others in the complex as well as by FESCO staff in their facility next door to the south.

Recognizing the special needs of FESCO's clients and the City's objective for housing to have neighborhood orientation, staff suggested, and the applicant agreed, filing a deed restriction requiring construction of a front door and porch upon sale of the property. The internal arrangement of the structure would easily accommodate a front entry.

Frank Goulart and Banning Fenton said they examined the structure in question and believe that it is not the schoolhouse. Nancy Schluntz, representing FESCO, said that a third of their funding for the project is from the City's Community Development Block Grant program.

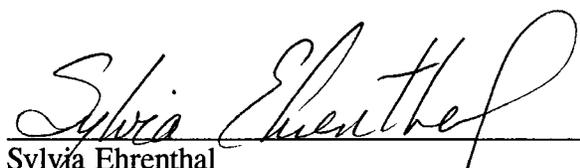
CONCLUSION:

Removing subject duplex from the historic list would correct a misconception about the importance of structure, and removal from the list paves the way for considering exterior modifications of the structure. Given the nature of the housing, FESCO's enhancement of the site, and FESCO's willingness to provide a front entry upon sale of the property, the Planning Commission and staff support their efforts.

Prepared by:


Dyana Anderly, AICP
Development Review Services Administrator

Recommended by:


Sylvia Ehrenthal
Director of Community and Economic Development

**Mayor and City Council
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Approved by:

A handwritten signature in black ink, appearing to read "Jesús Armas", is written over a horizontal line.

Jesús Armas
City Manager

Exhibits:

- A. Draft Planning Commission Minutes and Staff Report, dated March 12, 1998
Draft Resolution

**MINUTES
SUBJECT TO APPROVAL
BY PLANNING COMMISSION**

**REGULAR MEETING OF THE PLANNING
COMMISSION, CITY OF HAYWARD, Council
Chambers, Thursday, March 12, 1998,
7:30 p.m. 777 "B" Street, Hayward, CA 94541**

MEETING

The regular meeting of the Hayward Planning Commission was called to order at 7:34 p.m. by Chairperson Bennett, followed by the Pledge of Allegiance.

ROLL CALL

Present: COMMISSIONERS Dowling, Fish, Halliday, Kirby, Williams
CHAIRPERSON Bennett

Absent: COMMISSIONER Caveglia

Staff Members Present: Anderly, Penick, Peck

General Public Present: Approximately 6

PUBLIC COMMENT - None

AGENDA

1. SITE PLAN REVIEW NO. 98-130-05 AND A REQUEST TO REMOVE A BUILDING FROM THE CITY OF HAYWARD'S LIST OF HISTORICALLY AND ARCHITECTURALLY SIGNIFICANT BUILDINGS: FAMILY EMERGENCY SHELTER COALITION (FESCO), (APPLICANT/OWNER) - The rehabilitation of two duplexes and a request to remove the front duplex from the City of Hayward's List of Historically and Architecturally Significant Buildings. The property is located at 22651 Third Street, west side, one lot north of the intersection of 'C' and Third Streets in a Medium Density Residential (RM) Zoning District. (CONTINUED FROM FEBRUARY 26, 1998)
2. PARCEL MAP 6399 - DONNA CAMBRA (OWNER) - Request to approve a 24-month extension of the tentative map to subdivide a 15,300+ square foot parcel into 3 parcels. The project is located at 29050 Logan Avenue, approximately 155+ feet north of Folsom Avenue.

PUBLIC HEARINGS

1. SITE PLAN REVIEW NO. 98-130-05 AND A REQUEST TO REMOVE A BUILDING FROM THE CITY OF HAYWARD'S LIST OF HISTORICALLY AND ARCHITECTURALLY SIGNIFICANT BUILDINGS: FAMILY EMERGENCY SHELTER COALITION (FESCO), (APPLICANT/OWNER) - The rehabilitation of two duplexes and a request to remove the front duplex from the City of Hayward's List of Historically and Architecturally Significant Buildings. The property is located at 22651 Third Street, west side, one lot north of the intersection of 'C' and Third Streets in a Medium Density Residential (RM) Zoning District. (CONTINUED FROM FEBRUARY 26, 1998)

Commissioner Halliday stepped down from the dais for this item, citing the fact that she is on the Board of Directors for FESCO (Family Emergency Shelter Coalition).

Development Review Services Administrator Anderly described the building and the history of its designation as an historical building. When it was designated, it was thought to be Laurel School. Since then, others believe that it is not because its size differs from the schoolhouse dimensions. It is neither the same size nor does it meet other dimensions. If the designation is not changed, the applicant can not make any significant exterior structural changes to the building. The question then becomes, does the building meet the criteria for historic merit? It does not seem to. A condition of approval asks that when FESCO moves, they add a front door to the structure.

The Public Hearing Opened at 7:44 p.m.

