



**CITY OF HAYWARD**  
**AGENDA REPORT**

AGENDA DATE 05/23/00

AGENDA ITEM 5

WORK SESSION ITEM \_\_\_\_\_

**TO:** Mayor and City Council

**FROM:** Director of Community and Economic Development

**SUBJECT:** Request for Continuance: - Society of Saint Vincent de Paul (Applicant/Owner) - Request to Change Zoning from Central City-Commercial Subdistrict/Cottage Special Design Overlay District (CC-C/SD-3) to Planned Development District/Cottage Special Design Overlay District (PD/SD-3) - The Property is Generally Located on Grace Court Between Grace Street and Smalley Avenue and at 22331 Mission Boulevard

**RECOMMENDATION:**

It is recommended that this matter be continued to July 18, 2000.

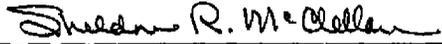
**DISCUSSION:**

At its March 21, 2000 meeting, the City Council considered the proposal by St. Vincent de Paul to construct ten cottages to be rented to families participating in a program designed to provide housing to families in transition. Council members raised questions regarding the security within the project, the number of proposed units and the size of the proposed lots, provision of adequate play area for children, the placement and design of fencing, the type of project management, the program that would operate the specialized housing and how the project would be maintained. With the agreement of the applicant's attorney, the Council granted a period of 60 days to give the applicant an opportunity to meet with the neighbors, staff and those interested in the project and to return with a more complete project that addressed Council's concerns.

The applicant's attorney (see attached letter) requests a continuance of the matter to finalize the revised drawings for the project and their contract with Eden Housing with whom they plan to manage the rental program. They also plan to meet with neighbors and interested parties to be assured that they have addressed their main concerns. According to the applicant, revised plans will reflect a reduction of one or two units to provide space for a children's play area and reorientation of the garages to be contiguous with the cottage units.

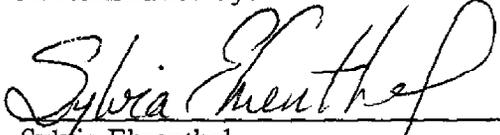
In light of the applicant's request, staff recommends that this matter be continued to July 18.

Prepared by:



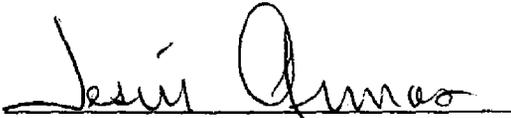
Sheldon R. McClellan  
Sheldon R. McClellan  
Senior Planner

Recommended by:



Sylvia Ehrental  
Sylvia Ehrental  
Director of Community and Economic Development

Approved by:



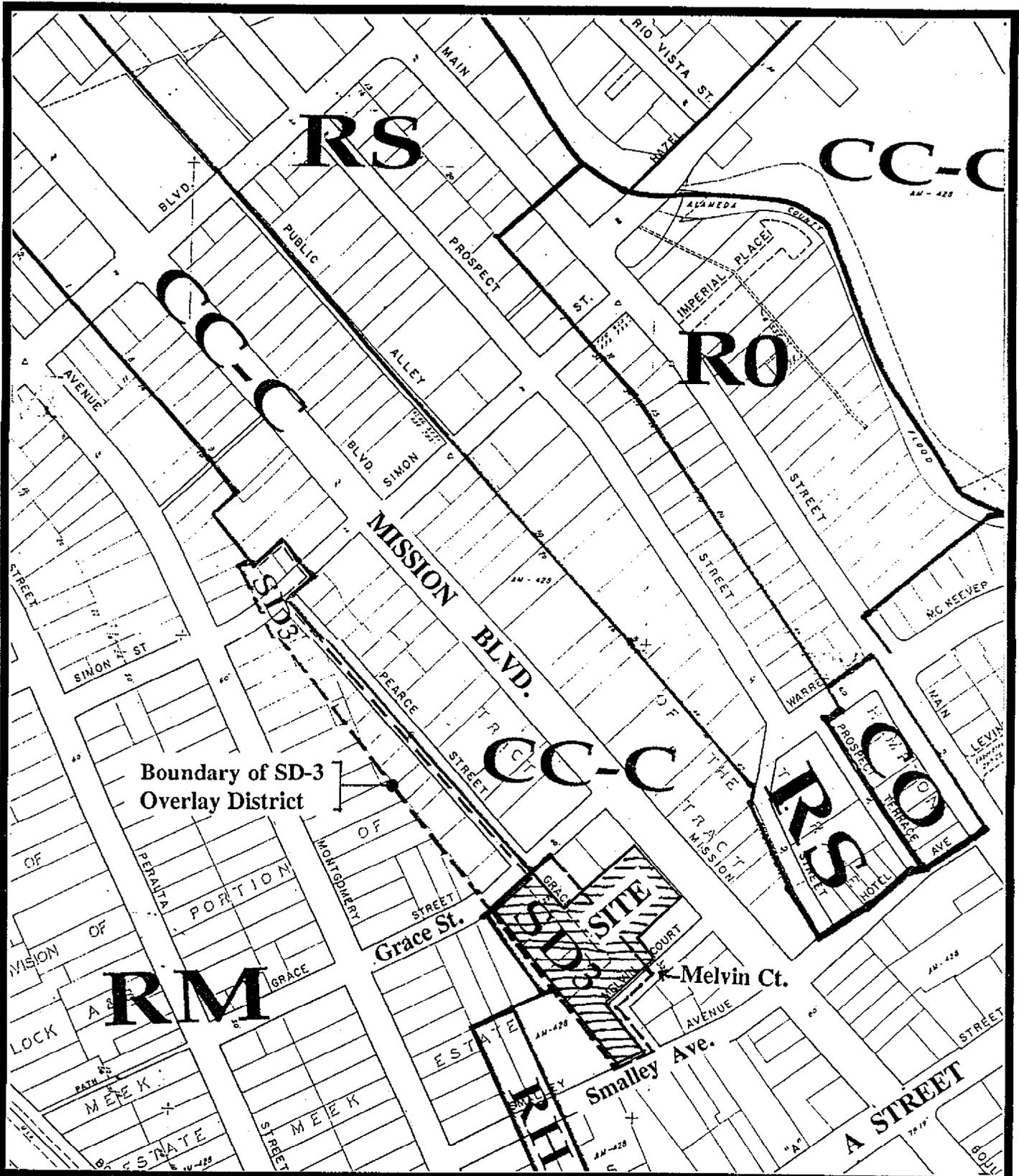
Jesús Armas  
Jesús Armas, City Manager

Attachments:

Exhibit A - Area/Zoning Map

Exhibit B - Letter from Stein, Smith, Rudser & Cohen LLP, attorney for Society of St. Vincent de Paul, dated May 4, 2000

05.15.00



**ZONING/AREA MAP**

**ZC 99-190-01**

William S. Lyons (Applicant)  
 Society of St. Vincent de Paul (Owner)  
 Grace Ct. – between Grace St. & Smalley Ave.

|      |   |
|------|---|
| CC-C | Central City-Commercial Subdistrict     |
| CO   | Commercial Office District              |
| RS   | Single-Family Residential District      |
| RM   | Medium Density Residential District     |
| RH   | High Density Residential District       |
| RO   | Residential-Office District             |
| SD-3 | Cottage Special Design Overlay District |

## EXHIBIT B

LAW OFFICES OF

STEIN, SMITH, RUDSER &amp; COHEN LLP

505 SEVENTEENTH STREET  
OAKLAND, CALIFORNIA 94612-1926DAVID A. STEIN  
HAROLD P. (PETER) SMITH  
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May 4, 2000

## VIA FACSIMILE ONLY

Sheldon McClellan  
Senior Planner  
City of Hayward  
Department of Community and  
Economic Development  
777 B Street  
Hayward, CA 94541-5007Re: Zone Change 99-190-01 - Society of Saint Vincent de Paul,  
Applicant/Owner [Society of Saint Vincent de Paul 6359]

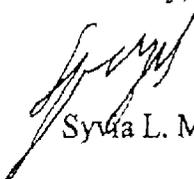
Dear Mr. McClellan:

As you know the above-referenced matter is on the City Council's calendar for May 23, 2000. At the May 23, 2000 hearing, the Society of Saint Vincent de Paul intends to request a further sixty (60) day continuance of this matter. We are working diligently on this matter to address the concerns of the City Council, the Mayor, and the neighbors and have met with Eden Housing, whom we intend to contract with to manage the property; redesigned the project to reduce the number of cottages, create a "tot lot" and make parking contiguous with the cottages; and commenced the drafting of a definite program description. We are also in the process of setting up a meeting with some of the City Council members.

However, we have not yet met again with the neighbors and we believe we need an additional sixty (60) days to finalize the new drawings for the project; our proposed contract with Eden Housing; and our program description and in order to meet with the neighbors to make sure we have addressed their main concerns.

Thank you for your assistance and your attention to this matter.

Sincerely,

  
Sylvia L. Magidcc: Donald Gerigk (via mail)  
McClellan 05-04-00 SLM 6359