Nancy Schluntz, 22245 Main Street, #104, Executive Director for FESCO thanked Development Review Services Administrator Anderly for the thorough presentation. She indicated that the families who would be moving into the units would be moving from a shelter. The project is conditionally funded for 24-hour oversight. Renovation on the inside will be extensive.

Frank Goulart, 22248 Main Street, said he and other members of the Historical Society have looked at the house and tried to figure out how it could have been the old school. They have also looked at surrounding property, particularly the house across the street, which formerly belonged to past-Mayor John Haar. It is more likely that house is the old school house. He added that FESCO is one of the finest organizations in the City. He said it is a pleasure to see them move forward. As an aside, he said he hoped the list of historical buildings would soon include the Linekin building.

Banning Fenton, 1555 Southgate Street, also with the Historical Society, said he was pleased when he learned they were going to use this building for FESCO housing. He said he looked through it and has serious doubts as to the historical value of it. Many of the things in the building do not go back to 1850. It was designated as the Hughes School. He said another historian saw the building and then pointed out one on the other side of the street at 22650 Third Street as opposed to this house at 22651 Third Street. She suggested that one seemed to better fit the description of the school. It is a one-room building and typical of the school structures at that time. He added that he regrets the Historical Society's error but said they will continue to look for the correct property.

The Public Hearing Closed at 7:53 p.m.

Commissioner Kirby said that this is in his neighborhood and he hopes the Historical Society will identify the real location of the building since they take pride in their historical structures. He moved, seconded by Commissioner Dowling, to recommend staff's request to the City Council and work to rectify the apparent error and identify the real Hughes School.

Commissioner Dowling said that FESCO was one of the best non-profits in town. With welfare reform, it is important to help get people to work. He added that he was surprised to see such a small list of historic buildings in Hayward.

Chairperson Bennett said FESCO is remarkable. She was glad to see movement forward from a shelter to transitional housing.

The motion carried by the following vote:

AYES:	COMMISSIONERS	Dowling, Fish, Kirby, Williams
	CHAIRPERSON	Bennett
NOES:	None	
ABSENT:	COMMISSIONER	Caveglia
ABSTAIN:	COMMISSIONER	Halliday

- 2. **PARCEL MAP 6399 - DONNA CAMBRA (OWNER)** - Request to approve a 24-month extension of the tentative map to subdivide a 15,300+ square foot parcel into 3 parcels. The project is located at 29050 Logan Avenue, approximately 155+ feet north of Folsom Avenue.

Developmental Services Engineer Peck said that since the Tentative Parcel Map was first approved in 1992, the owner has not been able to develop the property due to difficult economic times. There have been no new City policies developed since then that might affect the property. Staff recommended approval of the extension.

The Public Hearing Opened/Closed at 8:01 p.m.

Commissioner Kirby said he hoped the owner would soon benefit from recent changes in economic conditions. He moved, seconded by Commissioner Williams, staff recommendation.

The motion passed unanimously, with Commissioner Caveglia absent.

ADDITIONAL MATTERS

3. Oral Report on Planning and Zoning Matters - Development Review Services Administrator Anderly noted that the meeting of March 26 has been cancelled and the Commission would not be meeting again until the 2nd Thursday in April. She also reminded members of the City tour on March 28 from 9 a.m. until noon.

4. Commissioners' Announcements, Referrals - None made

MINUTES

- February 19, 1998 - Approved with Commissioner Kirby abstaining.



**AGENDA REPORT
PLANNING COMMISSION ■ CITY OF HAYWARD**

**MEETING OF:
March 12, 1998**

TO: Planning Commission

FROM: Arlynn J. Camire, Associate Planner

SUBJECT: A REQUEST TO REMOVE A BUILDING FROM THE CITY OF HAYWARD'S LIST OF HISTORICALLY AND ARCHITECTUALLY SIGNIFICANT BUILDINGS AND SITE PLAN REVIEW NO. 98-130-05 TO REHABILITATE TWO DUPLEXES : - FAMILY EMERGENCY SHELTER COALITION (FESCO) (APPLICANT/OWNER) -A request to remove the front duplex from the City of Hayward's List of Historically and Architecturally Significant Buildings and the review of the rehabilitation of two duplexes.

The property is located at 22651 Third Street, west side, one lot north of the intersection of 'C' and Third Streets in a Medium Density Residential (RM) Zoning District.

RECOMMENDATION

That the Planning Commission recommends to the City Council:

1. Rescinding the Historically and Architecturally Significant status of the front building and:
2. Approval of the site plan review.

[Note: The Planning Commission cannot take action on the site plan review prior to the removal of the front building from the City of Hayward's List of Historically and Architecturally Significant Buildings.]

DISCUSSION

Historical Background

In 1976, the City Council adopted the Historic Preservation Ordinance (Ordinance) which is intended to protect certain properties in the City that contribute to the cultural and aesthetic heritage of the City. The properties, which meet the criteria of the Ordinance, are referenced on the List of Historically and Architecturally Significant Building (See Exhibit E.)

The Ordinance Criteria for Designation of Historic Structures include:

- The structure is identified with the lives of historic people or with important events in the City, state, or nation; or

REQUEST TO REMOVE STRUCTURE FROM LIST OF HISTORICALLY SIGNIFICANT STRUCTURES AND SITE PLAN REVIEW 98-130-05 - FAMILY EMERGENCY SHELTER COALITION (FESCO) (APPLICANT/OWNER)

- Redwood planks used in construction 22651 Third Street are finished interior planks, not the rough-hewn planks typically used in construction of one-room schoolhouses.

Therefore, the building is not Historically and/or Architecturally Significant because it does not meet the criteria as specified by the Ordinance, and therefore should be removed from the List as requested by the Hayward Area Historical Society and FESCO.

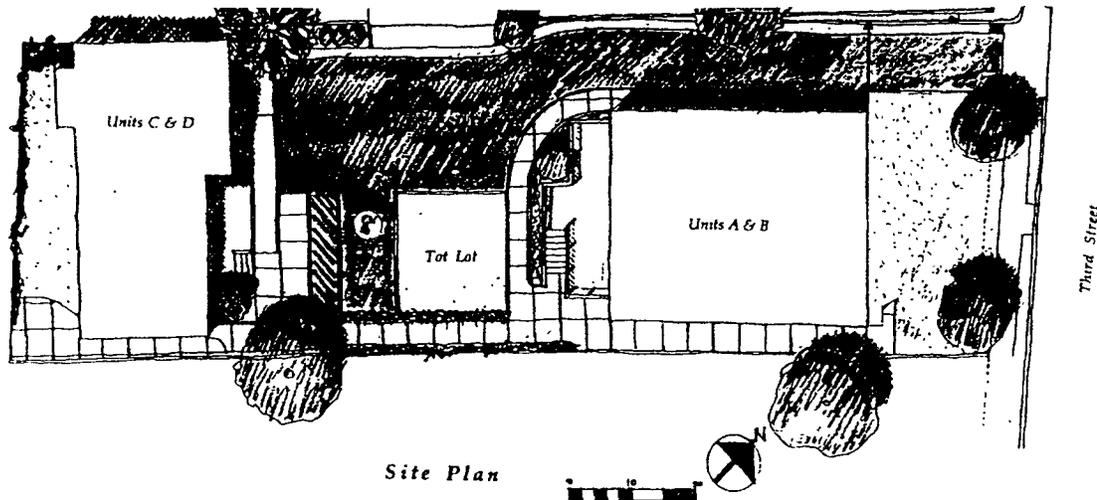
Project Background

The two duplex developments will be used as low-income transitional housing for homeless families, including persons with physical disabilities. It is partially funded by a Community Development Block Grant (CDBG), allocated through the City of Hayward, Department of Community and Economic Development. The City of Hayward has contributed \$200,000 in Community Development Block Grant (CDBG) funding to support the development of the project as transitional housing for homeless families and to provide needed housing for residents with physical disabilities. As a requirement of City funding, one of the four units is required to be fully accessible to disabled residents and the provision of a parking space for persons with physical disabilities is required. In addition, 24-hour supervision and management must be provided to the site.

The project meets several policies of the Housing Element of the General Plan in that it encourages the promotion of transitional housing by providing a program that relieves homelessness.

Project Description

The site consists of one flat parcel totaling 7,500 square feet in area with 50 feet of frontage on Third Street. The site is developed with a one-story single family home converted into two units and a one-story duplex, constructed sometime later, in the rear of the property. Both building facades are white painted redwood siding with Kelly green painted wood trim. Both structures have dark gray composition shingle roofs. The applicant intends to repaint the structures off-white with slate blue and claret colored trim.



REQUEST TO REMOVE STRUCTURE FROM LIST OF HISTORICAL SIGNIFICANT STRUCTURES AND SITE PLAN REVIEW 98-130-05 - FAMILY EMERGENCY SHELTER COALITION (FESCO) (APPLICANT/OWNER)

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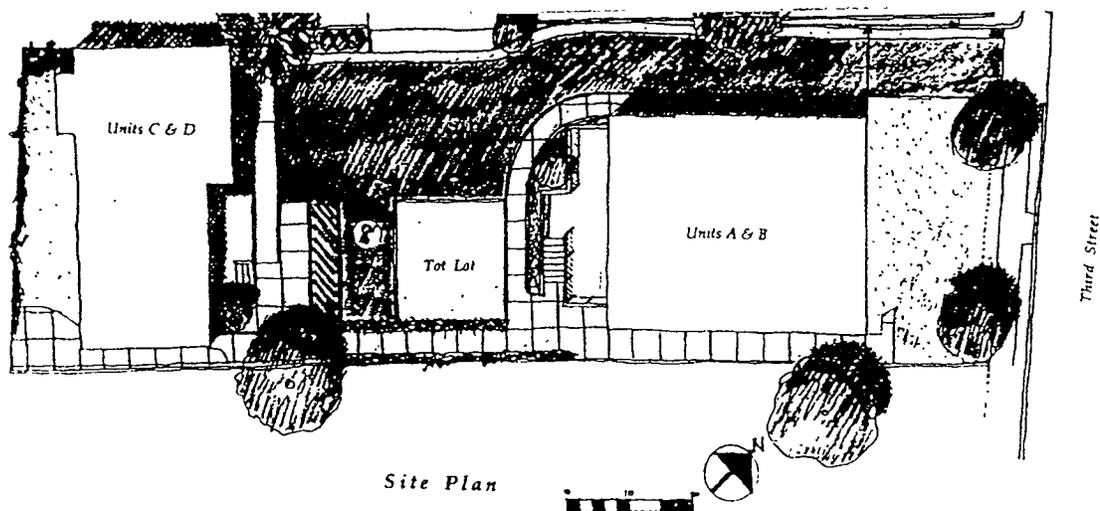
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REQUEST TO REMOVE STRUCTURE FROM LIST OF HISTORICALLY SIGNIFICANT STRUCTURES
AND SITE PLAN REVIEW 98-130-05 - FAMILY EMERGENCY SHELTER COALITION (FESCO)
(APPLICANT/OWNER)

Site Plan and Building Elevations

Currently, access to the front units, Units A and B, is by way of side doors, one on the south side yard and one on the north side which is adjacent to the driveway and visible from the street. The entrances will be relocated to the rear of the building to a common porch with one stairway access. Side porches and entrances will be removed. As a result, entries to all dwelling units would be oriented toward the center of the property. If the front duplex is removed from the List, an exception must be made to the City of Hayward Design Guidelines to allow the relocation of the entrance to the rear of the duplex. This exception request will be discussed in the Design Guidelines section of this report.

Enlarging the windows to meet Fire Code standards will modify the windows on the front façade of the front structure and the decorative shutters will be replaced.

Unit C of the rear duplex will be modified to be fully accessible to residents with physical disabilities and a ramp will be built to access this unit. To meet Uniform Building Code standards, the windows on the north side will be removed since the building is on the property line.

The four units were built prior to the current parking requirements. Since the applicant does not propose to add bedrooms, the current parking standards are not required to be met. However, as a condition of funding, one parking space for persons with physical disabilities will be provided adjacent to Units C and D.

In order for the required parking space to be accessible, the side (north) porch must be removed from the front building since the distance between the side porch and the property line is only 8 feet which is not an adequate width for driveway purposes. The side entrance and porch will be relocated to the rear of the building, which will allow adequate access to the parking space for persons with physical disabilities. In addition, the relocation will allow for easier supervision and management of the site.

The Historic Preservation Ordinance prohibits exterior modifications to structures, which will adversely affect the exterior architectural characteristics or the historical or aesthetic value of a Historically or Architecturally Significant building or site. Therefore, it is important that the front building is removed from the List, which will allow relocation of the entrance and porch.

Design Guidelines

The preferred design of the front duplex is to *locate the entrance near the approach to the building so that it is visible as soon as the building itself is visible.* However, the Design Guidelines also allows discretion to allow the entrance to be located in an alternate location:

Because people's preferences, needs and financial capabilities vary widely, it is generally desirable to offer a wide range of housing choices in order to accommodate the City's residents in the most satisfactory ways.

REQUEST TO REMOVE SUBJECT STRUCTURE FROM LIST OF HISTORICAL SIGNIFICANT STRUCTURES
AND SITE PLAN REVIEW 98-130-05 - FAMILY EMERGENCY SHELTER COALITION (FESCO)
(APPLICANT/OWNER)

The applicant has requested that the north entrance of the front building to be relocated from the side to the rear of the building. The relocation of the north side entrance is necessary for vehicle accessibility to be provided to the required parking space for persons with physical disabilities. Therefore, staff supports the relocation of the entrance.

As a condition of approval, the entry, porch and sidewalk path shall be constructed on the front façade of the front duplex upon the sale of the property.

The applicant intends to replace wood siding when needed and will salvage all wood siding that is in usable condition. All replacement siding and window trim will match existing materials and colors.

Landscaping

The site plan indicates that the front yard is proposed to be landscaped with trees, shrubs and lawn. An existing redwood tree that is located too close to the front of the house in the front yard will be removed and replaced with two trees. Existing fern and vines will remain. The front yard will be enclosed with a white wooden picket fence not to exceed 4 feet in height.

A play area (Tot Lot) will be provided adjacent to a planter to be located at the rear porch of the front duplex. Additional shrubs will be provided to screen above ground utilities and additional vines are required to be provided to cover latticework located on the rear porch.

General Plan, Zoning, and Neighborhood Plan Consistency

The designated land use on the General Policies Plan Map is Medium Density Residential. The property is zoned Medium Density Residential (RM) District and all adjacent properties are residential and are zoned RM. The surrounding properties include: a single family residence and a rear unit to the north, a single family residence and five units to the east, FESCO Family Shelter and a single-family residence to the south, and a two story duplex to the west. The proposed project is compatible in design and density with adjacent development.

The *Upper "B" Street Neighborhood Plan* recognizes that historic preservation is important and that the formation of a Historic District is encouraged. It is important to enhance and protect the historic character of the neighborhood.

While the applicant has requested the removal of the subject structure from the List, the overall character of the building will be maintained as much as possible and will continue in character of Classic Box with redwood board siding. FESCO proposes to accomplish this by restoring any façade of the building with redwood board siding salvaged from the project or replacing siding with that similar to existing siding.

Environmental Review

The project is Categorical Exempt from Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) guidelines and is Categorical Exempt from the National

REQUEST TO REMOVE STRUCTURE FROM LIST OF HISTORICALLY SIGNIFICANT STRUCTURES
AND SITE PLAN REVIEW 98-130-05 - FAMILY EMERGENCY SHELTER COALITION (FESCO)
(APPLICANT/OWNER)

Environmental Protection Act guidelines, pursuant to Section 58.35 (a)(3)(i).

Public Notice

On March 2, 1998, public notices were sent to surrounding property owners and occupants and interested parties, homeowner associations, and current and former neighborhood plan taskforce members, announcing a public hearing.

CONCLUSION

The removal of the front duplex from the List of Historically and Architecturally Significant Buildings is recommended because the criteria to be on the List cannot be met. The approval of the site plan review application will facilitate the use of the two duplexes as transitional housing for homeless families, including individuals with physical disabilities. The relocation of the entrance and front porch of the front duplex will allow vehicle access to one required parking space for persons with physical disabilities and will allow design criteria to be met as specified in the funding agreement of the City of Hayward.

These actions will allow FESCO to continue to provide a vital service to the community.

Prepared by,


Arlynne J. Camire, AICP
Associate Planner

Approved by,


for Dyana Anderly, AICP
Development Review Services Administrator

Attachments:

Exhibit A	Findings for a Site Plan Review
Exhibit B	Conditions of Approval
Exhibit C	Area Map
Exhibit D	List of Historically and Architecturally Significant Buildings
Exhibit E	Letter from the Hayward Area Historical Society dated November 18, 1997
Exhibit F	City of Hayward Survey of Historically and Architecturally Significant Buildings-22651 Third Street Plans and Elevations

**FINDINGS FOR APPROVAL
Site Plan Review Application No. 98-130-05
For Two Duplexes
Family Emergency Shelter Coalition
22651 Third Street**

Based on the staff report and the public hearing record:

1. That in accordance with the California Environmental Quality Act (CEQA) Guidelines, the project is Categorical Exempt, pursuant to Section 15301, Existing Facilities and is categorically exempt from the National Environmental Protection Act guidelines, pursuant to Section 58.35 (a)(3)(i).
2. The two duplex developments, as conditioned, are compatible with on-site and surrounding structures and uses in the Medium Density Residential zoning district.
3. The two duplex development takes into consideration physical and environmental constraints in that the porch of the front duplex is required to be relocated to provide adequate access to the required handicap parking space.
4. The two duplex development, as conditioned, complies with the intent of City development policies, and regulations including the Upper "B" Street Neighborhood Plan in that the historic character of the neighborhood will be maintained.
5. The two duplex development, as conditioned, will be operated in a manner determined to be acceptable and compatible with surrounding development on adjacent properties in that the primary use is permitted in the Medium Density Residential (RM) District.

CONDITIONS OF APPROVAL
Site Plan Review Application No. 98-130-05
For Two Duplexes
Family Emergency Shelter Coalition
22651 Third Street

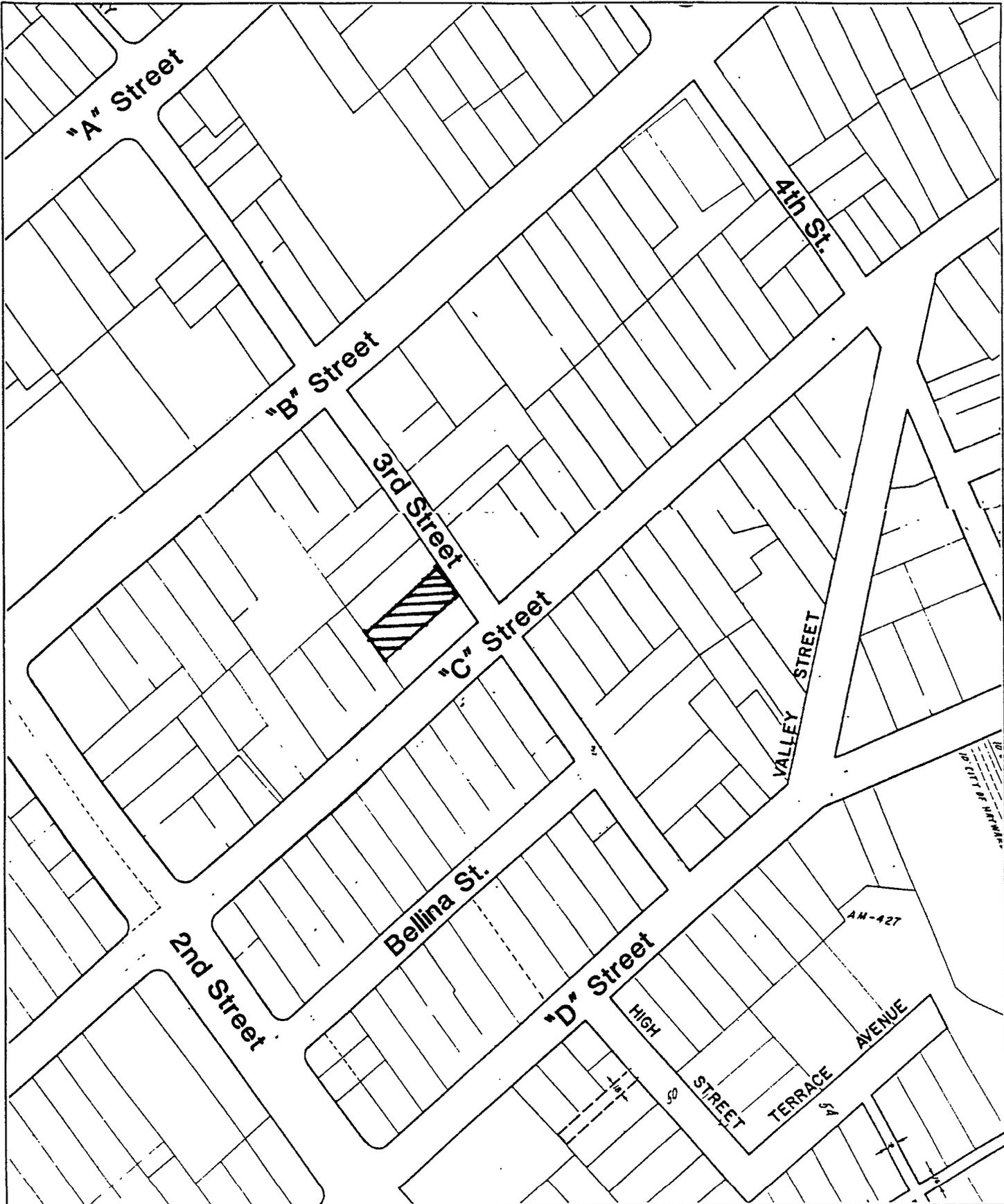
1. Site Plan Review Application No. 98-130-05 to rehabilitate two duplexes at 22651 Third Street, shall be in accordance with the staff report, and plans approved by the Planning Commission on March 12, 1998, labeled Exhibit "A" and these conditions of approval. Any modification to the approved plans shall require review and approval by the Director of Community and Economic Development/Planning Director.
2. This approval is void one year after the effective date of approval unless a building permit application has been submitted and accepted for processing by the Building Official.
3. Prior to final inspection/occupancy, conditions of approval shall be completed to the satisfaction of the Director of Community and Economic Development/Planning Director.
4. Prior to construction, a building permit must be obtained from the Development Inspection Services Division. All improvements must be completed in accordance with the Uniform Building Code, Uniform Mechanical and Plumbing Code and Uniform Fire Code as adopted by the City of Hayward prior to the issuance of Certificate of Occupancy.
5. Prior to issuance of a building permit, a detailed drainage plan drainage shall be designed to comply with City of Hayward Standard Detail SD-118 and shall be submitted to the Director of Community and Economic Development/Planning Director for review and approval.
6. The driveway shall be paved per City of Hayward Standard Detail SD-109. The parking area shall be paved and delineated in accordance with City standards and to the satisfaction of the Director of Community and Economic Development/Planning Director.
7. One legal parking space for persons with physical disabilities shall be maintained.
8. A final color and materials board shall be reviewed and approved by the Director of Community and Economic Development/Planning Director prior to the painting of the structures. The Director of Community and Economic Development/Planning Director shall first approve any changes in color.
9. Front yard fencing shall not exceed 4 feet in height and shall be a painted wood picket of a design compatible with those in the neighborhood.

10. Porch decking and stairs shall be stained or painted. Raised porches shall be enclosed underneath with painted wood lattice, or other compatible materials as approved by the Director of Community and Economic Development/Planning Director.
11. Prior to the approval of improvement plans, or issuance of the first building permit; detailed landscaping and irrigation plans prepared by a licensed landscape architect and submitted for review and approval by the City Landscaping and irrigation plans shall comply with the City's *Water Efficient Landscape Ordinance* and the following requirements:
 - a. A minimum of two 15-gallon street trees shall be provided in the front yard set back. Trees shall be planted according to the City standard SD-122. Include City Standard Tree Planting SD-122 in plans.
 - b. A 6" high class "B" Portland Cement concrete curb shall separate landscaped areas adjoining driveways and/or parking areas. The Portland cement concrete curb shall be per City of Hayward Standard Detail SD-108.
 - c. The irrigation system shall be on a separate water meter.
 - d. All above ground utilities, mechanical equipment and trash enclosures shall be screened from the street with shrubs.
 - e. Prior to the issuance of a Certificate of Occupancy, landscape improvements shall be installed according to the approved plans and a Certificate of Substantial Completion, and an Irrigation Schedule shall be submitted.
 - f. Vines shall be planted to cover all latticework around the porch decking.
 - g. A 3-foot wide landscape planter shall be provided in the north side yard adjacent to the driveway.
12. Landscaping shall be installed per the approved plans and a Certificate of Substantial Completion and an Irrigation Schedule shall be submitted prior to the issuance of the Certificate of Occupancy.
13. Landscaping shall be maintained in a healthy, weed-free condition at all times, with replacement plants provided where necessary. Required street trees that are severely topped or pruned shall be immediately replaced, as determined by the City Landscape Architect.
14. A tree removal permit is required prior to the removal of any tree 10 inches in diameter, or larger. Replacement trees shall be required for any trees removed, as determined by the City Landscape Architect.
15. To the satisfaction of the Public Works Department, Senior Services Utilities Representative:
 - a. Provide keys/access code/automatic gate opener to utilities for all meters enclosed by a fence/gate as per Hayward municipal Code 11-2.02.1.
 - b. Operation of valves on the Hayward Water System shall be performed by City crews.
 - c. Encase water pipe between existing water meter and backflow prevention device.
16. Behind all domestic and irrigation meters, install Reduced Pressure Backflow Prevention

Assembly per City Standard 202. Revised plans that show utilities locations shall be submitted to the Public Works Department, Senior Services Utilities Representative.

17. The property address shall be displayed on the front duplex so it may be seen from the street. The letter of each unit shall be displayed adjacent to the entry.
18. Each unit shall have a type 2A10BC fire extinguisher to the satisfaction of the Fire Marshal.
19. Smoke detectors shall be provided in each unit per Uniform Building Code standards to the satisfaction of the Building Official.
20. All hazardous uneven sidewalks shall be removed and replaced to the satisfaction of the City Engineer.
21. All paving shall be completed to the satisfaction of the City Engineer.
22. The parking space for persons with physical disabilities shall be designed to allow a 2.5-foot parking stall overhang.
23. The following modifications shall be completed in Unit C to meet fully accessible standards for persons with physical disabilities as specified in the Uniform Building Code:
 - a. The bedroom door shall be 3 feet wide.
 - b. Visual indicators shall be provided for doorbell and smoke detectors to allow for hearing impaired.
 - c. Grab bars shall be installed in the bathroom at the toilet.
Bathroom vanity requires knee space.
 - d. A roll-in shower stall shall be provided.
 - e. Kitchen counters shall have knee space.
24. The north exterior wall of the rear duplex shall be a one-hour rated firewall. No projections are allowed beyond the property line as well as beyond the exterior wall located on the property line.
25. The materials and architectural design of the front house cannot be altered with the exception of the relocation of both side porches and entrances and modifications to the windows. All alterations shall be approved and shall be to the satisfaction of the Director of Community and Economic Development.
26. The property is to be maintained free of debris, weeds, and graffiti.
27. Revised plans that are to the satisfaction of the Director of Community and Economic Development/Planning Director shall indicate modifications as required by the conditions of approval and shall be submitted for approval prior to the issuance of a building permit.

28. All Community Development Block Grant conditions as specified in the Construction Related Agreement with the City of Hayward shall be met.
29. The property owner is required to cause the recordation of a deed restriction, which requires the replacement of the main entrance, porch and sidewalk path to the front duplex front façade of the building upon the sale of the property. A copy of the recorded deed restriction shall be submitted to the Department of Community and Economic Development prior to the issuance of Certificate of Occupancy.
30. Violation of these conditions is cause for revocation of permit after public hearing before the Planning Commission.



AREA MAP ■ SPR 98-130-05
FESCO ■ 22651 Third St.

List of Architecturally and Historically Significant Buildings

Address	Description	Date of Council Action
2407 1/2 North Street	Victorian House	2/6/77
21800 Hesperian Blvd.	Site and Victorian Bldg.	4/6/76
2449 1/2 B Street	Victorian House	2/15/77
1105 C Street	I.D.E.S. Lodge	3/15/77
22701 1/2 1st Street	Spanish Mission	3/15/77
22738 Mission Blvd.	Old City Hall	3/15/77
2407 Second Street	The Castle (Mission Hall)	2/6/77
22651 Third Street	Laurel District School	4/5/77
22355 Hesperian Blvd.	Victorian House	2/22/85
714 B Street	Victorian House	11/10/87
225 B Street	Victorian House	1991



HAYWARD AREA HISTORICAL SOCIETY

M · U · S · E · U · M

22701 MAIN STREET, HAYWARD, CA 94541 • (510) 581-0223

November 18, 1997

Commissioners
Planning Commission
c/o Dyana Anderly, DRS
City of Hayward
25151 Clawiter Rd.
Hayward, CA 94545

Dear Commissioner:

The Historical Society has discovered an error in the City's *Inventory of Historic Resources*. Our researcher, Banning Fenton, with FESCO's Nancy Schluntz, through title search and other primary sources, have determined that the house located at 22651 Third Street, Hayward, has mistakenly been identified as the Hughes School (also known as the Edenvale School), Hayward's first school building. In addition, they have determined that no historically significant person has lived there, nor has any activity or event of historic significance has occurred there. Therefore, we are asking that this property be removed from the City's Inventory of Historic Resources. We recommended that FESCO be allowed to remodel the property in a way which is sensitive to the historic character of the neighborhood.

We believe that the property locates at 22650 Third St. (across Third from the FESCO property) was the Hughes school; however, we are still researching this. Thank you.

Sincerely,


Eugene G. Hirtle, Jr.
Director

SURVEY OF HISTORICALLY AND ARCHITECTURALLY SIGNIFICANT BUILDINGS

HAYWARD PLANNING AREA 1976

Address 22651 Third Street Year Built 1853

Owner's Name Thomas D. Hussey Original Site? (If no, explain) No.

Address 514 Ridgeview Court
Pleasant Hill, CA 94523
 This structure has occupied four sites:
 1. Baywood District on Laurel in Castro Valle
 2. Hayward 3. First and B Sts. 4. Present sit
 Achitectural Style _____

Historic Name Laurel District School Architect _____

Original Use Schoolhouse, Baywood District Builder _____

Present and Past Uses Four schools, firehouse, church, meeting hall--presently a private residence

Is the structure an element of an historic district or street? (If so, explain)
 The structure is now located in the Downtown Area, between B and C Streets in an older residential area of the City.

Briefly describe surroundings, related structures, and condition of building.
This single-story, wood structure has been altered, but is in good condition

Briefly state historical, architectural and/or archeological importance.
 More than 120 years old, this structure was the first one-room school and meeting house in the Hayward area.

Is the building threatened? If so, explain.
 Not at this time.

References and review:
 H.A.H.S. Resource Inventory

Zoning CC-S

Assessor's No. 427-16-38



DRAFT

DM 3-19-98

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

**RESOLUTION APPROVING REMOVAL OF HISTORICAL
AND ARCHITECTURAL STATUS AND SITE PLAN
REVIEW APPLICATION NO. 98-130-05**

WHEREAS, Site Plan Review Application No. 98-130-05 concerns the remodeling of two duplexes located at 22651 Third Street in a Medium Density Residential (RM) zoning district, one of which had been listed as a historically and architecturally significant building in accordance with Hayward Municipal Code Chapter 10, Article 11; and

WHEREAS, inspections of the property have revealed evidence that the structure was mistakenly identified as a structure having historical significance and that none of the criteria are met which would qualify the structure for a historical designation. Further, the Hayward Area Historical Society supports the request that the historical designation for the property be removed; and

WHEREAS, the site plan provides for the main entry of the structure nearest the street to be from a center courtyard between the duplexes, precluding view of the main entrance from the street as suggested in the City's Design Guidelines.

WHEREAS, the Planning Commission has recommended approval of the application; and

WHEREAS, the City Council hereby finds and determines that:

1. The project is categorically exempt from CEQA and National Environmental Protection Act guidelines as an existing facility;
2. The project, as conditioned, is compatible with on-site and surrounding structures and uses in the Medium Density Residential zoning district;
3. That the project takes into consideration physical and environmental constraints in that the porch of the front duplex is required to be relocated to provide adequate vehicle access to the required handicap parking space;
4. The project, as conditioned, complies with the intent of City development policies and regulations, including the Upper "B" Street Neighborhood Plan, in that the historic character of the neighborhood will be maintained.

5. That the project will be operated in a manner determined to be acceptable and compatible with surrounding development in that it is a primary use in the Medium Density Residential (RM) District.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that the property at 22651 Third Street is hereby removed from the list of historically and architecturally significant buildings in the City of Hayward.

BE IT FURTHER RESOLVED that Site Plan Review Application No. 98-130-05 is hereby approved, subject to the attached conditions of approval.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 1998

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward