



CITY OF  
**HAYWARD**  
HEART OF THE BAY

8

**DATE:** September 11, 2007

**TO:** Mayor and City Council

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

**SUBJECT:** Appeal of Planning Commission Approval of Use Permit No. PL-2007-0225 – Frank Goulart (Appellant) / John Baer, Matteson Realty Services (Applicant) / Sanjay Bakshi (Owner) - Mixed-Use Project with 2,000 Square Feet of Retail Area and 44 Residential Units with 10 Units on the First Floor – The Property is Located at the Northeast Corner of Main and C Streets, in the Central City – Commercial/Plaza (CC-C/P) Zoning Subdistricts

**RECOMMENDATION**

That Council finds the project categorically exempt from CEQA, and adopts the attached resolution denying the appeal and supporting the Planning Commission's approval of the project.

**SUMMARY**

The Matteson Companies proposes to construct a four-story mixed-use structure at the northeast corner of Main and C Streets. The Planning Commission voted (6-0; 1 absent) to conditionally approve a use permit for the project on July 12, 2007 (see Exhibit D). Frank Goulart, a local attorney, appealed the Planning Commission's approval (Exhibit B). Mr. Goulart indicates that the reason for the appeal is that the "project does not fit the fabric of the area" and "will dwarf ... everything in the immediate area." Furthermore, Mr. Goulart indicates that the conditions of approval should deal with the possibility of archaeological finds because of "the numerous Native American burial remains which have been found in the downtown over the years." Staff investigated the elements of the appeal and found no basis to over rule the Planning Commission action.

**BACKGROUND**

This project was reviewed by the Council Downtown Committee on February 26, 2007. The consensus of the Committee was to support this high-quality and suitable type of development in the downtown. The recommendations of the Committee were integrated into the project's architectural design and site plan.

The Planning Commission heard the matter on July 12, 2007, and conditionally approved the project. Commissioners indicated support for this high-quality project in Downtown and commented on its compatibility within its surroundings.

### *Project Description*

The 34,825-square-foot site, at the northeast corner of Main and C Streets, is occupied by a 3,559-square-foot, single-story office building. The site is southerly of, and adjacent to, the Green Shutter Hotel. Fire Station #1 is located across C Street to the south, and the Hayward Area Historical Society Museum is located diagonally across the Main and C Streets intersection. Municipal Parking Lot #3 is located westerly across Main Street. The Herndon Professional Center is adjacent to the east along C Street.

The proposed four-story mixed-use structure would be composed of a depressed parking garage (see *Plan Sheet A2.0*) topped with a podium and four levels of residential condominiums. The residential units would be oriented around a north-facing landscaped courtyard. A 2,000-square-foot retail shop and the project's fitness center and meeting room would occupy the Main Street frontage of the first level (see *Plan Sheet A2.0*). A conditional use permit is required because, in this case, 10 residential units are located on the first floor in the Central City – Commercial Zoning Subdistrict. Four of those units would have direct frontage onto C Street. The first-floor residential units would contribute to a more diverse downtown community and would provide additional activity to the adjacent block of C Street.

The project would provide a total of 44 residential condominiums consisting of 33 two-bedroom/two-bath residences, ranging in size from 1,082 to 1,260 square feet; 7 one-bedroom/one-bath units, ranging in size from 802 to 891 square feet; 2 one-bedroom/one-and-one-half bath units of 903 square feet; and two studio units of 608 square feet. The project would create a residential density of 55 dwelling units per acre. The Central City Zoning District designates a range from 30 to 65 dwelling units per acre in this portion of the Downtown core. While the plans indicate a total of 45 residences, two of the studio units would be combined to create an additional one-bedroom unit to bring the project into compliance with the City's parking regulations.

### *Site Plan*

A driveway, doubling as an emergency vehicle access, would circle around the northerly and easterly sides of the building. The driveway provides access to the 58-space parking garage located under the building, as well as to nine surface parking spaces at the northeasterly corner of the site. The City's parking regulations require a minimum of 66 parking spaces for the residences (1.5 spaces per unit), and a total of 67 spaces are provided. The City's parking regulations provide an exemption from providing on-site parking spaces for ground-floor commercial uses located in the Central City – Plaza District (Main Street, between A and C Streets; and B Street, between Watkins Street and Foothill Boulevard).

The Zoning Ordinance requires 100 square feet of usable open space per residence, or a total of 4,400 square feet for the project. The total amount of open space provided would be approximately 10,313 square feet, over twice the minimum required. The project would provide

3,833 square feet of courtyard area on the podium as well as 1,200 square feet in the fitness center and meeting room. Each residence would also have a private deck or balcony of 60 square feet.

### *Architecture*

The applicant proposes an eclectic four-story building with neoclassical and colonial revival architectural details (*see Plan Sheets A5.0-5.2*). The base of the building would be faced with manufactured stone. The lower two-thirds of the building would be faced with dark red brick. The upper portion would be finished with stucco and painted a darker warm tan; architectural detailing would be painted a lighter shade of the same color. The detailing would be grander and more finely articulated at the lower levels of the building. The upper portion would be simpler but would contain window shutters and awnings, and the top of the building would be finished with a simple entablature. Along C Street, platform porches, with a low balustrade, would provide entry to ground-level residential units. The building is well articulated on all four sides with such features as cornices, brick veneer and arched pediments.

### **DISCUSSION**

Mr. Goulart, the appellant, did not provide comment to either the Council Downtown Committee or the Planning Commission. Nor did he discuss his concerns with staff prior, or subsequent, to the Planning Commission hearing. Mr. Goulart indicates that the reason for the appeal is that the project "is too massive." Furthermore, Mr. Goulart indicates that the conditions of approval should deal with the possibility of archaeological finds.

### *Building Massing*

The Planning Commission and staff previously stated that a four-story structure would not be a significant departure from the historical development of downtown Hayward. Within Downtown, varying height limits are allowed to present variety in design. The Zoning Ordinance and the Downtown Design Plan allow the height of buildings in much of the core area, including the project site, to be 55 feet. The project would have a height of 53 feet at its highest point at Main and C Streets. Historically, Downtown has developed with a lot of variety, scale and height. The historic Masonic Temple, 1068 B Street, was built with a height of 45 feet; the historic Bank of Italy, 1004 B Street, at 45 feet; the historic Odd Fellows Hall, 944 B Street, at 45 feet; the historic City Hall/Veterans Memorial Building complex, with heights up to 58 feet; the current City Hall, at 52 feet; and Cinema Place, from 38 to 45 feet.

As with the Bank of Italy building, the proposed project would anchor the end of two blocks at a street intersection. The Commercial Design Manual that was developed for the Downtown Historic Rehabilitation District recognizes that "taller buildings are often located at the corners, creating a bookend to the mid-block buildings they bound." Furthermore, the Manual recognizes that structures should provide sufficient mass to create the "street wall" characteristic of downtown blocks. The neighboring Green Shutter Hotel is approximately 36 feet in height; the adjacent height of the project would be 50 feet. Staff is of the opinion that any difference in height would be ameliorated by the 26-foot gap between the buildings. The variation in detailing of the proposed building, with greater detailing at the lower level, would help to visually reduce its mass. Diagrams

illustrating the proposed project show it in context and scale with the surrounding buildings (Attachment C).

### *Archaeological Resources*

The Northwest Information Center, California Historical Resources Information System, reports that the proposed project site contains no recorded Native American or historic-period archaeological resources and that “there is a low possibility of identifying Native American and historic-period sites and further study is not recommended at this time.” Based on an evaluation of the environmental setting and features associated with known sites, Native American cultural resources in this part of Alameda County have been found adjacent to seasonal and perennial watercourses. The project area is located within a broad alluvial valley near the base of hills. Given the dissimilarity of these environmental factors, there is a low likelihood that unrecorded Native American cultural resources or burials exist in the proposed project area.

In general, the discovery of burials during construction is covered by State law. The contractor is required to quit excavation or site disturbance and notify the County Coroner. The Coroner must determine within two days his/her recommendations for treatment and disposition of the remains. If the Coroner determines that the remains are those of a Native American, the Native American Heritage Commission must be notified within 24 hours. The most likely descendant is then designated to oversee treatment and handling of the remains.

However, at the recommendation of the Northwest Information Center, staff would support the addition of the following condition of approval:

*If cultural resources are encountered during the project, avoid altering the materials and their context until a cultural resource consultant has evaluated the situation. Project personnel shall not collect the cultural resources. Prehistoric resources include chert or obsidian flakes, projectile points, mortars and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies. Any identified cultural resources shall be recorded on DPR 523 historic resource recordation forms.*

The proposed project will add a high-quality in-fill project to the emerging Downtown residential neighborhood. The benefits are providing additional housing choices within the Downtown core, allowing residents access to public transportation and to a broad range of goods and services within walking distance. At least equally significant, along with the 12-screen Cinema Place theater project, this project would help to re-establish Downtown as a vibrant hub for the community and provide new consumers in the district.

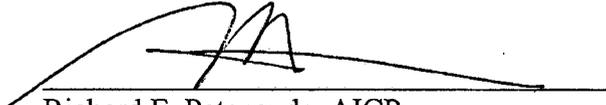
### **FISCAL IMPACT**

There is no known fiscal impact of this recommendation.

**NEXT STEPS**

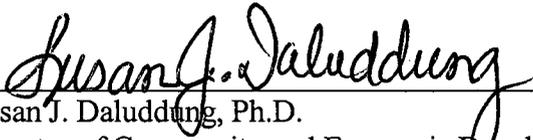
Should the project be approved, a demolition permit would be required for deconstruction of the existing building, with a building permit required for construction of the proposed project. Building plans would be submitted and reviewed for consistency with the use permit. A subdivision map would follow to establish the residential units as ownership housing.

Prepared by:



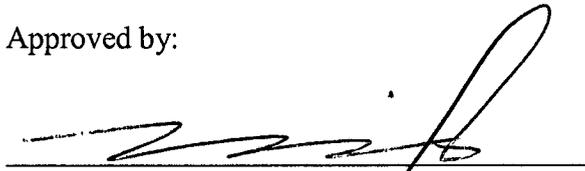
Richard E. Patenaude, AICP  
Principal Planner

Recommended by:



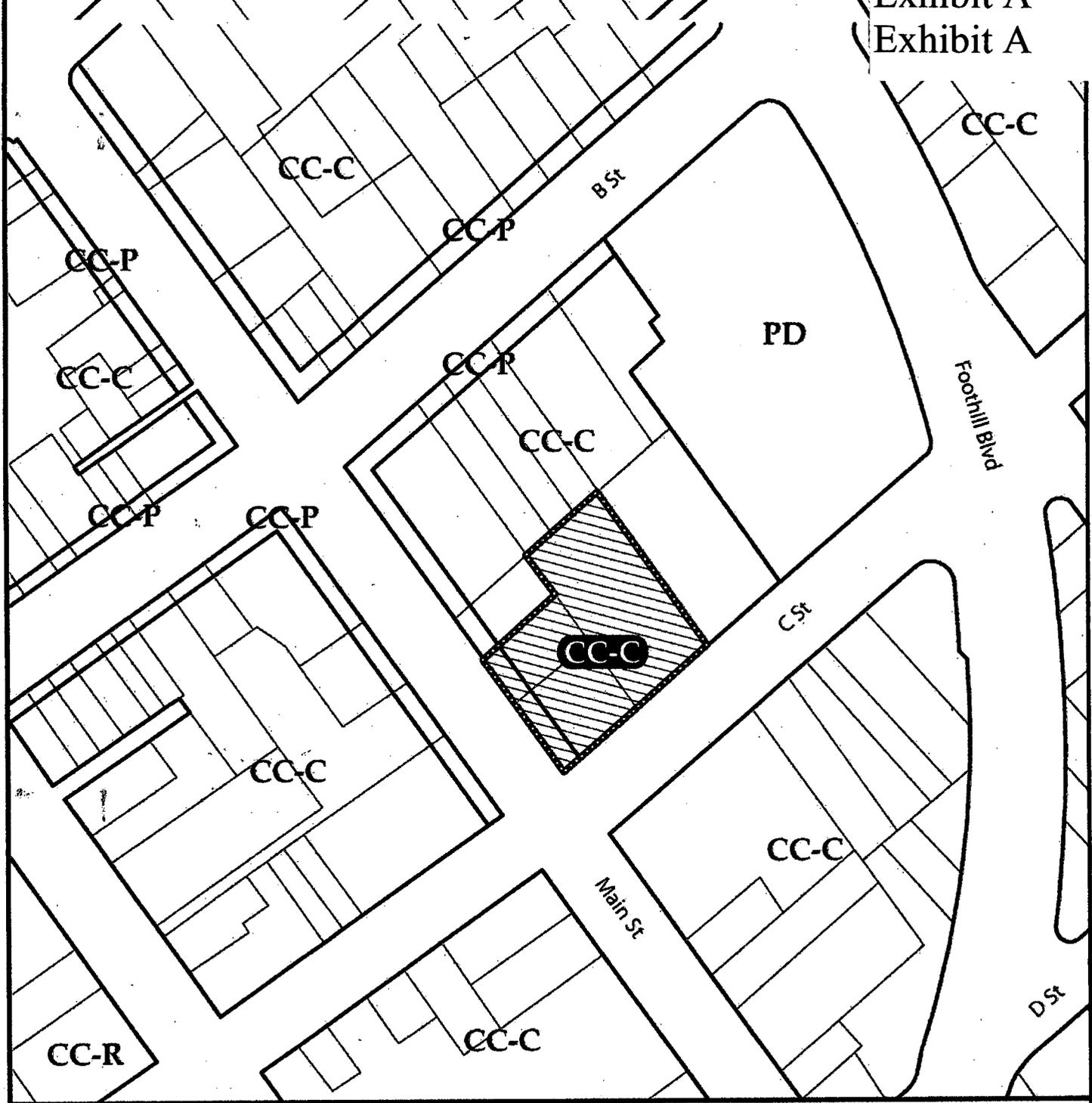
Susan J. Daludding, Ph.D.  
Director of Community and Economic Development

Approved by:



Fran David, Acting City Manager

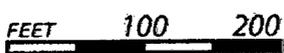
- Attachment(s): Exhibit A. Area and Zoning Map  
Exhibit B. Appeal Letter, dated July 23, 2007  
Exhibit C. Photo Simulations  
Exhibit D. Minutes of July 12, 2007 Planning Commission Meeting  
Exhibit E. Planning Commission Staff Report, dated July 12, 2007, with Attachments A - E  
Plans  
Draft Resolution



### Area & Zoning Map

PL-2007-0225 UP  
Address: 22696 Main Street  
& 1026 C Street  
Applicant: John Baer  
Owner: Sanjay Bakshi

- Zoning Classifications**  
*CENTRAL CITY*  
CC-C Central City - Commercial  
CC-P Central City - Plaza  
CC-R Central City - Residential  
*OTHER*  
PD Planned Development



**Frank Goulart**

MEDIATOR • ARBITRATOR  
ATTORNEY AT LAW  
The Historic Linekin Building  
22248 MAIN STREET  
HAYWARD, CA 94541  
(510) 581-9667  
FAX: (510) 581-9668

July 23, 2007

City of Hayward  
777 B Street  
Hayward, Ca 94541

Attn: City Clerk

Re: Mixed use project at C and Main Streets  
Project Number PL-2007-0225

Ladies and Gentlemen,

Let this be an appeal of the decision of the Planning Commission on July 12, 2007.

This project does not fit the fabric of the area. It will dwarf the Fire Station and everything in the immediate area. It is a project that might be well suited near the BART station, but not at the corner of Main and C Streets, in the middle of the historic district.

To quote a colleague of mine at a recent City Council meeting, "It is too massive." The City Council needs to take a look at this one, too.

Furthermore, because of the numerous Native American burial remains which have been found in the downtown over the years, I question whether we have sufficient on-site archaeological supervision in the conditions of approval. On-site archaeological supervision should be called out whenever the ground is disturbed on a site such as Main and C Streets.

Very truly yours,



Frank Goulart

**DUE TO THE COLOR OF THE  
REFERENCED ATTACHMENT, IT  
HAS BEEN ATTACHED AS A  
SEPARATE LINK**



**MINUTES OF THE REGULAR MEETING OF THE  
CITY OF HAYWARD PLANNING COMMISSION**  
Council Chambers  
Thursday, July 12, 2007, 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 Chair McKillop followed by the Pledge of Allegiance.

**ROLL CALL**

Present: COMMISSIONERS: Lavelle, Sacks, Peixoto, Mendall, Thnay  
CHAIRPERSON: McKillop  
Absent: COMMISSIONER: Loché

Staff Members Present: Conneely, Patenaude, Rizk, Lens

General Public Present: Approximately 18

Chair McKillop announced that item No. 3 was postponed until July 26, 2007.

**PUBLIC COMMENTS**

There were no public comments.

**PUBLIC HEARINGS**

1. Use Permit No. PL-2007-0225 – John Baer, Matteson Realty Services (Applicant) / Sanjay Bakshi (Owner) – Mixed-Use Project with 2,000 Square Feet of Retail Area and 44 Residential Units with 10 Units on the First Floor – The Property is Located at the Northeast Corner of Main and C Streets

Staff report submitted by Principal Planner Patenaude, dated July 12, 2007, was filed.

Principal Planner Patenaude summarized the staff report including clarification to the Engineering Section of Condition of Approval No. 41 that the offsite public improvement would apply to areas along the frontage of the property only. Also, regarding Condition of Approval No. 2, it was clarified that the Emergency Vehicle Access lane (EVA) portion of the driveway and the entry from C Street would have decorative paving and the remaining of the driveway would be asphalt unless it needs to comply with C-3 Storm Water requirement, in which case it would need decorative pavers all the way around. In regards to Condition of Approval No. 55, "Each residential condominium must have an individual water meter and sanitary sewer lateral," it was indicated that the final implementation of the condition would be worked out between the developer and the Public Works Department.



In response to Commissioner Lavelle's inquiry concerning lighting of the building and at the entry of the stairways on Main Street, Principal Planner Patenaude indicated that the applicant would need to submit a lighting plan.

In response to Commissioner Thnay regarding Condition of Approval No. 37, Principal Planner Patenaude indicated that if a property is found within the Earthquake Fault Zone, a survey would need to be submitted along with the building application. Mr. Thnay further inquired about the possibility of a roof gardening for the project. The applicant addressed the question later.

Commissioner Sacks asked the applicant for clarification of "breakout window panels" in Condition of Approval 46 f.

In response to Commissioner Mendall's inquiry about buildings in downtown similar in height to the proposed project, Principal Planner Patenaude pointed out City Hall. In reference to the location for the key card access, Mr. Patenaude indicated it would be at the entry of the garage, and would meet the requirements of the Security Gate Ordinance. Mr. Mendall asked the applicant for plans for the retail space. In reference to Mr. Mendall's question regarding the easement dispute referenced in the report, Assistant City Attorney Conneely stated that until the easement is perfected, the City is without authority to hold up the processing of an application. Mr. Mendall further inquired about information regarding the application for green building for the patio. Mr. Patenaude indicated that the intent is to start implementing the new concept of green buildings.

In response to Commissioner Peixoto, there was clarification about the pedestrian walkway. In regards to Condition of Approval No. 36, Mr. Peixoto inquired if the Homeowners Association would include the retail tenant under its umbrella. Mr. Baer addressed the question later. Responding to Mr. Peixoto, Principal Planner Patenaude indicated that property management is required for large condominium conversions. Since there was no mention of maintenance of reserve account was missing in the conditions, Mr. Peixoto requested that this be added.

Chair McKillop opened the public hearing at 8:10 p.m.

Mr. John Baer, Director of Real Estate for Matteson Realty Services, gave an overview of the company and addressed the questioned raised by the Commission. Mr. Baer indicated that there would be abundant lighting for the project and a plan would be submitted accordingly. In reference to the Earthquake Fault Zone, Mr. Baer indicated that there is no fault trace at the property; however, if geology becomes an issue, it would be mitigated at their expense. He expressed resistance to putting something on the roof or green roof that might result in water penetration. He mentioned that the project does not need breakout window panels, but they are a general requirement. He indicated that the proposal would be the first high density project in downtown. In regards to retail space, it was indicated to be in two sections because of the slope of the site. He was amenable to work with both Mr. Nie regarding the easement, and with staff regarding green building elements. Lastly, Mr. Baer added that there would a Commercial Owner Association (COA) and Homeowners Association (HOA) that would share mutual responsibilities and that the CC&R has property management requirements and maintenance of reserve accounts.

In response to Commissioner Peixoto's inquiry regarding potential problems securing tenants, Mr. Baer indicated that his team is looking for clean business retail that constitute an attribute to the project.



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Mr. Baer was amenable to Commissioner Mendall's request for consideration to alternative roofs.

Commissioner Sacks indicated that she spoke with the applicant and, referring to Condition of Approval No. 19 regarding "Bay-Friendly" landscape concepts, was in favor that the proposed project be a match to the El Cerrito project because of its attractiveness and its durability attributes.

In response to Commissioner Lavelle's inquiry about lighting from a safety and décor perspective, Architect Mr. Glen Simmons, indicated that the project would take into account the required lighting to meet the needs. In reference to bicycle racks, Mr. Baer responded that they would be required for the project.

Commissioner Thnay expressed approval of the number of parking spaces proposed and requested that a good location for the bicycles be considered.

Mr. Glen Moss, attorney representing Mr. Nie, indicated that the easement was recorded on August 4, 1994. He indicated that the project blocks off the parking lot at the rear end of Mr. Nie's property, 1019 B Street, and to the fire access. He was glad that the applicant is willing to work with Mr. Nie. He requested that a condition be added to the effect that the developer work with Mr. Nie and to prohibit denying access to the parking lot in the back to the property at 1019 B Street. Lastly, he expressed that Mr. Nie is willing to give the developer access to available handicap spaces at the rear of his property.

Mr. Nie, business owner of a gift and wedding accessories shop, indicated that the proposed project would improve the area; however, he indicated that he would like to work out an agreement where he could have access to the parking lot in the back of his property.

Ms. Marlene Herndon, representing the Herndon Professional Building and neighbor adjacent to the proposed project, expressed appreciation for the project for its complementary architecture and improvement to the site, but expressed concern about the potential damage to her property due to ground and building vibration during the construction. Ms. Herndon asked that a condition of approval be added to address mitigation of potential construction vibration to the building. In response to Commissioner Mendall, Principal Planner Patenaude indicated that issues can be addressed administratively, but could be added as a condition if deemed necessary.

Commissioner Sacks was sympathetic to Ms. Herndon's situation and hoped that if problems arise that they be addressed properly.

Mr. Brian Stanke spoke in favor of the mixed used development project; however, he indicated to be more favorable of further reduced parking.

Chair McKillop closed the public hearing at 8:51 p.m.

Commissioner Lavelle made a motion to move the item as recommended by staff indicating support for a high quality and suitable type of construction in downtown. She mentioned that it is important that the developer and construction company be sensitive and tactful to the residents in the neighborhood. She kindly asked that the neighbor concerns be considered. Ms. Lavelle reiterated that the Commission did not have authority over the easement and hoped that the two parties could reach an agreement.

Commissioner Mendall seconded the motion indicating support for a mixed use high density development in downtown for its attractiveness and the privacy for the garage.

Commissioner Sacks supported the proposed project.

Commissioner Peixoto requested to Commissioners Lavelle and Mendall that language be added to a condition of approval regarding maintenance of a reserve account. Commissioner Mendall objected to the request, indicating that it is already covered by state law.

Commissioner Peixoto indicated support for the project mentioning its sensitivity and compatibility to the surrounding neighborhood. He added that the project would add a young/professional demographic to downtown.

In response to Chair McKillop regarding the implementation of Condition of Approval No. 55, Principal Planer Patenaude indicated it can be done at an administrative level.

Commissioner Lavelle moved, seconded by Commissioner Mendall, and unanimously approved with Commissioner Loché absent, to find the project Categorical Exempt from the California Environmental Quality Act (CEQA) guidelines pursuant to Section 15332, *In-Fill Development Projects*; and approve the Use Permit application subject to the findings and conditions of approval.

2. **Site Plan Review No. PL-2007-0223 – Michael Brady, CSHQA (Applicant) / FPA Hayward Associates (Owner) – Request for Architectural Façade, Parking Lot and Landscaping Improvements – The Property is the Fairway Park Shopping Center, Located at 31005-31199 Mission Boulevard, Between Gresel and Rousseau Streets**

Staff report submitted by Principal Planner Patenaude, dated July 12, 2007, was filed.

Principal Planner Patenaude summarized the staff report.

In response to Commissioner Mendall's inquiry regarding illegal signs on the grass, Principal Planner Patenaude indicated that Condition of Approval No. 13 e), addresses the applicant's responsibilities regarding illegal signs. In reference to the entry tower, Mr. Patenaude confirmed that the tower will serve to display major tenant names.

Chair McKillop opened the public hearing at 9:16 p.m.

Mr. Richard Kippers with Redwood Construction introduced his team indicating that the site is an ideal place for the proposed project.



**CITY OF HAYWARD  
AGENDA REPORT**

Meeting Date 07/12/07  
Agenda 1

**TO:** Planning Commission

**FROM:** Richard E. Patenaude, AICP, Principal Planner

**SUBJECT:** Use Permit No. PL-2007-0225 – John Baer, Matteson Realty Services (Applicant) / Sanjay Bakshi (Owner) - Mixed-Use Project with 2,000 Square Feet of Retail Area and 44 Residential Units with 10 Units on the First Floor

The Property is Located at the Northeast Corner of Main and C Streets, in a Central City – Commercial (CC-C) Zoning District

**RECOMMENDATION:**

Staff recommends that the Planning Commission:

1. Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Sections 15332, *In-Fill Development Projects*; and
2. Approve the use permit application, subject to the attached findings and conditions

**DISCUSSION:**

The 34,825-square-foot (0.8 acre) site presently is occupied by a 3,559-square-foot, single-story office building. The site is southerly of, and adjacent to, the Green Shutter Hotel. Fire Station #1 is located across C Street to the south, and the Hayward Area Historical Society Museum is located diagonally across the Main and C Streets intersection. Municipal Parking Lot #3 is located westerly across Main Street. The Herndon Professional Center is adjacent to the east along C Street. The project is located in the Central City-Plaza and Central City-Commercial Zoning Subdistricts.

The Matteson Companies proposes to construct a four-story mixed-use structure at the northeast corner of Main and C Streets. A depressed parking garage (see *Sheet A2.0*) would be topped with a podium on which would sit four levels of residential condominiums. The residential units would be oriented around a landscaped courtyard on the podium level. A 2,000-square-foot retail shop and the project's fitness center would occupy the Main Street frontage of the first level (see *Sheet A2.0*). A conditional use permit is required because the Central City – Commercial District requires such a permit when residential units are located on the first floor. In this case, 10 units would be located on the first floor. Four of those units would have direct frontage onto C Street; six of the

units would be located at the interior of the project without street frontage. Staff recommends approval of these first-floor residential units as they would contribute to a more diverse downtown community. The residences would provide additional activity to the adjacent block of C Street, which is not part of the Downtown retail core, primarily containing professional offices and a parking garage.

Within the Downtown core, the City's design guidelines encourage the provision of retail shops at the street level. In this case, the ground-level retail space would be raised above the sidewalk approximately 3 to 7 feet due to the above-ground portion of the parking garage. The retail entry door, at the northerly end of the Main Street frontage, would be at the street level, requiring patrons to walk up six steps to the shop space; a lift would also be provided. Display windows would be raised above the pedestrian level. The applicant is reluctant to depress the garage further because of costs. While this project breaks from the traditional relationship between the retail storefront and the sidewalk, this end of the Main Street block marks the southerly end of the Downtown retail core.

The project would provide a total of 44 residential condominiums consisting of 33 two-bedroom/2-bath residences, ranging in size from 1,082 to 1,260 square feet; 7 one-bedroom/one-bath units, ranging in size from 802 to 891 square feet; 2 one-bedroom/one-and-one-half bath units of 903 square feet; and 2 studio units of 608 square feet. The project would create a residential density of 55 units per acre. The Central City Zone District designates a range from 30 to 65 units per acre in this portion of the Downtown core. While the plans indicate a total of 45 residences, two of the studio units would be combined to create an additional one-bedroom unit. The number of units proposed was adjusted to bring the project into compliance with the City's parking regulations. The applicant anticipates that the residential units would be available for ownership; the applicant would be required to submit an application for a tract map for condominiums. The City's Inclusionary Housing Ordinance requires that seven units be made affordable for moderate-income households (those earning no more than 120 percent of the area median income).

#### *Site Plan*

The proposed building would occupy approximately 63 percent of the site. A driveway, doubling as an emergency vehicle access, would circle around the northerly and easterly sides of the building, connecting both Main and C Streets. The driveway would separate the proposed building from the Green Shutter Hotel and provide access to the parking garage, as well as to nine surface parking spaces at the northeasterly corner of the site and behind the Hotel.

The City's parking regulations require 66 parking spaces for the residences (1.5 spaces per unit). A total of 67 spaces would be provided. The proposed retail space is not required to provide on-site parking. The City's parking regulations provide an exemption for ground-floor commercial uses located in the Central City - Plaza District (Main Street, between A and C Streets; and B Street, between Watkins Street and Foothill Boulevard). The project also benefits from street parking along both Main and C Streets, and its proximity to municipal parking. Municipal Lot #3, containing 38

parking spaces, is located directly across Main Street. The Cinema Place parking garage, containing 240 spaces, is located approximately 100 feet from the project on C Street. The site is located four blocks from the Hayward BART Station and the AC Transit hub, providing access to 17 bus routes.

The Zoning Ordinance requires 100 square feet of usable open space per residence (4,400 square feet). The total amount of open space provided would be approximately 10,313 square feet, over twice the minimum required. The project would provide 3,833 square feet of courtyard on the podium as well as 1,200 square feet in the fitness center and meeting room. Each residence would also have a private deck or balcony of 60 square feet.

### *Architecture*

The applicant proposes an eclectic four-story building with neoclassical and colonial revival architectural details (*see Sheets A5.0-5.2*). While the building's style would be grander than that of the neighboring Green Shutter Hotel, the two buildings' styles would be compatible. The Green Shutter Hotel is approximately 36 feet in height. The proposed building would be approximately 53 feet in height. Any difference in floor heights would be ameliorated by the 26-foot gap between the buildings.

The base of the building would be of manufactured stone. The lower two-thirds of the building would be faced with dark red brick. The upper portion would be finished with stucco and painted a darker warm tan; architectural detailing would be painted a lighter shade of the same color. The detailing would be grander and more finely articulated at the lower levels of the building; an unbroken pediment would finish the second story windows, tying together the lower portion of the building. The upper portion would be simpler but would contain window shutters and awnings, and the top of the building would be finished with a simple entablature. The variation in detailing would help to visually reduce the mass of the building. The retail and primary residential entries on Main Street would be highlighted with a decorated crown supported by square pilasters of the manufactured stone. Along C Street, platform porches, with a low balustrade, would provide entry to ground-level residential units. The building is well articulated on all four sides.

### **PUBLIC NOTICE:**

On May 10, 2007, an Official Notice was sent to every property owner and occupant within 300 feet of the subject site, as noted on the latest assessor's records. Notice was also provided to the Chamber of Commerce and the Downtown Business Improvement Advisory Board.

A letter was received from the owner of the adjacent Herndon Professional Center who expressed concerns with the issue of parking. As noted above, it is staff's opinion that the project would provide sufficient parking and is in compliance with the City's parking regulations. Staff also received correspondence from Moss & Murphy, the attorneys representing a neighboring property owner, asserting an easement or other property rights relative to the applicant's property. Since this is a civil matter between neighboring

property owners involving a claim that has not yet been perfected, the City is without authority to delay processing this application.

On July 2, 2007, a Notice of Public Hearing for the Planning Commission meeting was mailed.

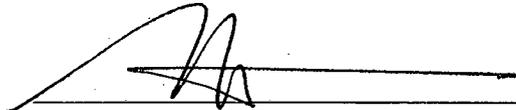
**ENVIRONMENTAL REVIEW:**

The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Sections 15332, *In-Fill Development Projects*, in that 1) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and its regulations; 2) the proposed development occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses; 3) the project site has no value as habitat for endangered, rare or threatened species; 4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and 5) the site can be adequately served by all required utilities and public services.

**CONCLUSION:**

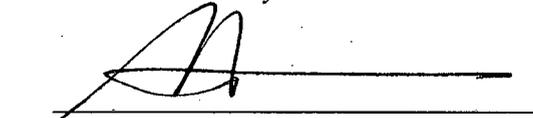
The proposed project would provide quality housing within the Downtown core, allowing residents access to public transportation, and to a broad range of goods and services within walking distance. Along with Cinema Place, this project would help to re-establish Downtown as a vibrant hub for the community.

*Prepared by:*



Richard E. Patenaude, AICP  
Principal Planner

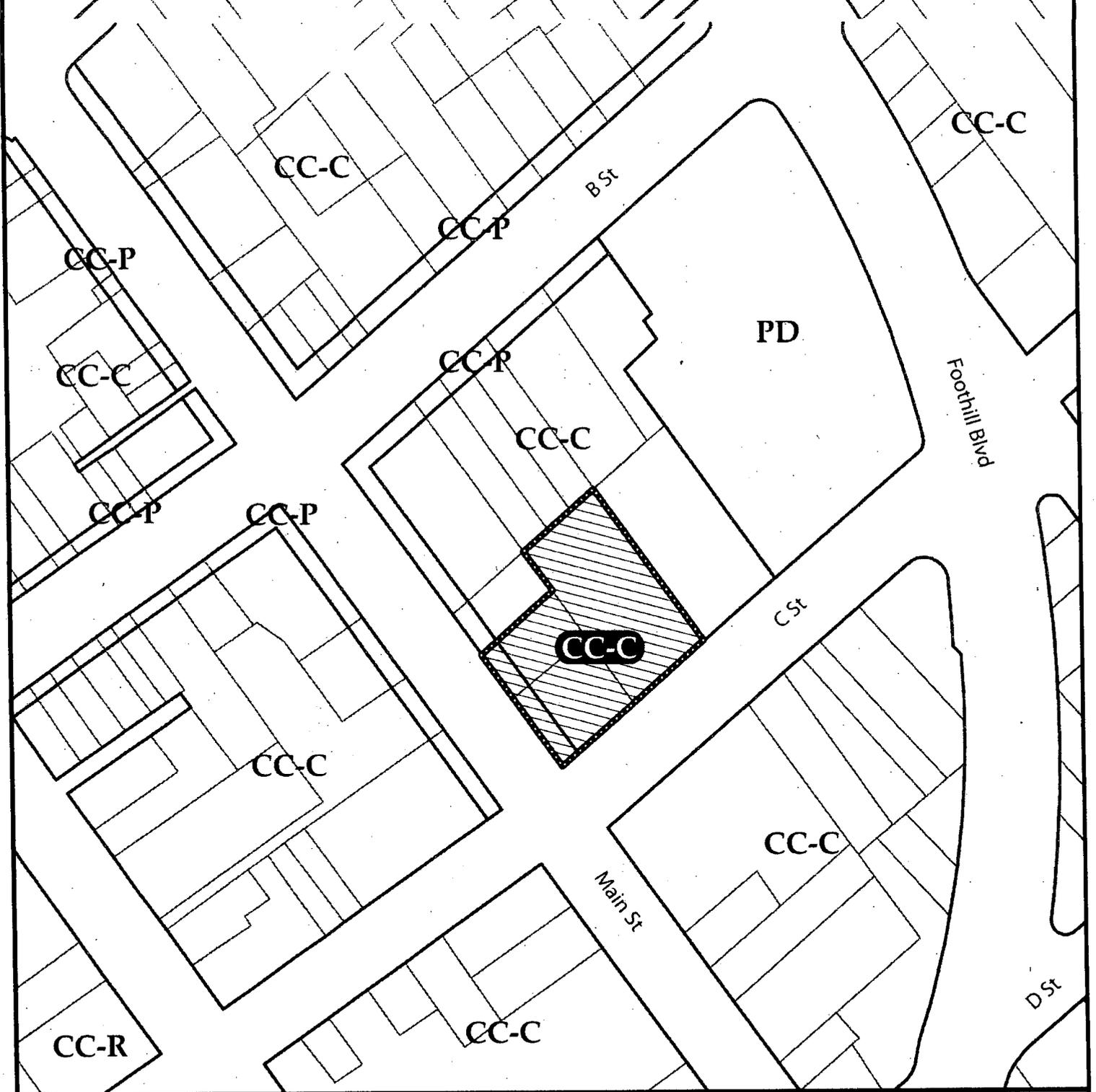
*Recommended by:*



David Rizk, AICP  
Planning Manager

**Attachments:**

- A. Area & Zoning Map
- B. Letters from Herndon Chiropractic
- C. Letter from Moss & Murphy
- D. Findings for Approval
- E. Conditions of Approval  
Plans/Development Statement



## Area & Zoning Map

PL-2007-0225 UP

Address: 22696 Main Street  
& 1026 C Street

Applicant: John Baer

Owner: Sanjay Bakshi

### Zoning Classifications

#### CENTRAL CITY

CC-C Central City - Commercial

CC-P Central City - Plaza

CC-R Central City - Residential

#### OTHER

PD Planned Development



FEET 100 200

E-5

Attachment A

HERNDON CHIROPRACTIC  
A Professional Chiropractic Corporation  
1044 C Street  
Hayward, CA 94541

Ralph F. Herndon, D.C.  
Qualified Medical Examiner  
Certified Disability Evaluator

Member of California Chiropractic  
Association, American Chiropractic  
Association, American Back Society,  
American College of Chiropractic Orthopedists

Telephone (510) 537-3451  
Facsimile (510) 537-1661

RECEIVED

MAY 16 2007

PLANNING DIVISION

May 16, 2007

Richard Patenaude, AICP, Principal Planner  
Planning Division  
City of Hayward  
777 "B" Street  
Hayward, CA 94541

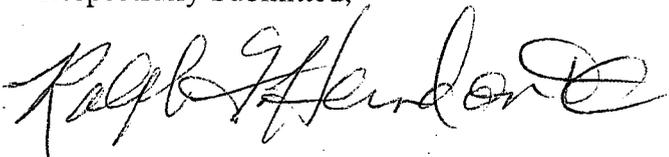
Reference: PL 2007-0225 UP  
Building 45 Condominiums and 2,000 square feet of ground-floor retail  
Property at 22696 Main Street and 1026 C Street

Dear Mr. Patenaude:

I find no indication for adequate off street parking. There is not enough street parking adjacent to handle the traffic. How much thought and planning has been devoted to numbers of cars and parking?

As next door neighbor, I am also concerned about ongoing construction in our neighborhood, its effect on our street and ground vibrations, and its effect on my building.

Respectfully Submitted,



Ralph F. Herndon, D.C.

HERNDON CHIROPRACTIC  
A Professional Chiropractic Corporation  
1044 C Street  
Hayward, CA 94541

Ralph F. Herndon, D.C.  
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Member of California Chiropractic  
Association, American Chiropractic  
Association, American Back Society,  
American College of Chiropractic Orthopedists

July 3, 2007

City of Hayward  
Planning Commission  
Commissioner Julie McKillop  
Commissioner Mary A. Lavelle  
Commissioner Al Mendall  
Commissioner Mervin Peixoto  
Commissioner Barbara. I. Sacks  
Commissioner Christopher Thnay  
Commissioner Rodney Loché  
City Hall  
777 B Street  
Hayward, CA 94541

Dear Commissioners:

In response to the proposed building of 44 residential units and a 2000 square feet retail space at the Northeast Corner of Main and C streets, in a Central City-commercial (CC-C) Zoning District. I am writing the second letter as a concerned citizen and neighbor of this project, which appears to have inadequate off street parking for the number of residences and a proposed retail outlet.

There is currently inadequate street parking for the businesses that are already located in the neighborhood and have been here for years. The notice of public hearing that I received makes mention of shared parking. It does not say who or what it will be shared with. If for example, this project is completed, with 44 residential units each one perhaps owning two to three vehicles, which will require parking. Also a retail space with employees who will require parking and proposed customers who will require parking. I am also concerned about where the people that are already established in the Green Shutter Hotel as residents and shop owners will be parking.

I would also appreciate a little better explanation of a paragraph on the front of this announcement: "The proposal is Categorically Exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15332, *In-Fill Development Projects*, of the guidelines". Does this have anything to do with the fact that there were gas stations in this corner in previous years.

July 3, 2007  
Page 2

I do appreciate your consideration of this letter and my concerns. I will most likely be unable to attend your July 12, 2007, meeting due to my work schedule.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ralph F. Herndon". The signature is written in black ink and is positioned below the word "Sincerely,".

Ralph F. Herndon, D.C.

cc: Richard Patenaude, Principal Planner

GLEN L. MOSS  
ANN MURPHY

MOSS & MURPHY  
ATTORNEYS AT LAW  
1297 B STREET  
HAYWARD, CALIFORNIA 94541  
TEL (510) 583-1155  
FAX (510) 583-1299

RECEIVED  
RECEIVED

MAY 24 2007

PLANNING DIVISION

May 22, 2007

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

Attention: Richard Patenaude

Re: 22696 Main Street/1026 C Street  
Our client: Mr. and Mrs. C.Y. Nie  
1019 B Street

Dear Mr. Patenaude:

This office represents Mr. and Mrs. Nie. Our clients own the property at 1019 B Street. It is our understanding that this development will block the fire entrance to the 1019 B Street property. Also, this proposed development will effectively land lock the parking area behind 1019 B Street. For these reasons, we are concerned about this development. Please add our office to the mailing list and provide us the address of the applicant. The notice provided identifies John Baer as the applicant for the development. However, this notice fails to specify how to reach him.

Thank you for your anticipated prompt attention to this matter.

Yours very truly,

MOSS & MURPHY

  
Glen L. Moss

GLM/ji  
cc: Mr. and Mrs. C.Y Nie

**CITY OF HAYWARD  
PLANNING DIVISION  
CONDITIONAL USE PERMIT APPROVAL**

**July 12, 2007**

**Use Permit Application No. PL-2007-0225:** Mixed-Use Project with 2,000 Square Feet of Retail Area and 44 Residential Units (with 10 Units on the Ground Floor) – Matteson Realty Services (Applicant) / Sanjay Bakshi (Owner)

Property Is Located at the Northeast Corner of Main and C Streets on a 34,825-Square-Foot Parcel in a Central City – Plaza/Commercial (CC-P/R) District

**FINDINGS OF APPROVAL:**

1. Approval of PL-2007-0225 is exempt from review under the California Environmental Quality Act in that 1) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and its regulations; 2) the proposed development occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses; 3) the project site has no value as habitat for endangered, rare or threatened species; 4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and 5) the site can be adequately served by all required utilities and public services, and the project reflects the City's independent judgment.
2. The development is compatible with the surrounding structures and uses in that it is immediately adjacent to and in the vicinity of another developments of a similar scale and as designed creates a harmonious setting and is an attractive addition to the Downtown.
3. The development takes into consideration physical and environmental constraints in that the building is situated to minimize the noise impacts by enclosing the group open space, and that the buildings and its access take advantage of the existing street configurations.
4. The development complies with the intent of City development policies and regulations in that it complies with the Downtown Design Plan, the City's design guidelines, noise standards and the Inclusionary Housing Ordinance in which seven moderate-income housing units will be provided.
5. The development will be operated in a manner determined to be acceptable and compatible with surrounding development in that as conditioned the property will be managed by a homeowner's association and Conditions, Covenants & Restrictions would be established to manage the property.

**CITY OF HAYWARD  
PLANNING DIVISION  
CONDITIONAL USE PERMIT APPROVAL**

**July 12, 2007**

**Use Permit Application No. PL-2007-0225:** Mixed-Use Project with 2,000 Square Feet of Retail Area and 44 Residential Units (with 10 Units on the Ground Floor) – Matteson Realty Services (Applicant) / Sanjay Bakshi (Owner)

Property Is Located at the Northeast Corner of Main and C Streets on a 34,825-Square-Foot Parcel in a Central City – Plaza/Commercial (CC-P/R) District

Use Permit Application No. PL-2007-0225 is approved subject to the plans labeled Exhibit "A" and the conditions listed below. This permit becomes void one year after the effective date of approval, unless prior to that time a building permit application has been submitted and accepted for processing by the Building Official, or a time extension of this application is approved. A request for a one-year extension, approval of which is not guaranteed, must be submitted to the Planning Division at least 15 days prior to the above date.

**CONDITIONS OF APPROVAL:**

1. If a building permit is issued for construction of improvements authorized by the site plan review approval, said approval shall be void two years after issuance of the building permit, or three years after approval of the application, whichever is later, unless the construction authorized by the building permit has been substantially completed or substantial sums have been expended in reliance upon the site plan review approval.
2. The permittee shall assume the defense of and shall pay on behalf of and hold harmless the City, its officers, employees, volunteers and agents from and against any or all loss, liability, expense, claim costs, suits and damages of every kind, nature and description directly or indirectly arising from the performance and action of this permit.
3. Any proposal for alterations to the proposed site plan and/or design, which does not require a variance to any zoning code, must be approved by the Planning Director prior to implementation.
4. Prior to application for a Building Permit, the following changes shall be made to the plans:
  - a. A copy of these conditions of approval shall be included on a full-sized sheet(s) in the plan set.
  - b. The plans shall show that pavement at the vehicular driveway, the pedestrian entries, and the podium will be enhanced by the use of decorative pavement materials such as colored, stamped concrete (bomanite or equal), brick, concrete interlocking pavers or other approved materials. The location, design and materials shall be approved by the Planning Director.

- c. A lighting plan prepared by a qualified illumination engineer shall be included to show exterior lighting design. Exterior lighting shall be erected and maintained so that adequate lighting is provided in all common areas. The Planning Director shall approve the design and location of lighting fixtures, which shall reflect the architectural style of the building. Exterior lighting shall be shielded and deflected away from neighboring properties and from windows of the building.
  - d. The parking and circulation areas shall comply with City Off-Street Parking Regulations. Loading areas for handicap parking shall be located on the passenger side of the vehicle. The parking stall loading area and access shall conform to Title 24 regulations. The proposed driveways shall comply with City standard detail SD-110.
  - e. The security gate entries shall be designed to conform to the Security Gate Ordinance. Any variations to the ordinance will be addressed as part of the tentative map review.
  - f. Plans shall show that all utilities will be installed underground.
  - g. Each dwelling unit shall be provided a minimum of 90 cubic feet of dedicated storage area, accessible from the exterior of the unit.
5. Prior to acceptance of a building permit application, a tentative tract map shall be approved creating a condominium subdivision. Prior to issuance of a building permit, a final map that reflects the approved tentative map, shall be filed in the office of the Alameda County Recorder.
  6. Prior to issuance of a Building Permit:
    - a. Final colors and materials selection shall be presented to the Planning Director for review and approval.
    - b. Documentation including, but not limited to Covenants, Codes and Restrictions shall be recorded to establish the living units and the retail space(s) as condominiums. Before recordation, the CC&Rs shall be submitted to the City Attorney for review and approval.
    - c. The developer shall submit a soils investigation report to the satisfaction of the City Engineer.
  7. The applicant or homeowners/commercial association shall maintain in good repair all fencing, parking surfaces, common landscaping, lighting, trash enclosures, drainage facilities, project signs, exterior building elevations, etc. The CC&Rs shall include provisions as to a reasonable time period that the building shall be repainted, the limitations of work (modifications) allowed on the exterior of the buildings, and its power to review changes proposed on a building exterior and its color scheme, and the right of the homeowners association to have necessary work done and to place a lien upon the property if maintenance and repair of the unit is not executed within a specified time frame. The premises shall be kept clean.
  8. Any graffiti painted on the property shall be painted out or removed within 72 hours of occurrence.

9. Any satellite dishes for retail use shall be located as near as possible to the center of the roof to limit visibility from the ground.
10. The residents shall not use the parking spaces for storage of recreational vehicles, camper shells, boats or trailers. These spaces shall be monitored by the homeowners/commercial association. The homeowners/commercial association shall remove vehicles parked contrary to this provision. The developer shall include in the CC&Rs authority to tow illegally-parked vehicles.
11. The developer shall ensure that unpaved construction areas are sprinkled with water as necessary to reduce dust generation. Construction equipment shall be maintained and operated in such a way as to minimize exhaust emissions. If construction activity is postponed, graded or vacant land shall immediately be revegetated.
12. Utilities, meters, and mechanical equipment when not enclosed in a cabinet, shall be screened by either plant materials or decorative screen so that they are not visible from the street. Sufficient access for reading must be provided to meters.
13. Any transformer shall be located underground or screened from view by landscaping and shall be located outside any front or side street yard.
14. Prior to final inspection all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Planning Director.

**Landscaping:**

15. Prior to the approval of improvement plans, or issuance of the first building permit, detailed landscaping and irrigation plans shall be 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*.
  - a. Provide tree key and legend or a note referring to specific landscape plan for landscape information on trees to be saved or removed. Existing trees that are in declining health shall be removed and the full-appraised value of the trees shall be mitigated within the project site in addition to required trees. A separate tree removal permit shall be required from the City Landscape Architect for all trees that are to be removed prior to site demolition work.
  - b. Prepare plans for each level separately. When preparing irrigation plan, show point of connections clearly.
  - c. Provide overlay of planter and tree locations in relation to structural column locations.
  - d. Shrub spacing must be provided on Plant Legend when preparing Construction Documents. All screening shrubs shall be a minimum 5-gallon in size.
  - e. Provide details of group open space amenities, such as benches, tables, fencing, play equipment and barbecues.
  - f. All trees, including Second Floor plantings, shall be planted per City Standard SD-122. Add this note under Planting Notes.
  - g. Add note to provide bark, pre-emergent, and groundcover in all planting beds.

- h. Provide two additional parking shade trees at the end of the on-grade parking bay in addition to the two trees shown.
  - i. A landscape buffer, including shrubs and one 15-gallon tree every 20 lineal feet, shall be planted between this use and adjacent properties.
16. One 24-inch box street tree is required for every 20-40 lineal feet of frontage. Spacing of the trees is dependant on the species of trees. Smaller trees will require closer spacing. Trees shall be planted to fill vacancies in the street tree pattern, and to replace any declining or dead trees. Trees shall be planted according to the most current City Standard Detail SD-122. If existing tree wells do not provide an equally-spaced pattern, recreate the adopted pattern on both Main and C Streets.
  17. All trees shall be planted a minimum of 5 feet from any underground utilities, 15 feet from a light standard, and 30 feet from the face of a traffic signal, unless otherwise specified by the City. Root barriers shall be provided for all trees that are located within 7 feet o paved edges or structures.
  18. All trees planted in turf areas must be provided with a plastic trunk guard.
  19. Adopt "Bay-Friendly" landscape concepts. Amend the soil with compost. Minimize turf area. Refer to [www.stopwaste.org](http://www.stopwaste.org) and [www.bayfriendly.org](http://www.bayfriendly.org) for information. The courtyard landscape shall use green-roof concepts and shall be utilized for bio-filtration, bio-retention and bio-detention.
  20. Masonry walls, solid building walls, trash enclosures or fences facing a street or driveway shall be continuously buffered with shrubs and vines.
  21. All above-ground utilities, mechanical equipment and trash enclosures shall be located away from the edge of paving and shall be screened with shrubs.
  22. Landscape areas adjoining drives shall be separated by a 6-inch-high class "B" Portland cement concrete curb.
  23. Landscaping shall be maintained in a healthy, weed-free condition at all times. The owner's representative shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30% die-back) shall be replaced within ten days of the inspection. Trees shall not be severely pruned, topped or pollarded. Any trees that are pruned in this manner shall be replaced with a tree species selected by, and size determined by the City Landscape Architect, within the timeframe established by the City and pursuant to Municipal Code.
  24. All common area landscaping, irrigation and other required improvements shall be installed prior to acceptance of tract improvements, or occupancy of 80% of the dwelling units, whichever occurs first.
  25. Prior to issuance of a Certificate of Occupancy, all landscape and irrigation shall be completed in accordance to the approved plan and accepted by the project landscape architect prior to submitting a Certificate of Final Acceptance. The final acceptance form must be submitted prior to requesting an inspection by the City Landscape Architect. An Irrigation Schedule shall be submitted prior to the final inspection and acceptance of improvements.

26. Park in-lieu fee is required for each of the unit in the development. Park in-lieu fee shall be applied at the rate in effect at the time a building permit is issued. The fee schedule is updated annually with new fees taking effect on July 1 of each year. The current fee for attached single family dwelling is \$11,395. The fee shall be paid to the City prior to the date of the final inspection or the date of the certificate of occupancy is issued, whichever occurs first

**Engineering:**

27. The project plan shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site in order to limit the entry of pollutants to the maximum extent practicable. It is highly recommended that a grassy swale and/or green roof be installed to intercept the surface runoff. The City does not advocate the use of a Manufactured Filtration System.
28. The project must be design and install a permanent post-construction stormwater treatment facility on the site in according to the numeric sizing criteria. The storm drain design shall comply with the C.3 established thresholds and shall incorporate measures to minimize pollutants to the maximum extent practicable (MEP).
29. The owner shall prepare a Storm Water Treatment Measures Maintenance Agreement (available in the Engineering and Transportation Division); the Maintenance Agreement shall be recorded with the Alameda County Recorder's Office to ensure that the maintenance is bound to the property in perpetuity.
30. The proposed trash enclosure shall be covered.
31. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the City for review and approval by the City Engineer prior to the start of site grading.
32. The proposed driveway shall be constructed of concrete pavers.
33. All on-site storm drain inlets shall be labeled with "No Dumping – Drains to Bay" or equivalent, using methods approved by the City.
34. Any broken sidewalk along the property frontage that creates a tripping hazard shall be removed and replaced.
35. Prior to the issuance of a grading permit and/or the beginning of any construction activity on-site, the Developer's Engineer shall complete the Development Building Application Form Information: 1) Impervious Material Form, and 2) Operation and Maintenance Information Form.
36. A property owners association shall be created and shall be responsible for maintaining all private streets and private utilities and other privately owned common areas and facilities on the site including landscaping. These maintenance responsibilities shall include implementing and maintaining stormwater BMPs associated with improvements and landscaping. CC&Rs creating the association shall be reviewed and approved by the City Attorney prior to the recordation of the Final Map and recorded prior to the sale of the first residential unit. The CC&Rs shall describe how the stormwater BMPs associated with privately owned improvements and landscaping shall be maintained by the association.

37. The site is within the Earthquake Fault Zone. A Geologic Investigation Report shall be submitted to the City for review and approval prior to the approval of a Tentative Map.
38. Street frontage improvements for Main and C Streets shall be installed to the satisfaction of the City Engineer. All right-of-way dedication, roadway and storm drain improvements, and any necessary relocation of utility facilities shall be at no cost to the City. Any required property dedication to the City shall be done in a form and a manner acceptable to the Survey Section of Public Works Department
39. The proposed driveway accesses shall conform to the City Standard detail SD-110.
40. All easements, existing and proposed, shall show on the tentative map. The applicant shall provide in writing that the adjacent property owner is agreeable to the shared emergency vehicle access (EVA) proposal. Before, or concurrent with the Final Map approval, the maintenance agreement for the shared emergency vehicle access must be executed. That agreement shall be recorded concurrent with the Final Map.
41. The existing 10-inch storm drain pipe in Main Street shall be removed and replaced with a new reinforced concrete pipe (RCP). Storm pipe sizes shall be designed in according to the Hydrology and Hydraulics Criteria Summary, Alameda County Flood Control and Water Conservation District. The minimum size pipe allowed within the City right-of-way is 12 inches in diameter of reinforced concrete (RCP).
42. On-site grading shall be done in such a way to prevent surface stormwater runoff discharging into the underground garage.
43. The applicant shall provide the City with a letter acknowledging probable ponding in the underground parking areas and accepting all responsibility for it. A hold harmless and indemnification declaration, to be recorded, will be required.

**Fire Department:**

44. Access
  - a. Access requirements for this development shall be in compliance with the California Fire Code and Hayward Fire Department Standards;
  - b. The proposed Emergency Vehicle Access lane (EVA) shall be installed in the area of the development as indicated on the approved plans (on the north side of the building off of Main Street, between the Green Shutter Hotel and the proposed building);
  - c. The proposed EVA for the new development shall be a dedicated fire lane. Red-painted curbing and fire lane signage shall be installed on the proposed EVA in locations as required by the Hayward Fire Department;
  - d. The minimum fire lane (EVA) width allowed shall be 26 feet to accommodate the need for ladder truck operations;
  - e. EVA design and engineering shall be approved to meet Hayward Fire Department Standards and shall be constructed with approved surface materials that will be designed and engineered to withstand 50,000 lbs. GVW;

- f. If the proposed EVA should be designed with a security gate at the entrance, the gate shall have the appropriate mechanisms installed to allow fire access (lock box, if manually operated and/or key switch, if automated).
- g. The new (private) driveway proposed for the east side of the building (off of C Street) shall also be a dedicated fire lane and shall meet the same criteria applicable for the design and installation of the EVA (see items b thru f).

45. Water Supply

- h. The development will require a total of four fire hydrants. Fire hydrants for this development will consist of both public and private fire hydrants. Fire hydrants shall be installed in locations required by the Hayward Fire Department and per COH Standards. The four new fire hydrants are required at the following locations:
  - New public fire hydrant on Main Street at the EVA entrance
  - New public fire hydrant on C Street at the private driveway entrance
  - New private fire hydrant at the northeast corner of the building
  - Existing public fire hydrant at the corner of C and Main Streets.
- i. A dedicated fire service lateral shall be installed for the proposed buildings and shall be a minimum 4 inches (or greater) in diameter. The fire service lateral shall be installed sub-grade and shall meet Hayward Fire Department Standards (SD-204);
- j. The fire service lateral shall be equipped with a Fire Department Connection (FDC) and Post Indicator Valve (PIV). Locations of such equipment shall be approved by the Hayward Fire Department;
- k. Fire flow requirements for this development shall meet a minimum of 4,750 gallons per minute (gpm) at 20 PSI. An allowance of up to 50% will be granted for fire sprinklers, which are required for the proposed building. Therefore, a minimum fire flow of 2,375 gpm shall be achieved;
- l. The three new fire hydrants shall be double steamer type with 2-4 ½" outlets and 1-2 ½" outlets. The existing fire hydrant (located at the corner of C and Main Streets) shall be changed out to a double steamer type fire hydrant (if not already existing);
- m. Crash posts may be required for the new private fire hydrant (northeast corner of building) if it is installed on the pavement without curb protection;
- n. Blue reflective hydrant markers are required to be installed on the pavement at each fire hydrant location.

46. Building Construction

- a. All construction shall meet the California Building Code (CBC) and all applicable City of Hayward Building Department Ordinances (Ordinance #02-13) and amendments in use by the Hayward Building Department;
- b. Exiting design and implementation shall be in compliance with the CBC, which shall include exit stairways, corridors, door closers, exit signage, exit illumination and corridor illumination;
- c. Elevators shall be installed in accordance with local and state requirements. In Hayward, any hydraulically operated elevator requires additional review if the hydraulic containment reservoir is greater than 60 gallon capacity. Special review

- by the Hayward Fire Marshal will be required for the installation of any aboveground containment vessel holding combustible liquids (hydraulic fluid) with a capacity greater than 60 gallons;
- d. Elevators within the building shall be designed to accommodate an ambulance gurney;
  - e. Elevators shall be equipped with recall services that will be required to have interconnection to the fire alarm system within each building;
  - f. Breakout window panels will be required on each residential building in locations as dictated in the CBC;
  - g. Horizontal separations shall be constructed between the retail space and residential units as required by the CBC;
  - h. An emergency generator system will be required to support the fire and life safety systems that have been required to be designed within each building. Additional review of the generator is required to determine how it is being powered. If the generator is diesel driven, the Fire Marshal will require special conditions for the diesel tank. Further review is required;
  - i. An approved address plan for each building shall be reviewed and approved by the Hayward Building and Fire Departments;
  - j. Address numbers are required to be installed on the building and individual units. Address numbers for the exterior of the building shall be a minimum of 8-inches in height. Interior design of individual unit numbers shall be reviewed and approved by the Hayward Fire Department. If an address monument sign is installed, the sign shall be equipped with 6-inch numbers and lighting for night time vision;
  - k. Plan review of the proposed development is required, at which time additional requirements will be imposed (pending further review).

47. Fire Protection

- a. Design and construction of all pertinent life safety and fire protection systems shall meet the California Fire Code and all applicable City of Hayward Fire Department Ordinances (Ordinance #02-13) and amendments in use by the Hayward Fire Department;
- b. The building will be required to have an automatic fire sprinkler system installed per NFPA 13 Standards. This requirement includes the installation of fire sprinklers within all areas of the building as required by NFPA 13 Standards;
- c. The building shall have a dedicated underground fire service lateral installed to supply the fire sprinkler system. Installation of the underground fire service line shall be in conformance with NFPA 24 Standards and Hayward Fire Department Standards (SD-204);
- d. A fire pump may be required for the building. Fire pump installation shall conform to NFPA 20 Standards and shall be equipped with stand-by power from an emergency generator system (electrical or diesel fuel powered);
- e. The building will require a Class 1 (combination) wet standpipe system to be installed within each stairwell landing. Design and installation of the Class 1 wet standpipe system shall be in conformance with NFPA 14 Standards. Hose outlets

- for the standpipe shall be installed in the stairwell landing as well as within interior corridors of the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors;
- f. Additional standpipe locations may be required for the exterior of the podium level, pending further review of the development;
  - g. The Fire Department Connections (FDC) and Post Indicator Valves (PIV) that serve the fire sprinkler system(s) shall be installed in acceptable locations as approved by the Hayward Fire Department;
  - h. Exterior local alarm bell(s) shall be installed on each fire sprinkler system riser for the building;
  - i. Interior audible device(s) shall be installed within each living unit and within the proposed retail tenant space on the ground level. The interior audible devices shall be capable of activating upon any fire sprinkler system waterflow activity;
  - j. A manual and automatic fire alarm (evacuation) system shall be required for the building. The design and installation of the fire alarm system shall be in conformance with NFPA 72 Standards. The system shall include common area smoke detectors, manual pull stations, and audible and visual devices. The fire alarm system shall also meet ADA compliance;
  - k. Manual pull stations are required to be installed within the retail tenant space;
  - l. Residential units within the building that may be designated for handicap individuals will require additional life safety features, which shall include additional fire notification devices as part of the manual and automatic fire alarm (evacuation) system;
  - m. Central station monitoring is required for all fire protection and life safety systems within the building;
  - n. Interior (single-station) residential smoke detectors shall be installed within each residential living unit. Smoke detectors shall be installed per the California Building Code (CBC) and shall be hard-wired electric with battery back-up. Single-station smoke detectors shall not be interconnected to the buildings' main fire alarm system;
  - o. Portable fire extinguishers having a minimum rating of 2A:10BC will be required in the building, including all common areas within the residential use and within the retail tenant space;
  - p. As indicated in BUILDING CONSTRUCTION (item e.), additional requirements will be imposed for elevator recall services. The Hayward Fire Department will need to determine how the elevator(s) are operated (hydraulically or electrically). Elevators and associated equipment are subject to further review and approval by the Fire Marshal;
  - q. A Fire Department communication system may be required within the building pending further discussion between the architect/developer and the Hayward Fire Department;
  - r. Fire Department lock boxes will be required on the building in locations as required by the Hayward Fire Department.

48. Hazardous Materials

The site will need to undergo a Phase I and/or Phase II environmental assessment to determine if the land is contaminated from prior uses. A copy of the report(s) will need

to be submitted to the Fire Department's Hazardous Materials Coordinator, Hugh Murphy, at (510) 583-4924.

**Solid Waste & Recycling:**

49. A Construction and Demolition Debris Recycling Statement must be submitted with the building permit application.
50. A Construction and Demolition Debris Recycling Summary Report must be completed, including weigh tags, at the COMPLETION of the project.

**Utilities:**

51. A reduced pressure backflow prevention assembly shall be installed as per City of Hayward Standard Detail 202 on all commercial, domestic and irrigation water meters.
52. Installation of separate water meters is recommended to avoid sewer charges for irrigation consumption and to avoid commercial sewer rates for the residential units.
53. Show gallon per minute demand on plans to determine proper meter sizes for commercial, residential and irrigation water use.
54. Show on plans the location of proposed water meters. Water meters are to be located two feet from top of driveway flare as per City of Hayward Standard Details 213 thru 218. Water meters to be located a minimum of six feet from sanitary sewer lateral as per State Health Code.
55. Each residential condominium must have an individual water meter and sanitary sewer lateral.
56. Each retail space must have an individual water meter.
57. Water and sewer service is available subject to standard conditions and fees in effect at time of application.
58. Prior to discharge, additional sewer system capacity to accommodate the volume and waste strength of wastewater to be discharged from the site must be purchased at the rates in effect at the time of purchase.
59. The developer shall install a mechanical device to control fat, oil and grease discharge from any food service establishment, unless this requirement is expressly waived by the Director of Public Works or designee. The type, size, and location of the device shall be approved by the Director of Public Works.
60. Add following notes to plans:
  - (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) Only water distribution personnel shall perform operation of valves on the Hayward Water System.

**DRAFT**

HAYWARD CITY COUNCIL

RESOLUTION NO. 07-

Introduced by Council Member \_\_\_\_\_

*mae*  
9/14/07

RESOLUTION DENYING THE APPEAL AND UPHOLDING  
THE PLANNING COMMISSION'S APPROVAL OF USE  
PERMIT NO. PL-2007-0225

WHEREAS, John Baer, Matteson Realty Services (Applicant) and Sanjay Bakshi (Owner) have applied for Use Permit No. PL-2007-0225, which concerns a proposal to construct a four-story mixed-use structure at the northeast corner of Main and C Streets; and

WHEREAS, at its meeting on July 12, 2007, the Planning Commission conditionally approved the project and indicated support for this high-quality project in downtown; and

WHEREAS, Frank Goulart, a local attorney, appealed the Planning Commission decision indicating that the "project does not fit the fabric of the area" and "will dwarf everything in the immediate area." He further indicates that the conditions of approval should deal with the possibility of archaeological finds because of the "numerous Native American burial remains which have been found in the downtown over the years."

WHEREAS, the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the City Council of the City of Hayward hereby finds and determines:

1. Approval of PL-2007-0225 is exempt from review under the California Environmental Quality Act in that 1) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and its regulations; 2) the proposed development occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses; 3) the project site has no value as habitat for endangered, rare or threatened species; 4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and 5) the site can be adequately served by all required utilities and public services, and the project reflects the City's independent judgment.
2. The development is compatible with the surrounding structures and uses in that it is immediately adjacent to and in the vicinity of another development of a

similar scale and as designed creates a harmonious setting and is an attractive addition to the downtown.

3. The development takes into consideration physical and environmental constraints in that the building is situated to minimize the noise impacts by enclosing the group open space, and that the buildings and its access take advantage of the existing street configurations.
4. The development complies with the intent of City development policies and regulations in that it complies with the Downtown Design Plan, the City's design guidelines, noise standards and the Inclusionary Housing Ordinance in which seven moderate-income housing units will be provided.
5. The development will be operated in a manner determined to be acceptable and compatible with surrounding development in that as conditioned the property will be managed by a homeowner's association and Conditions, Covenants & Restrictions would be established to manage the property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that the appeal of the Planning Commission's approval of Use Permit No. PL 2007-0225, is denied, and the Planning Commission's approval of the project is upheld.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2007

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:  
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward

# MAIN & C STREET, HAYWARD, CA DEVELOPMENT APPLICATION

## PROJECT TEAM

**DEVELOPER:** THE MATTESON DEVELOPMENT PARTNERS, INC.  
ONE LAGOON DRIVE SUITE 200  
REDWOOD CITY, CA 94065-1562  
ATTN: JOHN BAER  
(650) 802-1800

**ARCHITECT:** DAHLIN GROUP  
5865 OWENS DRIVE  
PLEASANTON, CA 94588  
ATTN: GLEN SIMMONS  
(925) 251-7200

**CIVIL ENGINEER:** BKF ENGINEERS  
255 SHORELINE DR. SUITE 200  
REDWOOD CITY, CA. 94065  
ATTN: KURT WURNITSCH  
(650) 482-6406

**STRUCTURAL ENGINEER:** KPFF CONSULTING ENGINEERS  
1160 BATTERY STREET, SUITE 300  
SAN FRANCISCO, CA 94111  
ATTN: CRAIG ERNSTER  
(415) 989-1004

**LANDSCAPING ARCHITECT:** GATES + ASSOCIATES  
2671 CROW CANYON ROAD  
SAN RAMON, CA 94583  
ATTN: NATALIE BOKUM  
(925) 736-8176 X 208

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C3 UTILITY PLAN  
C4 PRELIMINARY BOUNDARY MODIFICATION PLAN

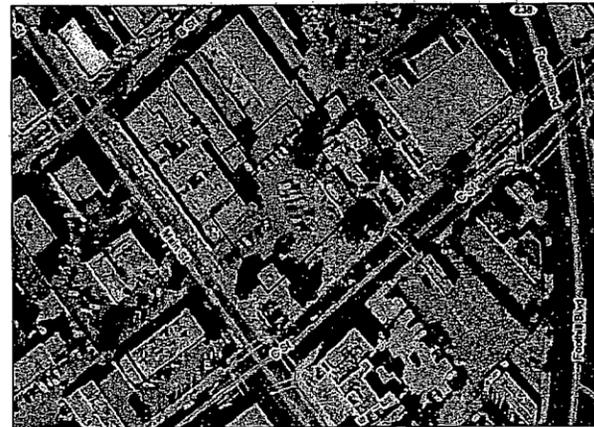
### ARCHITECTURAL DRAWINGS

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A2.1 SECOND & THIRD FLOOR PLANS  
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L-1 PRELIMINARY LANDSCAPE PLAN

## LOCATION MAP



## PLANNING DATA SUMMARY

### SITE DATA

TOTAL LOT AREA:	34,825 SF = 0.80 AC
PERCENTAGE OF LOT COVERED BY STRUCTURES:	21,768/34,825 = 62.5%
TYPE OF CONSTRUCTION:	TYPE V-1HR
OCCUPANCY USE:	R-1/M/S3

### BUILDING DATA

TOTAL GROSS FLOOR AREA (EXCLUDING BASEMENT GARAGE)	72,509 SF
FAR (FLOOR AREA RATIO) = 72,509/34,825	= 2.08

### DENSITY

REQUIRED	30-65 UNITS/ACRE
PROVIDED	774 SF/LOT AREA/UNIT 56 UNITS/ACRE

### OPEN SPACE

REQUIRED	100 SF/UNIT
PROVIDED	83 <sub>COURTYARD</sub> + 60 <sub>DECK</sub> = 143 SF/UNIT

RESIDENTIAL PARKING REQUIRED: 1.5 SPACES/UNIT

### RESIDENTIAL PARKING PROVIDED

SURFACE	
STANDARD	8
HANDICAP <small>(per ADA)</small>	1 <small>(11 min accessible)</small>
TOTAL	9
GARAGE	
STANDARD	50
HANDICAP <small>(per ADA)</small>	1
TANDEM	7
% TANDEM	10.4 %
TOTAL	58
TOTAL SPACES <small>(space and guest parking)</small>	67
OVERALL PARKING RATIO	1.5 <small>(per unit)</small>
REQUIRED PARKING RATIO	1.5 <small>(per unit)</small>

### RETAIL, FITNESS CENTER, AND MEETING ROOM

RETAIL	1,967 SF
FITNESS CENTER	697 SF
MEETING ROOM	428 SF
RETAIL PARKING REQUIRED	7
RETAIL PARKING PROVIDED	SHARED WITH RESIDENTIAL GUEST PARKING (9 PROVIDED)

## UNIT COUNT

	# of units
STUDIO UNIT (BMR)	4
(1) BED UNIT	9
(2) BED UNIT	32
TOTAL	45 <small>units</small>

RECEIVED

AUG 21 2007

PLANNING DIVISION

COVER SHEET

APRIL 12, 2007

PROJECT NO: 221.004

DAH LIN GROUP

22660 MAIN & C STREET HAYWARD, CALIFORNIA

THE MATTESON COMPANIES

5865 Owens Drive  
Pleasanton, CA 94588  
925.251.7200  
925.251.7201 Fax

TO



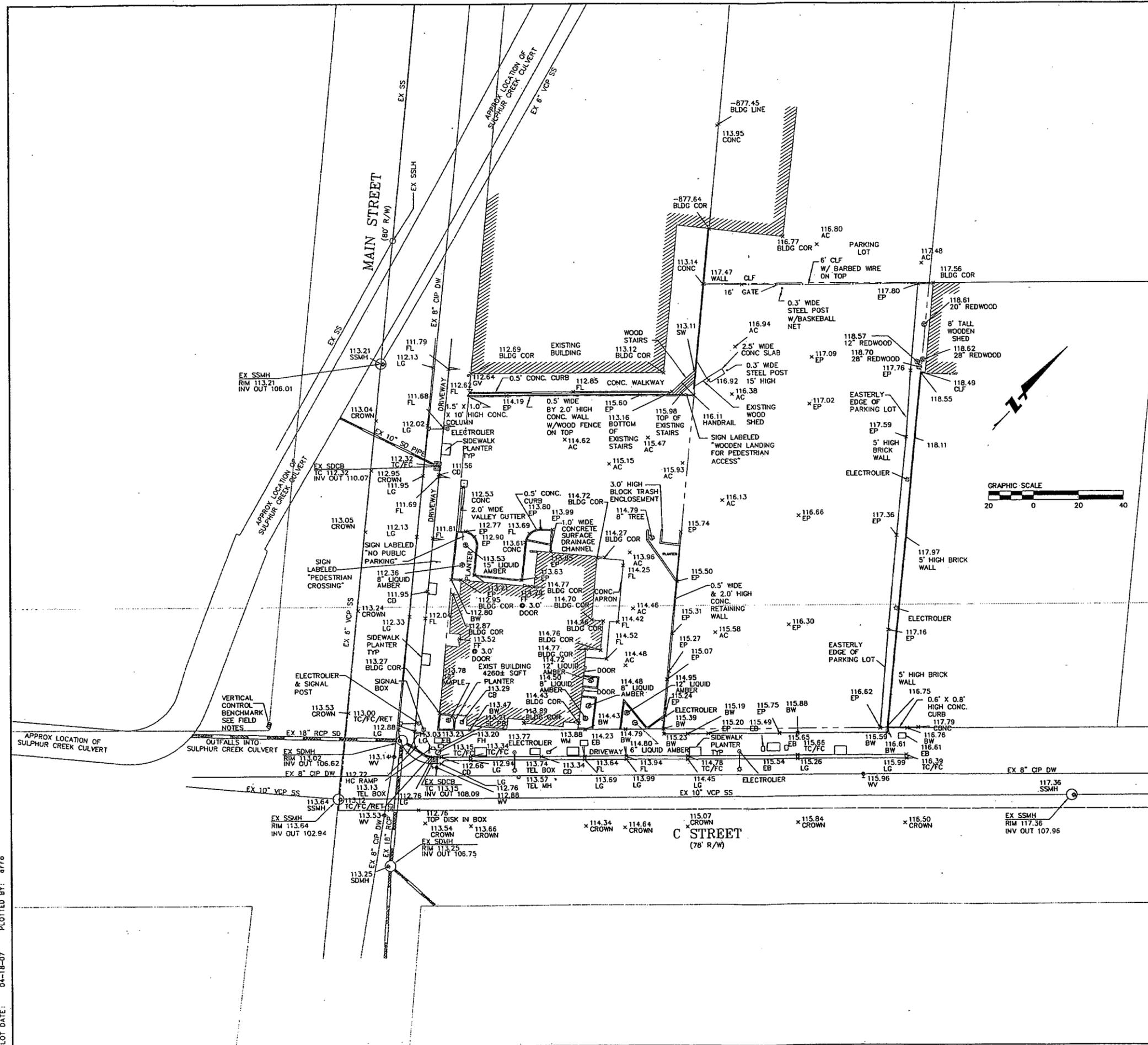
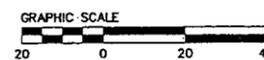
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No.	Date
	09/12/07
	AS SHOWN
	Design
	Drawn
	Approved
	Job No 20050219

### ABBREVIATIONS

SYMBOL	DESCRIPTION
AC	ASPHALTIC CONCRETE
APN	ASSESSORS PARCEL NUMBER
BLDG COR	BUILDING CORNER
BW	BACK OF WALK
CB	CATCH BASIN
CD	CURB DRAIN
CLF	CHAIN LINK FENCE
CONC	CONCRETE
EP	EDGE OF PAVEMENT
FL	FLOW LINE
GV	GAS VALVE
HC RAMP	HANDICAP RAMP
INV	INVERT
LG	LIP OF GUTTER
PTR	PER TITLE REPORT
SDMH	STORM DRAIN MANHOLE
SL PB	STREET LIGHT PULL BOX
SW	SIDEWALK
TC/FC/RET	TOP OF CURB/FACE OF CURB/RETURN
TC	TOP OF GRADE
TEL MH	TELEPHONE MANHOLE
WM	WATER METER
WV	WATER VALVE

### LEGEND

	EXISTING
BOUNDARY LINE/ SUBDIVISION BOUNDARY	---
CENTERLINE	---
CONCRETE CURB AND GUTTER	====
STORM DRAIN MAIN	12" SD
SANITARY SEWER MAIN	SS
WATER MAIN	W
ELECTRICAL	USE
CATCH BASIN/DROP INLET	□
MANHOLE	○
CLEANOUT	○
WATER METER	⊗ WM
FIRE HYDRANT	⊗
WATER VALVE	⊗
BACK FLOW PREVENTER	⊗
STREET LIGHT/LUMINAIRE	⊗
SPOT ELEVATION	⊗ TP 30.0
TREE	⊗



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DEVELOPMENT APPLICATION  
MAIN AND C STREET  
UTILITY PLAN  
ALAMEDA COUNTY

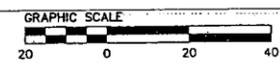
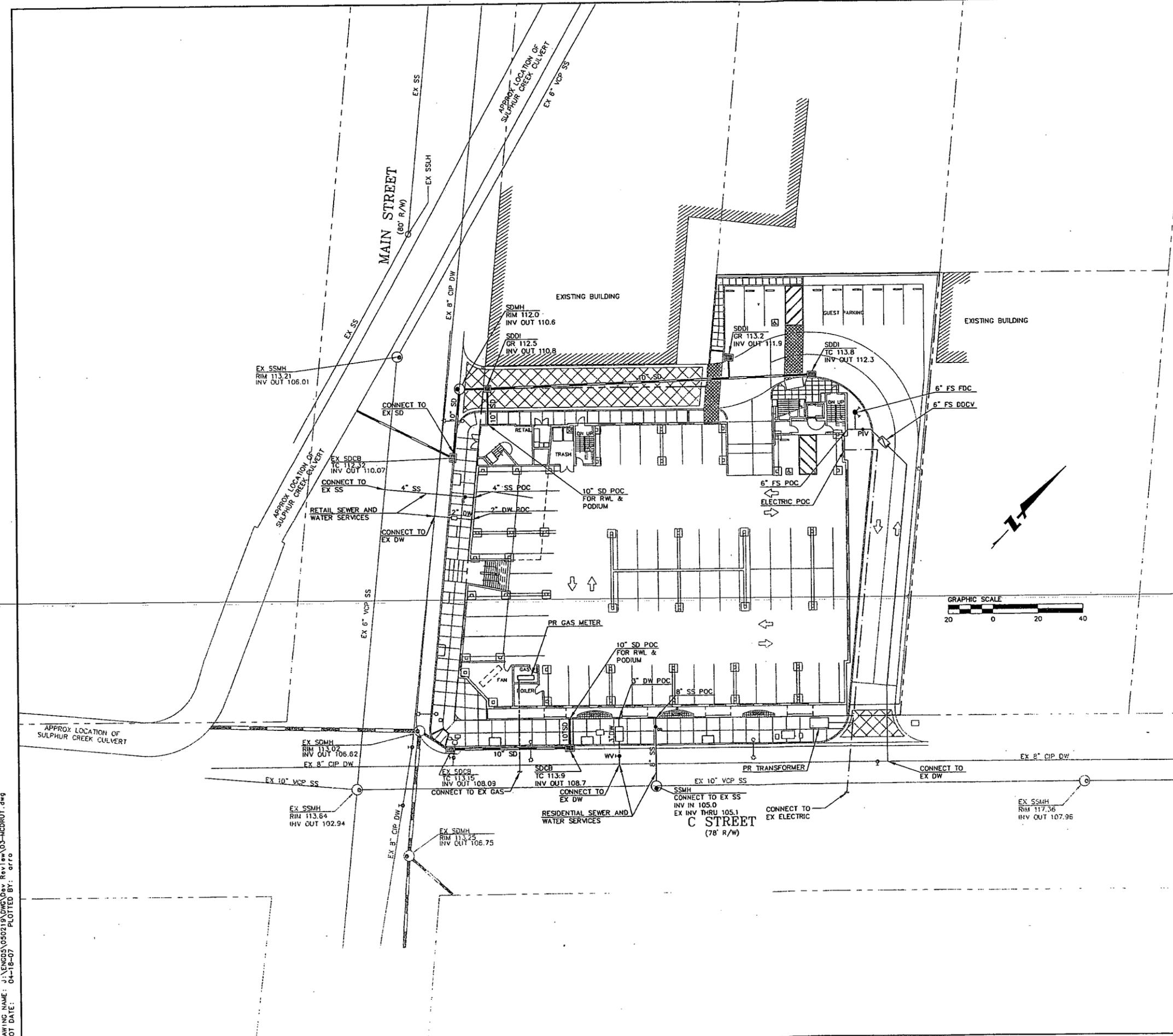
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		Drawn	KFA	
		Approved	CAF	
		Job No	20050219	

ABBREVIATIONS

SYMBOL	DESCRIPTION
APPROX	APPROXIMATE
CIP	CAST IRON PIPE
DDCV	DOUBLE DETECTOR CHECK VALVE
DW	DOMESTIC WATER
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FS	FIRE SERVICE
INV	INVERT
LH	LAMP HOLE
PIV	POST INDICATOR VALVE
POC	POINT OF CONNECTION
PR	PROPOSED
RCP	REINFORCED CONCRETE PIPE
RWL	RAIN WATER LEADERS
SD	STORM DRAIN
SDDI	STORM DRAIN DROP INLET
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
VCP	VITRIFIED CLAY PIPE

LEGEND

	PROPOSED	EXISTING
BOUNDARY LINE / SUBDIVISION BOUNDARY	---	---
CENTERLINE	---	---
CONCRETE CURB AND GUTTER	====	====
STORM DRAIN MAIN	—	12" SD
SANITARY SEWER MAIN	—	SS
WATER MAIN	—	W
ELECTRICAL	—	WGE
CATCH BASIN/DROP INLET	⊠	□
MANHOLE	⊙	○
CLEANOUT	⊙	⊙
WATER METER	WM	WM
FIRE HYDRANT	⊙	⊙
WATER VALVE	⊙	⊙
BACK FLOW PREVENTER	Z	⊙
STREET LIGHT/LUMINAIRE	⊙	⊙
SPOT ELEVATION	x TP 30.0	x TP 30.0
TREE	⊙	⊙



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255 SHORELINE DRIVE, SUITE 200  
 REDWOOD CITY, CA 94065  
 650/482-6300  
 650/482-6399 (FAX)



DEVELOPMENT APPLICATION  
 MAIN AND C STREET  
 PRELIMINARY BOUNDARY MODIFICATION PLAN  
 ALAMEDA COUNTY  
 HAYWARD CALIFORNIA

Date	Revisions
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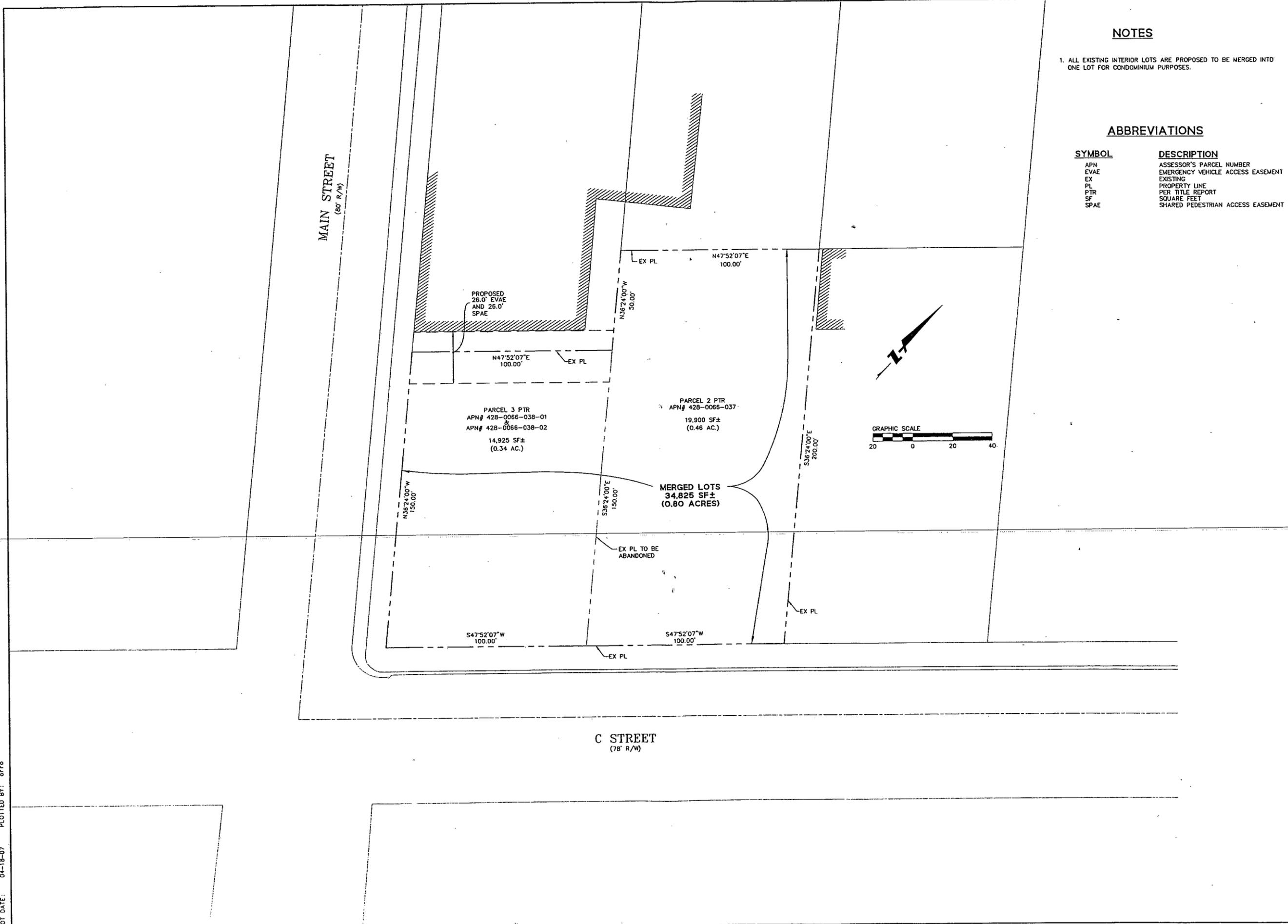
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**NOTES**

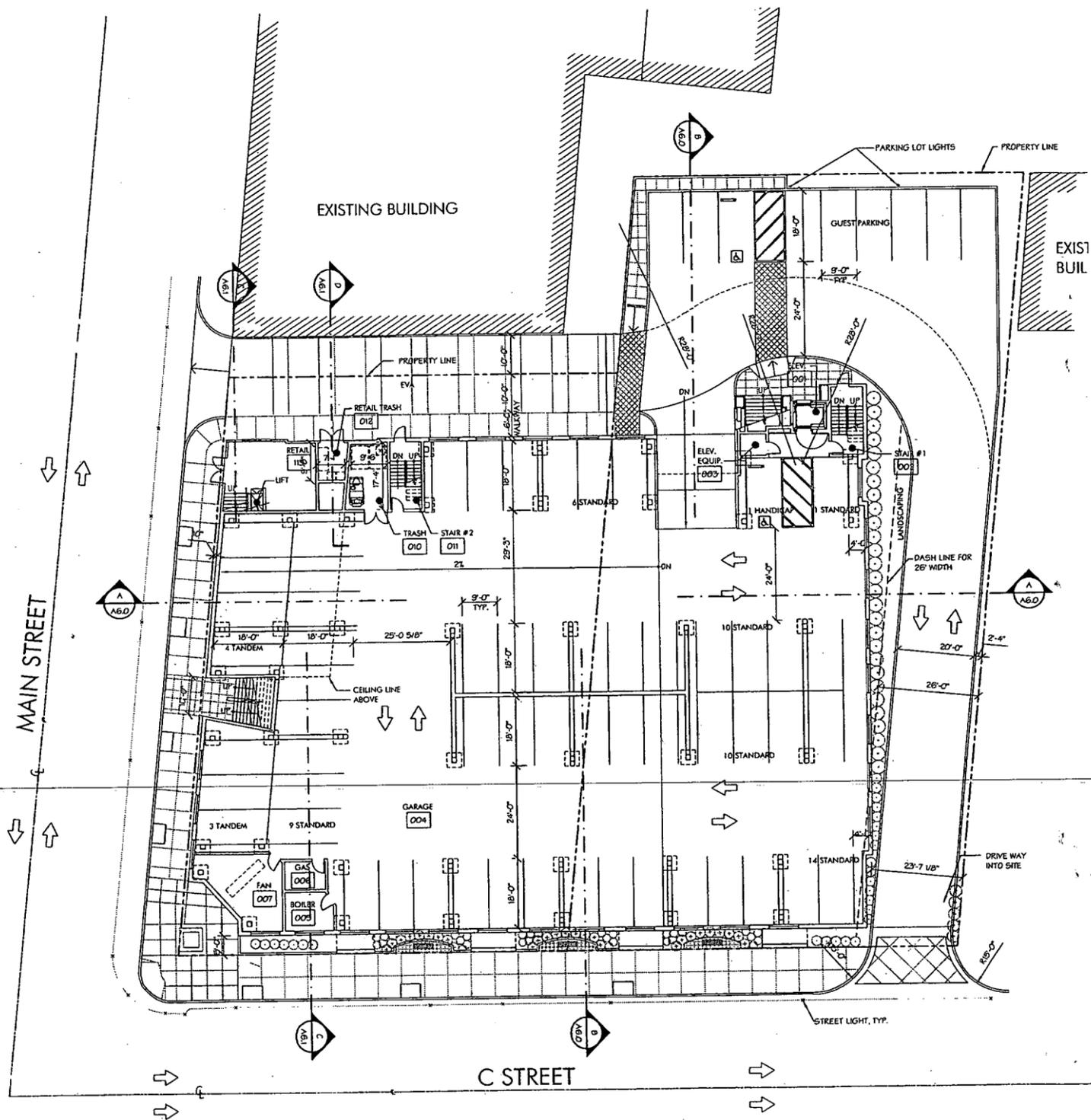
1. ALL EXISTING INTERIOR LOTS ARE PROPOSED TO BE MERGED INTO ONE LOT FOR CONDOMINIUM PURPOSES.

**ABBREVIATIONS**

SYMBOL	DESCRIPTION
APN	ASSESSOR'S PARCEL NUMBER
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
PL	PROPERTY LINE
PTR	PER TITLE REPORT
SF	SQUARE FEET
SPAE	SHARED PEDESTRIAN ACCESS EASEMENT

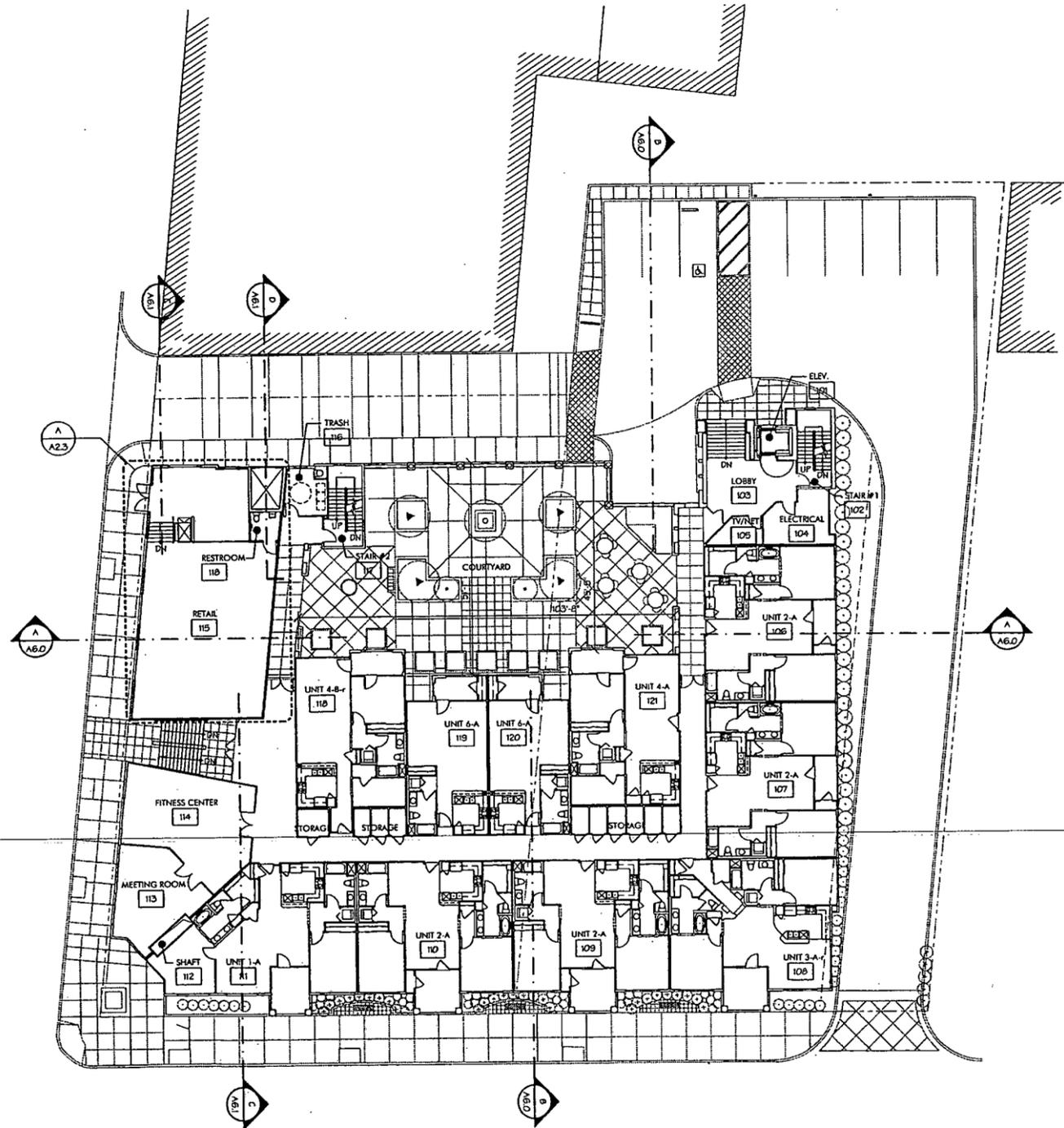


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SITE & BASEMENT GARAGE FLOOR PLAN

22660 MAIN & C STREET HAYWARD, CALIFORNIA  
 THE MATTESSON COMPANIES



FIRST FLOOR PLAN

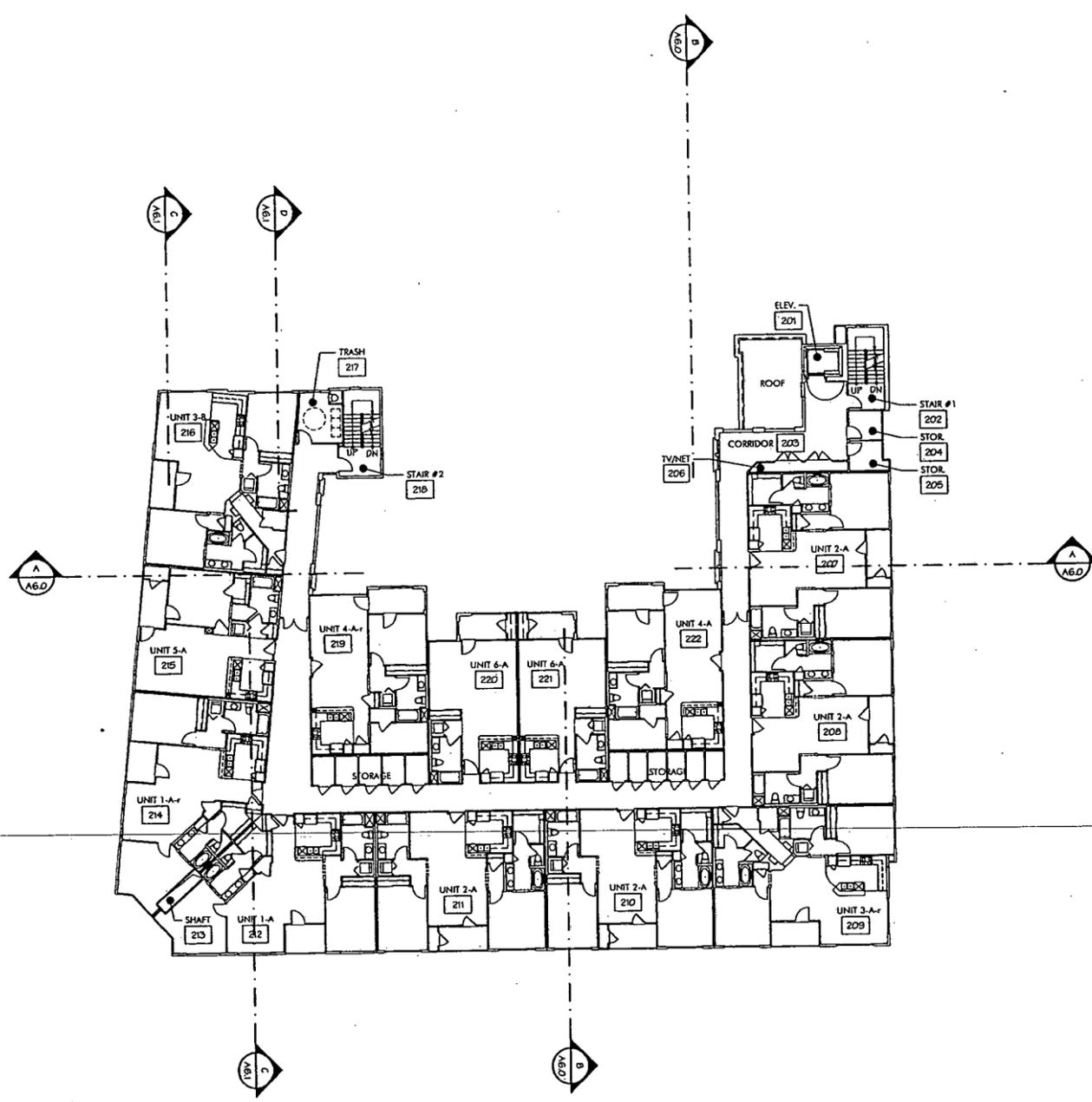
SITE & BASEMENT GARAGE PLAN,  
 FIRST FLOOR PLAN  
 SCALE: 1/16" = 1'-0"

0 16 32 64  
 APRIL 12, 2007 PROJECT NO: 221.004

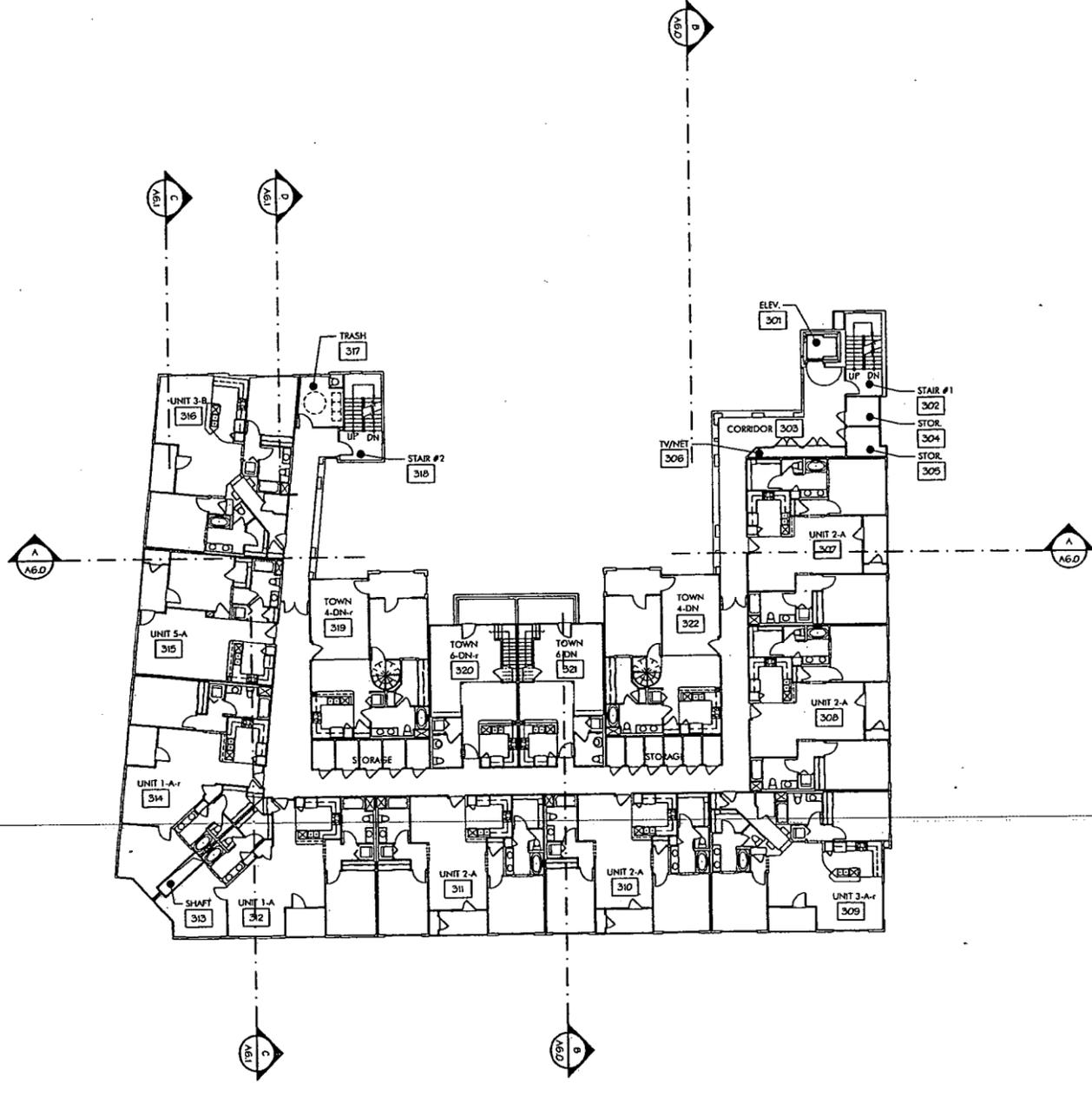


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 925.251.7201 Fax

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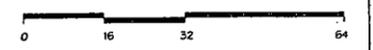


SECOND FLOOR PLAN



THIRD FLOOR PLAN

SECOND AND THIRD FLOOR PLANS  
SCALE: 1/16" = 1'-0"



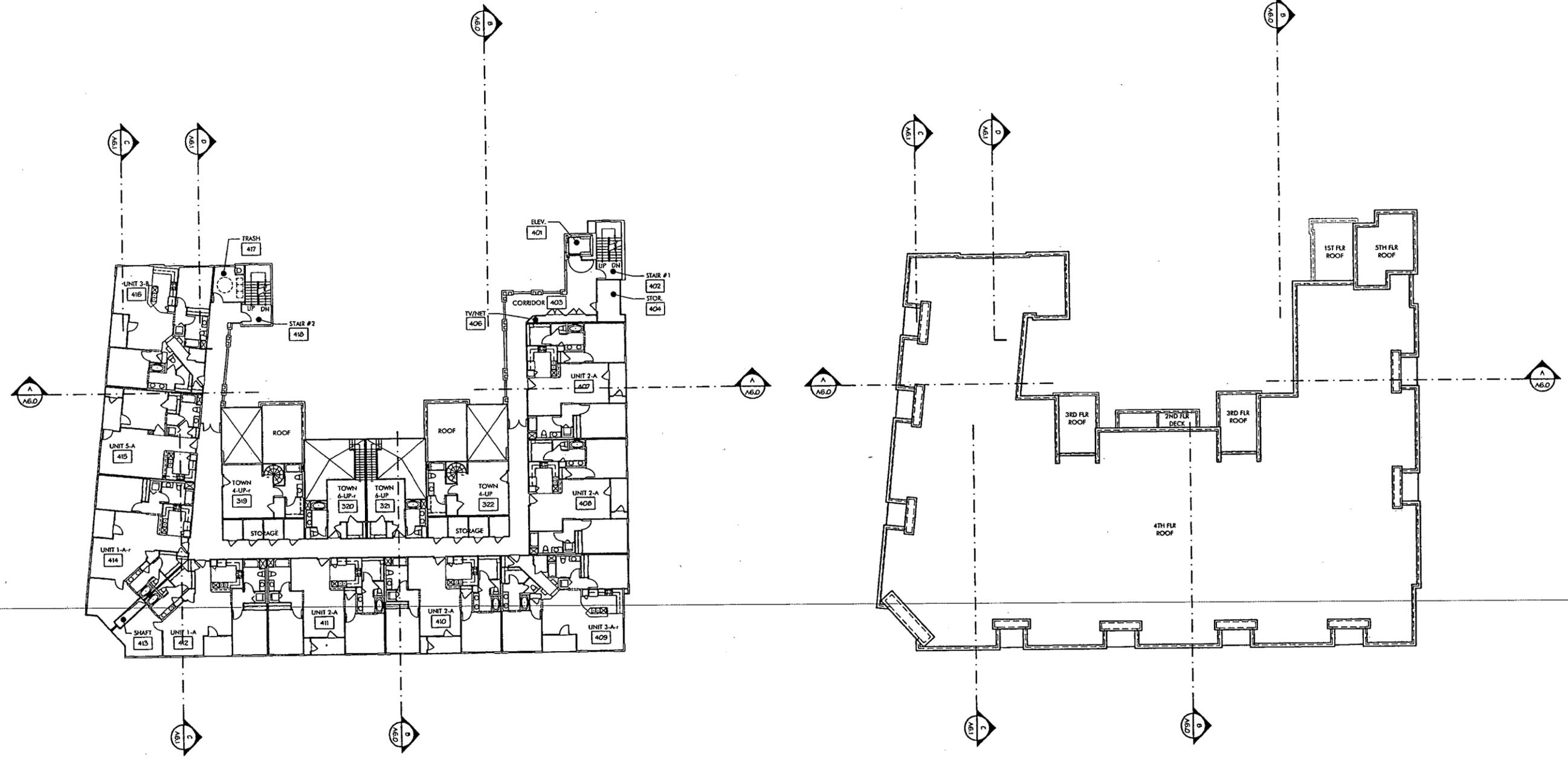
APRIL 12, 2007 PROJECT NO: 221.004



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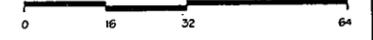
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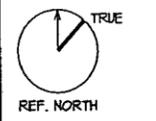
FOURTH FLOOR PLAN

ROOF PLAN

FOURTH FLOOR PLAN  
 ROOF PLAN  
 SCALE: 1/16" = 1'-0"



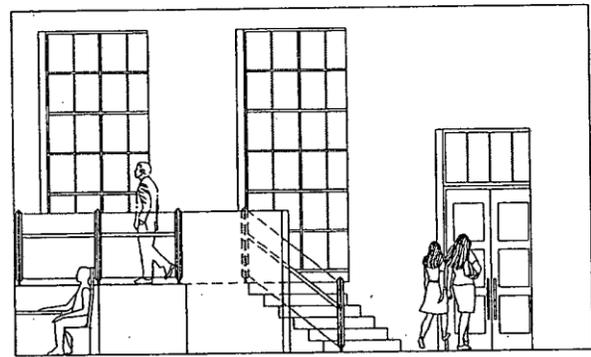
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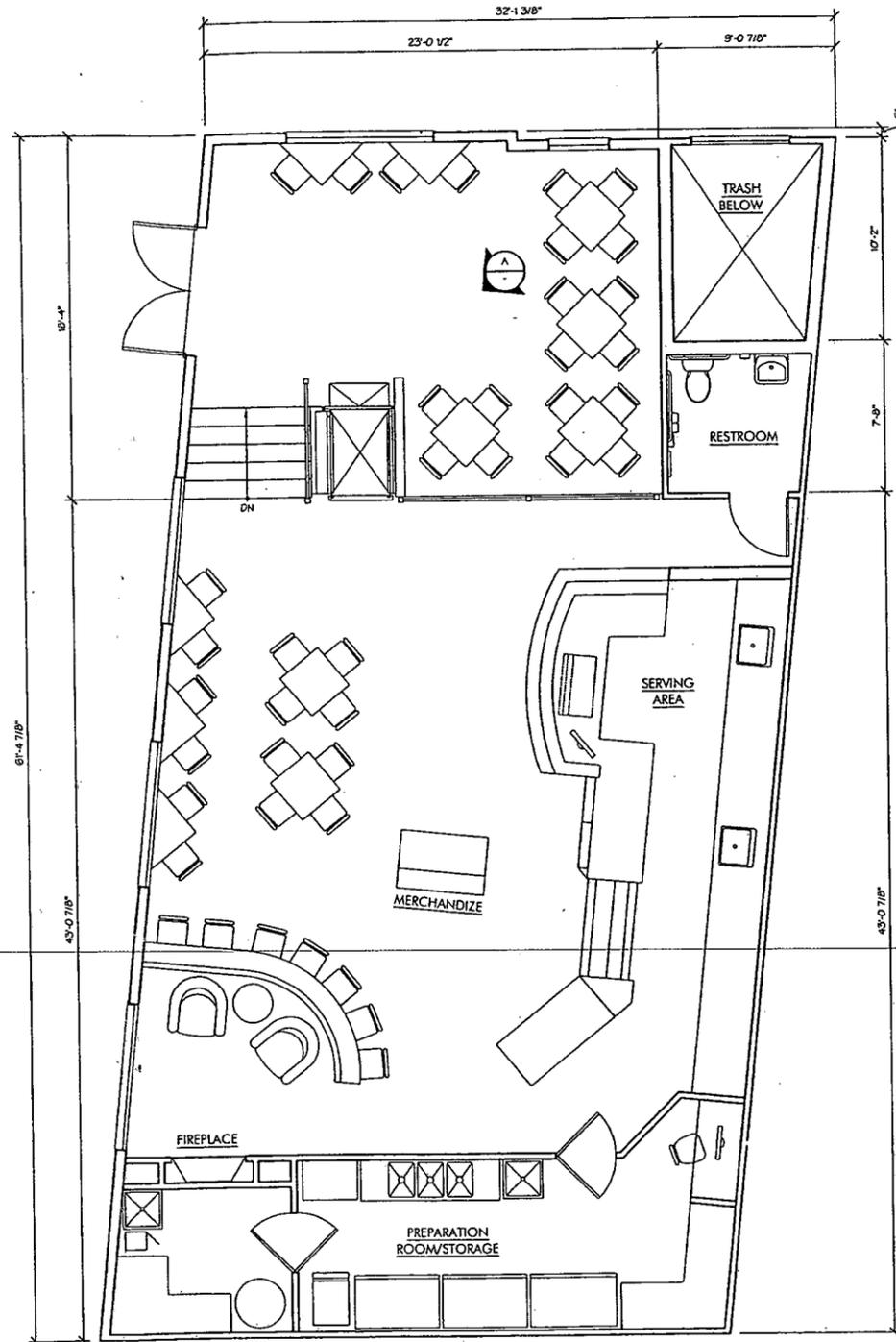
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 THE MATTESON COMPANIES

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A 2.2



INTERIOR ELEVATION



RETAIL ENLARGED PLAN  
COFFEE SHOP

RETAIL ENLARGED PLAN  
& INTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



APRIL 12, 2007 PROJECT NO: 221.004



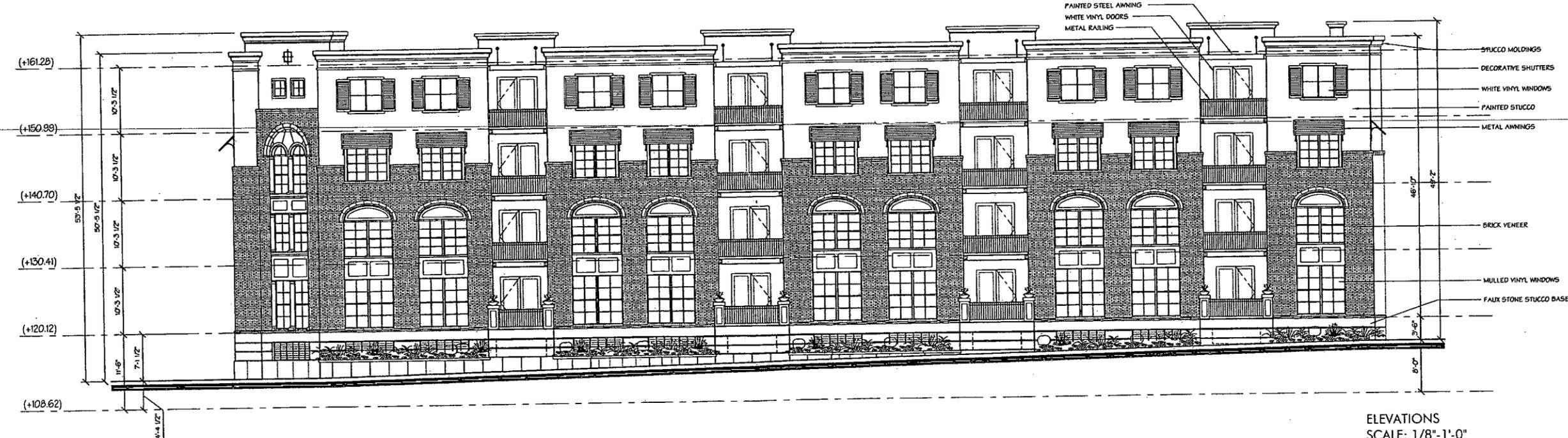
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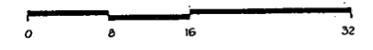
WEST (MAIN ST.) ELEVATION

MAIN & C ST. CORNER



SOUTH (C ST.) ELEVATION

ELEVATIONS  
SCALE: 1/8"=1'-0"



APRIL 12, 2007 PROJECT NO: 221.004



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THE MATTESON COMPANIES

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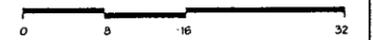


NORTH ELEVATION



EAST ELEVATION

ELEVATIONS

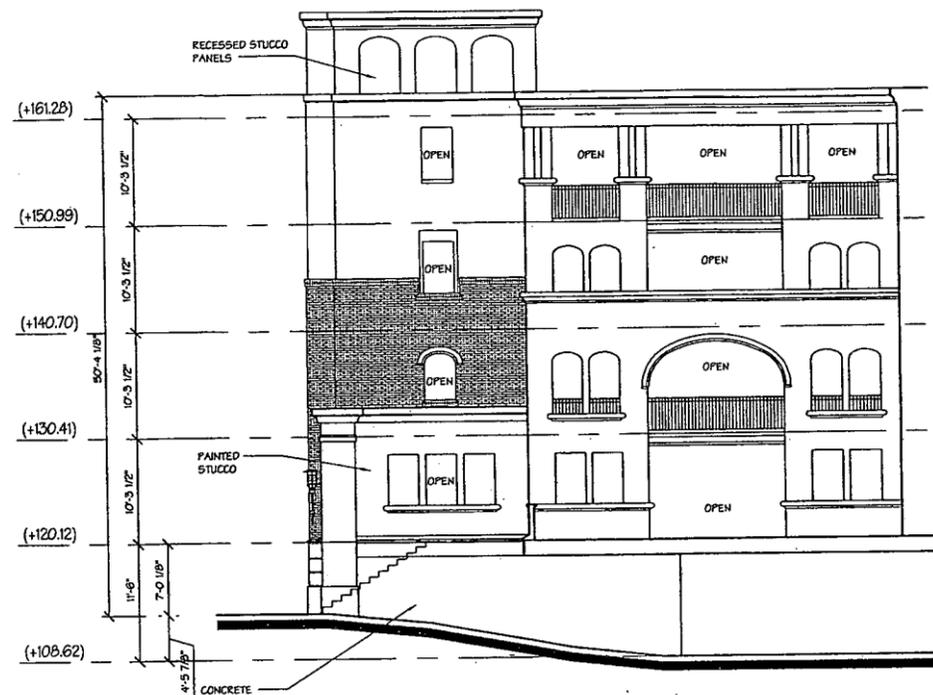


APRIL 12, 2007 PROJECT NO: 221.004



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 THE MATTESON COMPANIES

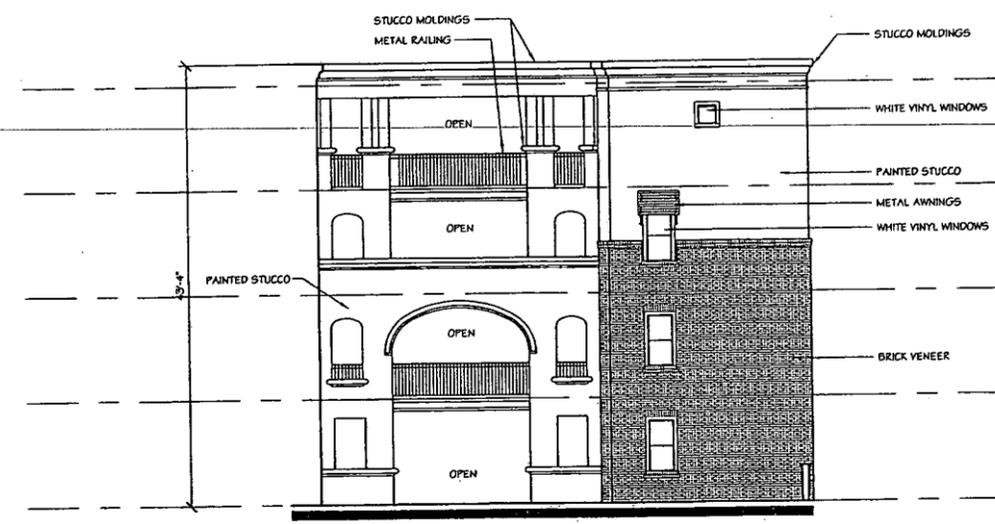
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 925.251.7200  
 925.251.7201 Fax



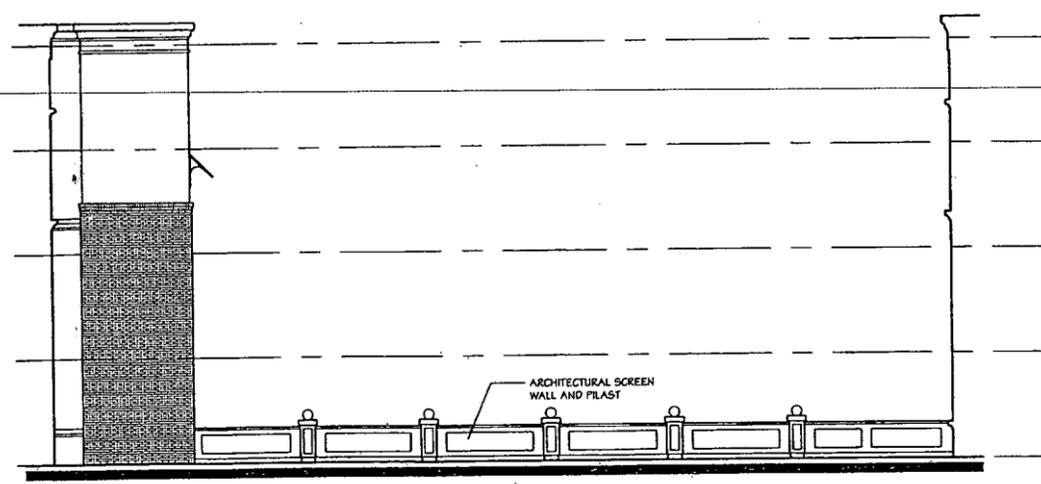
COURTYARD WEST ELEVATION



COURTYARD SOUTH ELEVATION



COURTYARD EAST ELEVATION



COURTYARD NORTH ELEVATION

COURTYARD ELEVATIONS

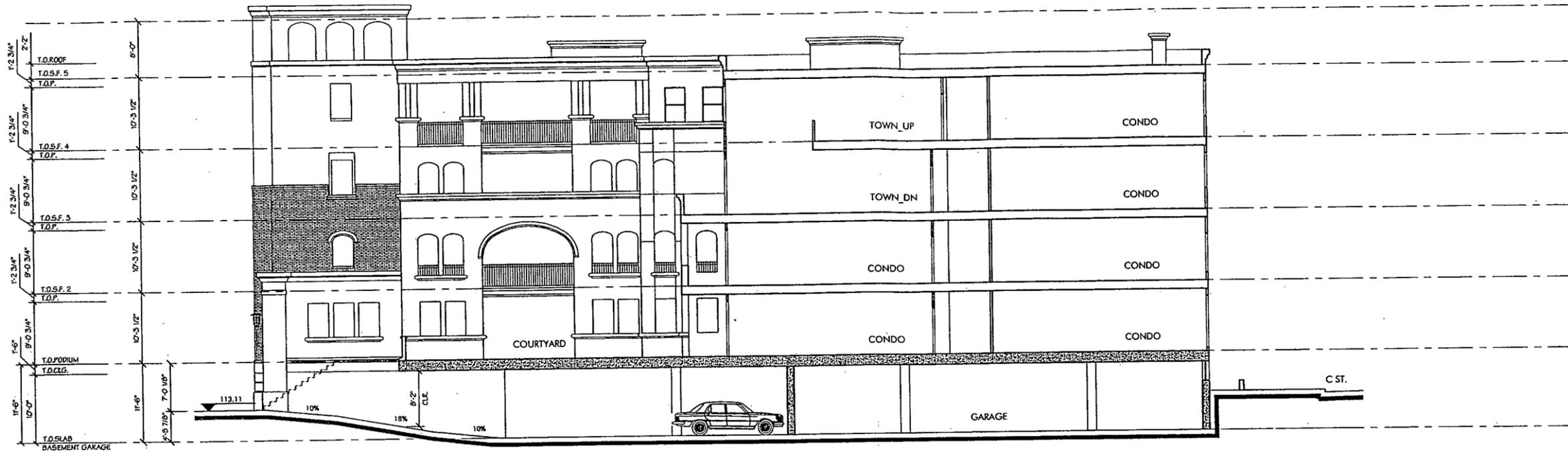


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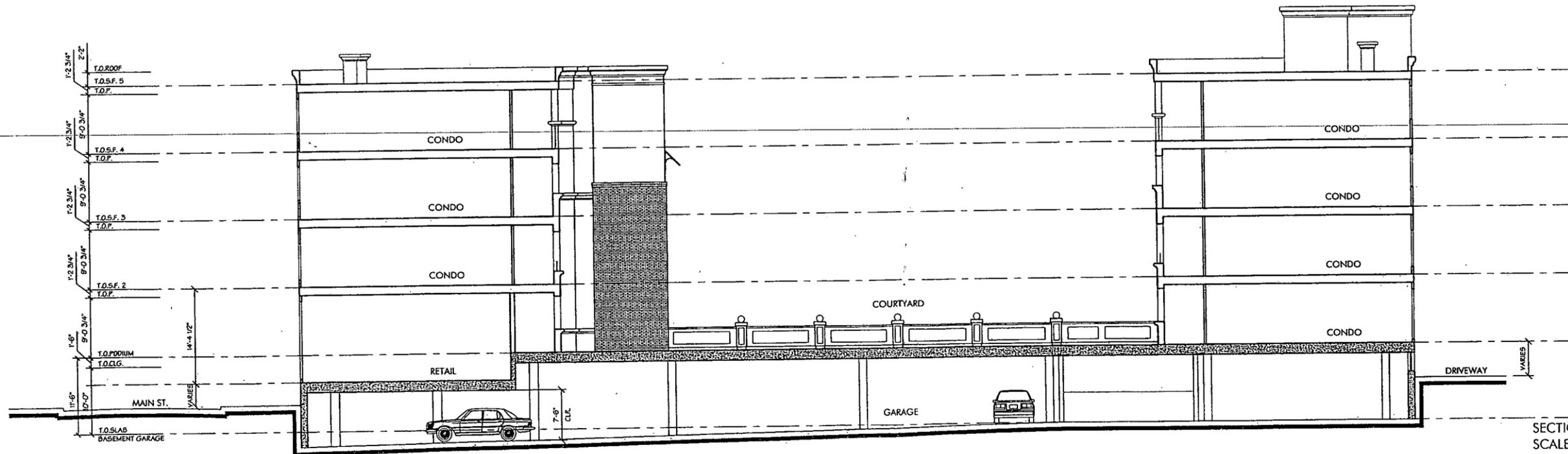


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 THE MATTESON COMPANIES

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SECTION B-B



SECTION A-A

SECTIONS  
SCALE: 1/8"=1'-0"



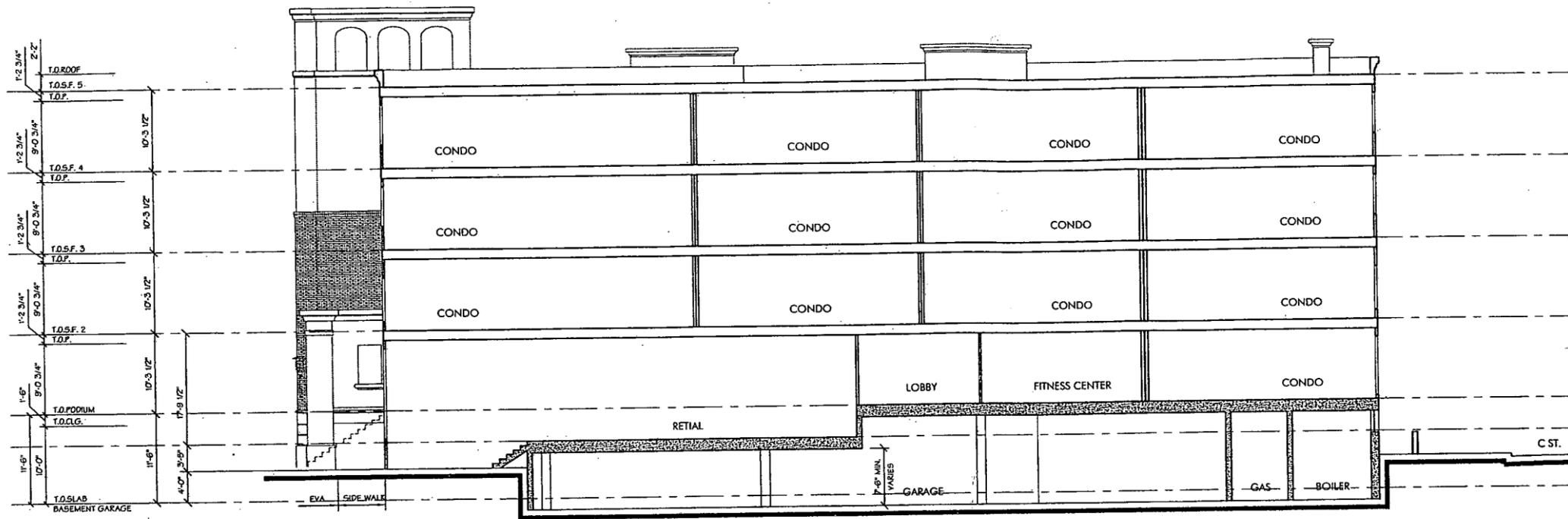
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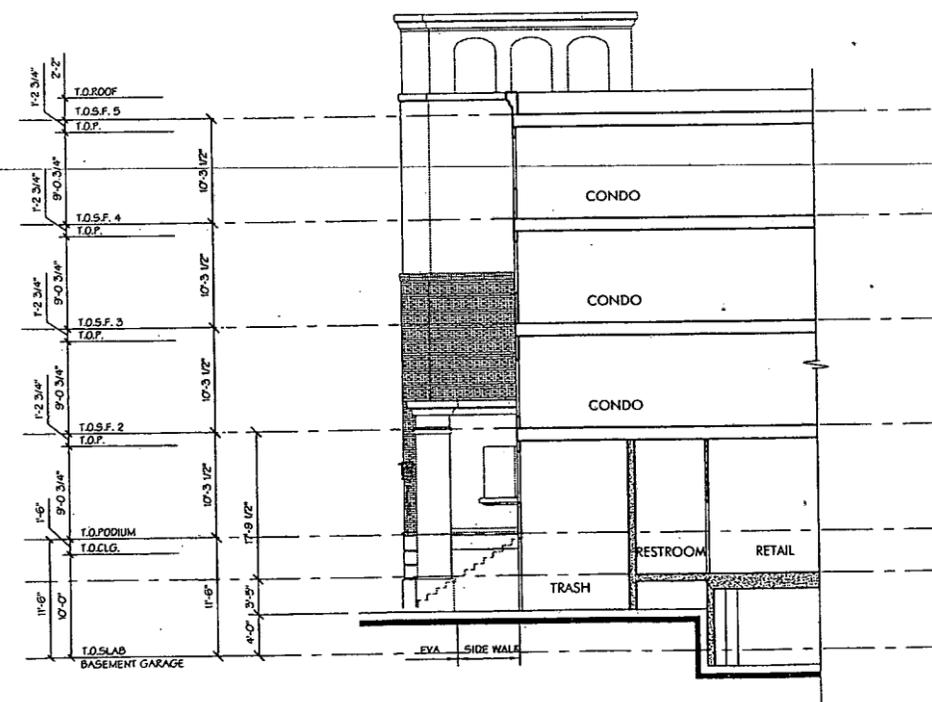
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THE MATTESON COMPANIES

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Pleasanton, CA 94588  
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925.251.7201 Fax

A6.0



SECTION C-C



SECTION D

SECTIONS  
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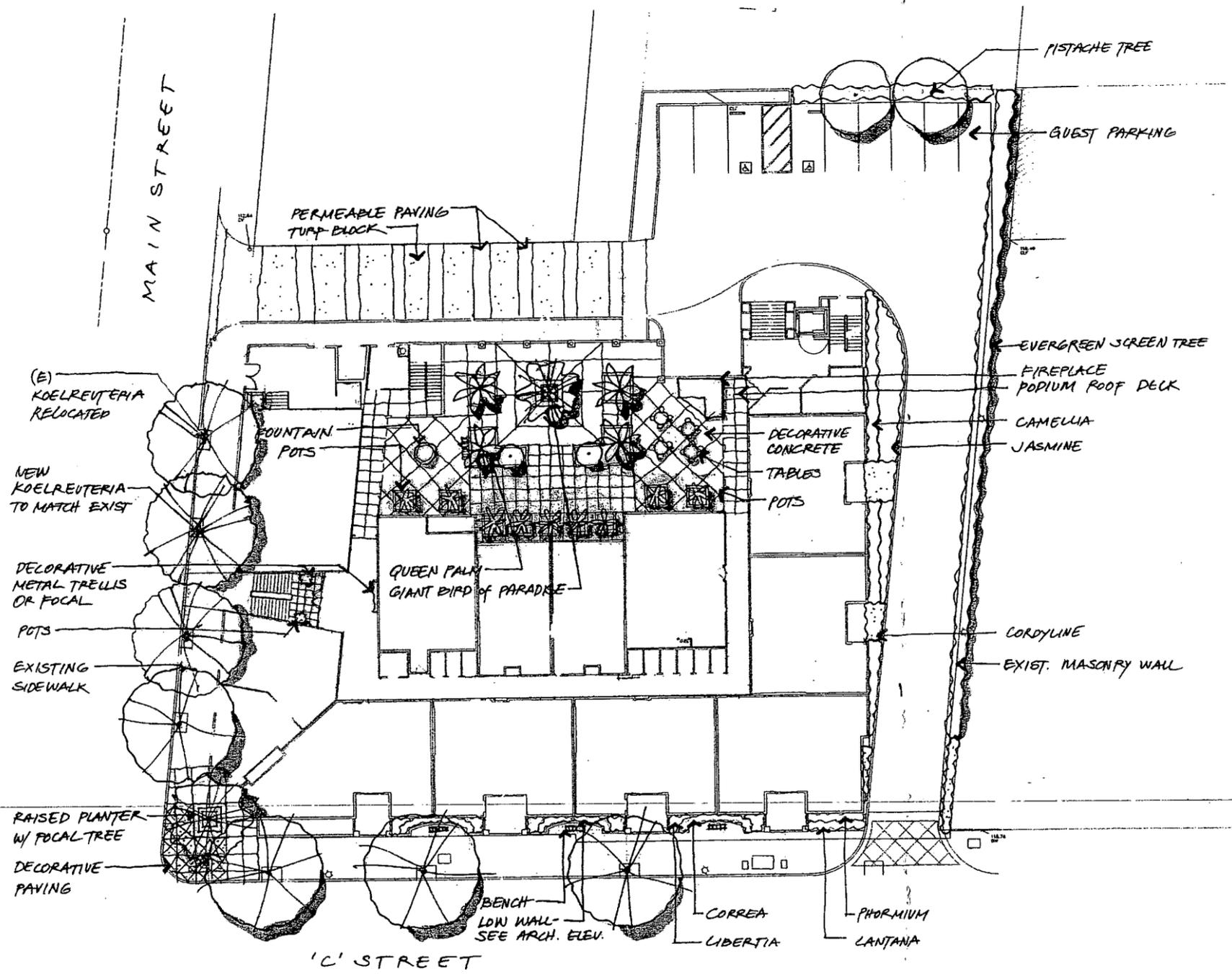


APRIL 12, 2007 PROJECT NO: 221.004



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THE MATTESON COMPANIES

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Pleasanton, CA 94588  
925.251.7200  
925.251.7201 Fax



**PLANT LIST**

TREES				
Symbol	Botanical Name	Common Name	Size	
AP	<i>Acer palmatum</i> 'Sango Kaku'	Coral bark Maple	24" Box	
CC	<i>Cercis canadensis</i>	Eastern Redbud	24" Box	
CR	<i>Chionanthus retusus</i>	Chinese Fringe Tree	24" Box	
CS	<i>Cupressus sempervirens</i> 'Tiny Tower'	Italian Cypress	15 Gallon	
CT	<i>Chitalpa tashkentae</i> 'Pink Dawn'	Chitalpa	24" Box	
ED	<i>Eriobotrya deflexa</i>	Bronze loquat	24" Box	
KB	<i>Koeberlinia bipinnata</i>	Chinese Flame Tree	24" Box	
LI	<i>Lagerstroemia indica</i> 'Zuni'	Crape Myrtle	24" BOX	
LI	<i>Pyrus calleryana</i> 'Bright 4 Tight'	Carolina Laurel Cherry	15 Gallon	
PA	<i>Pyrus calleryana</i> 'Aristocrat'	Aristocrat Pear	24" Box	
FB	<i>Pyrus calleryana</i> 'Bradford'	Bradford Pear	24" Box	
PC	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box	
RS	Rose Standard	Species To Be Selected	3 GALLON	
SR	<i>Syagrus romanzoffianum</i>	Queen Palm	20" Tall	
SN	<i>Strelitzia reginae</i>	Giant Bird of Paradise	15 Gallon	

SHRUBS				
Symbol	Botanical Name	Common Name	Size	Spacing
AC	<i>Arbutus unedo</i> 'Compacta'	Dwarf Strawberry Tree	3 Gallon	2'-0" o.c.
AE	<i>Aspidistra elatior</i>	Cast Iron Plant	3 Gallon	2'-6" o.c.
CF	<i>Cordylina festiva</i> Grass	NON	3 Gallon	2'-6" o.c.
CP	<i>Correa pulchella</i> 'Mission Bells'	Australian Fuchsia	3 Gallon	3'-6" o.c.
CS	<i>Camellia sasanqua</i> 'Tanya'	Camellia	15 Gallon	4'-0" o.c.
HH	<i>Hemerocallis hybridus</i> 'Happy returns'	Evergreen Yellow Daylilies	3 Gallon	2'-0" o.c.
HY	<i>Hemerocallis</i> 'Fyvesocket'	Evergreen Apricot Daylilies	3 Gallon	2'-0" o.c.
LM	<i>Lantana montevidensis</i>	Purple Trailing Lantana	5 Gallon	2'-0" o.c.
LS	<i>Liriodendron</i> m. 'Silvery Sunproof'	Variegated Blue Lily Turf	3 Gallon	1'-0" o.c.
NP	<i>Nepeta faassenii</i>	Catmint	1 Gallon	2'-0" o.c.
PH	<i>Phormium tenax</i> 'Maoria Maiden'	New Zealand Flax	3 Gallon	5'-0" o.c.
PT	<i>Pittosporum tenuifolium</i>	New Zealand Flax	3 Gallon	4'-0" o.c.
PT	<i>Pittosporum tenuifolium</i>	'Turtlejelly' Clematis	5 Gallon	4'-0" o.c.
FN	<i>Phyllostachys nigra</i>	Black Bamboo	15 Gallon	2'-6" o.c.
R	<i>Rosa</i> 'Magic Carpet'	Magic Carpet Rose	3 GAL.	3'-6" O.C.
RC	<i>Rhamnus californica</i> 'Eve Case'	Dwarf Coffee Berry	3 Gallon	4'-6" o.c.
RS	<i>Ribes sanguineum</i>	Red Flowering Currant	3 Gallon	4'-0" o.c.
RH	<i>Rosa</i> 'Meidiland' red	Meidiland Rose	3 Gallon	3'-6" o.c.
SH	<i>Scilla heterophylla</i>	Australian Bluebell Creeper	5 Gallon	5'-0" o.c.
TV	<i>Tulbaghia violacea</i>	Society Garlic	3 Gallon	18" o.c.
VT	<i>Viburnum tinus</i> 'Spring Bouquet'	Laurustinus	3 GAL.	4'-0" O.C.

GRASSES				
Symbol	Botanical Name	Common Name	Size	Spacing
J	<i>Juncus patens</i> Comen's Gray'	Rush	1 GAL.	2'-0" O.C.
LE	<i>Libertia peregrinans</i>	NON	3 GAL.	2'-0" O.C.

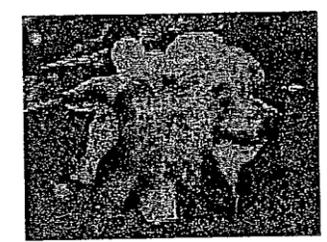
  

GROUNDCOVERS				
Symbol	Botanical Name	Common Name	Size	Spacing
AE	<i>Arctostaphylos</i> 'Emerald Carpet'	Trailing Manzanita	1 Gallon	2'-6" o.c.
GR	<i>Geranium</i> 'Russell Fritchard'	Cranesbill	1 Gallon	1'-6" o.c.
LM	<i>Lantana montevidensis</i>	Lantana	1 Gallon	2'-0" o.c.
RF	<i>Rosmarinus officinalis</i>	Trailing Rosemary	1 Gallon	3'-0" o.c.
TJ	<i>Trachelospermum jasminoides</i>	Star Jasmine	1 Gallon	2'-6" o.c.
VM	<i>Vines minor</i>	Dwarf Periwinkle	1 Gallon	2'-0" o.c.

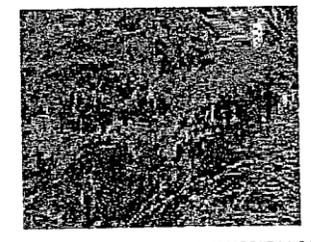
  

VINES				
Symbol	Botanical Name	Common Name	Size	
DB	<i>Dioscorea buccinatoria</i>	Blood-red Trumpet Vine	3 Gallon	
BT	<i>Parthenocissus tricuspidata</i>	Boston Ivy	3 Gallon	
RV	<i>Wisteria floribunda</i>	Wisteria	3 Gallon	
US	<i>Wisteria floribunda</i>	Wisteria	3 Gallon	

NOTE: ALL LANDSCAPED AREAS ARE TO BE IRRIGATED WITH A WATER EFFICIENT IRRIGATION SYSTEM. ALL EXISTING STREET TREES TO REMAIN.



CAMELLIA SASANQUA 'TANYA'  
CAMELLIA



CORREA PULCHELLA 'MISSION BELLS'  
AUSTRALIAN FUSCHIA



PHORMIUM TENAX  
'MAORIA MAIDEN'  
NEW ZEALAND FLAX

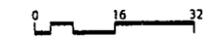


STRELITZIA NICOLAI  
GIANT BIRD OF PARADISE



SYAGRUS ROMANZOFFIANUM  
QUEEN PALM

**PRELIMINARY LANDSCAPING PLAN**



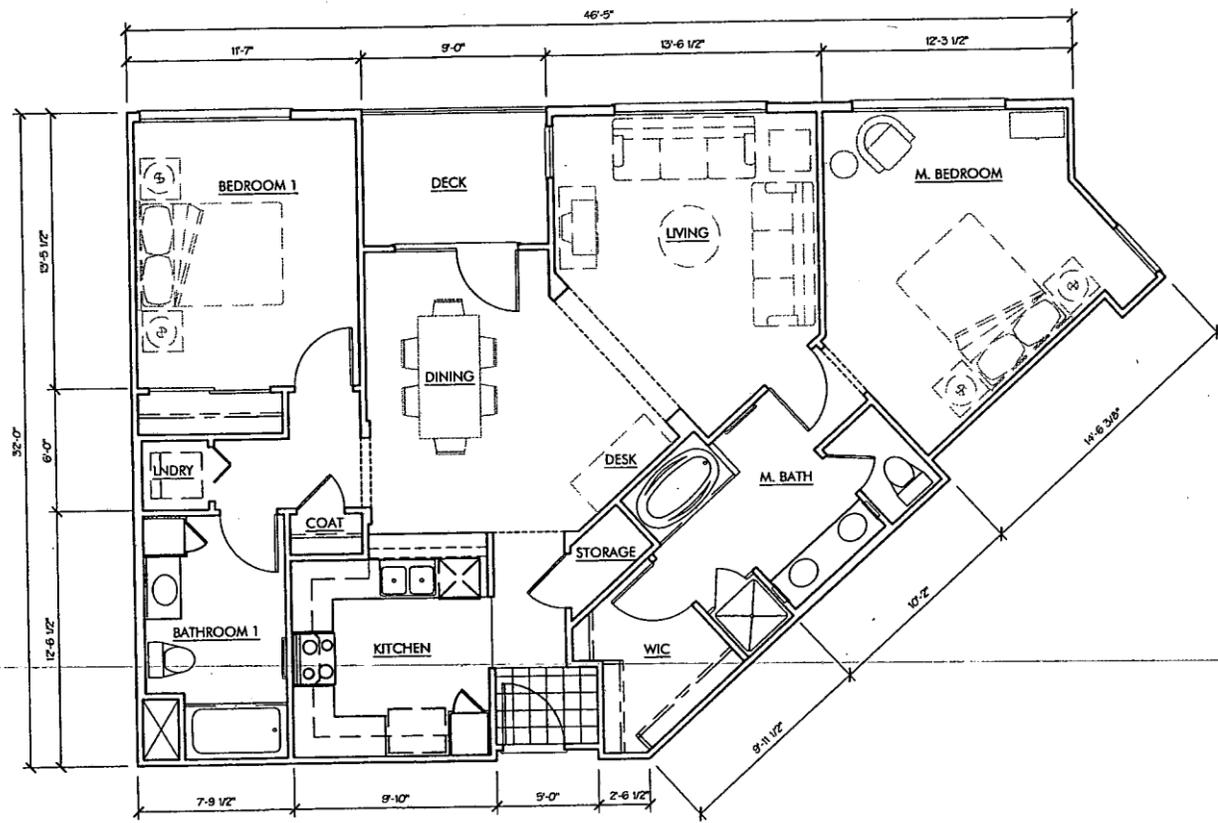
APRIL 12, 2007

**GATES & ASSOCIATES**  
LANDSCAPE ARCHITECTURE  
LAND PLANNING URBAN DESIGN  
2671 CROW CANYON RD. SAN RAMON, CA. 94583  
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WWW.GGATES.COM

**MAIN & C STREET HAYWARD, CALIFORNIA**

THE MATTESON COMPANIES

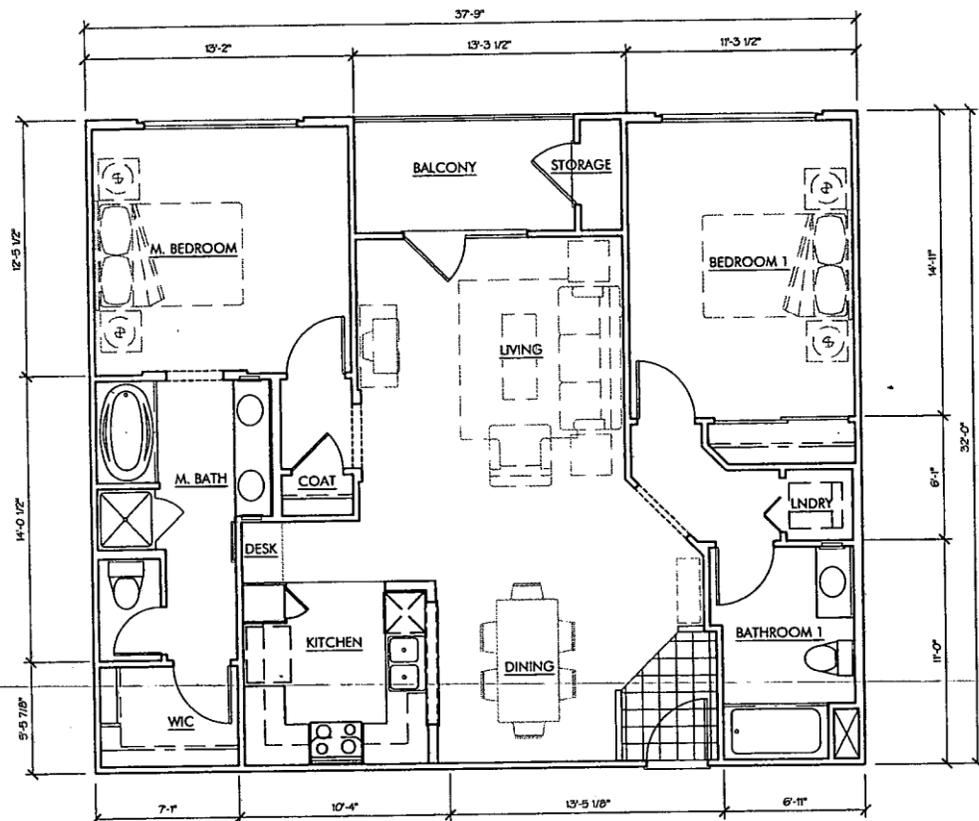
**PRELIMINARY LANDSCAPE PLAN**



Net Area: 1,152 SQ FT

UNIT 1-A  
(2) BED UNIT FLOOR PLAN

111	212	214	312	314	412	414
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Net Area: 1,082 SQ FT

UNIT 2-A  
(2) BED UNIT FLOOR PLAN

106	107	109	110	207	208	210	211
307	308	310	311	407	408	410	411

UNIT PLANS  
SCALE: 1/4"=1'-0"



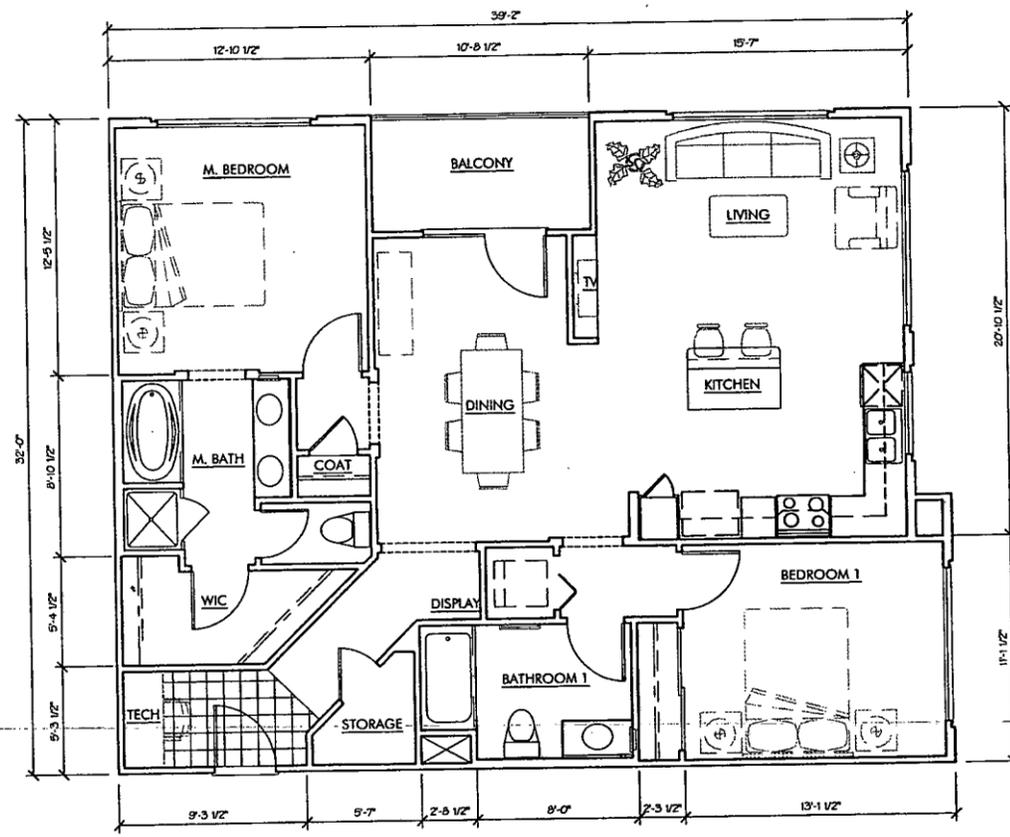
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22660 MAIN & C STREET HAYWARD, CALIFORNIA  
THE MATTESON COMPANIES

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925.251.7201 Fax

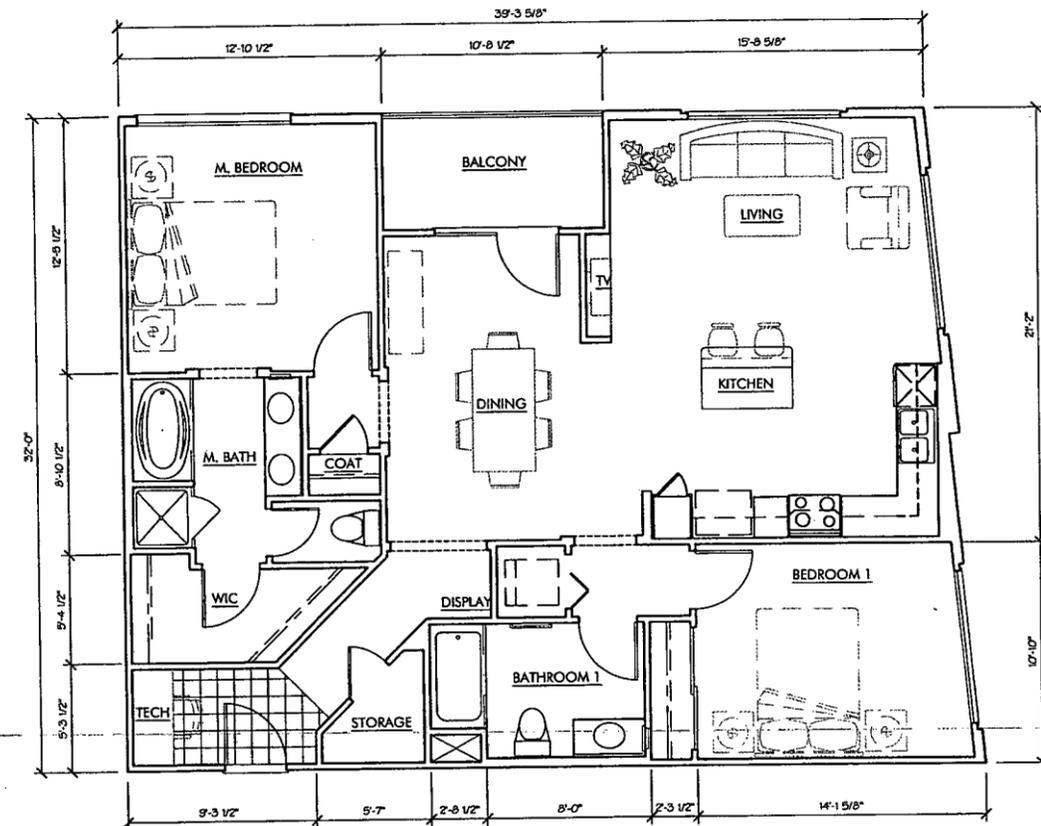
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Net Area: 1,149 SQ FT

UNIT 3-A  
(2) BED UNIT FLOOR PLAN

108 209 309 409



Net Area: 1,166 SQ FT

UNIT 3-B  
(2) BED UNIT FLOOR PLAN

216 316 416

UNIT PLANS  
SCALE: 1/4" = 1'-0"

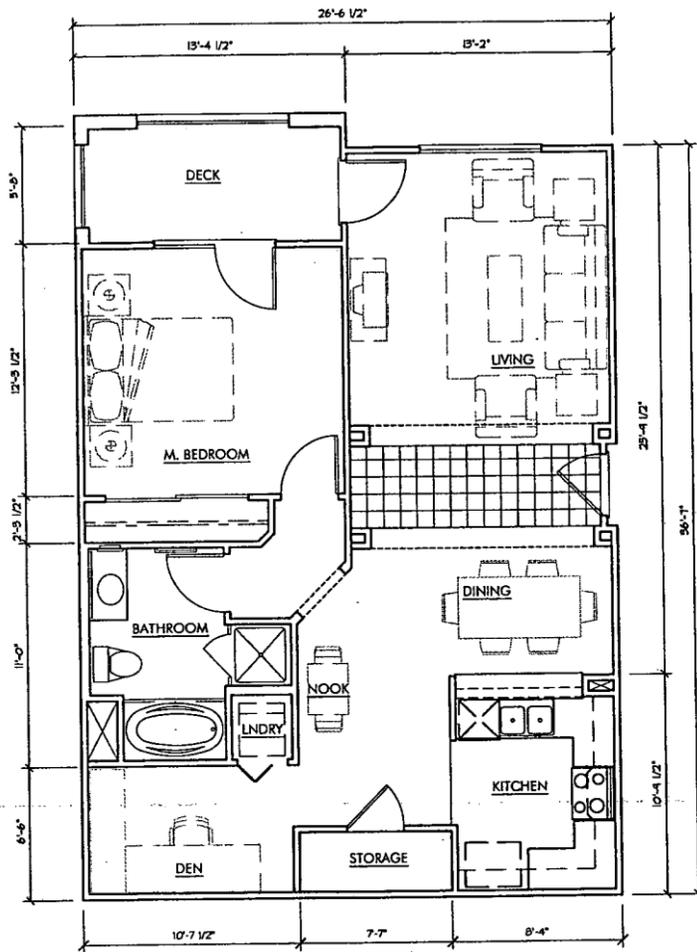


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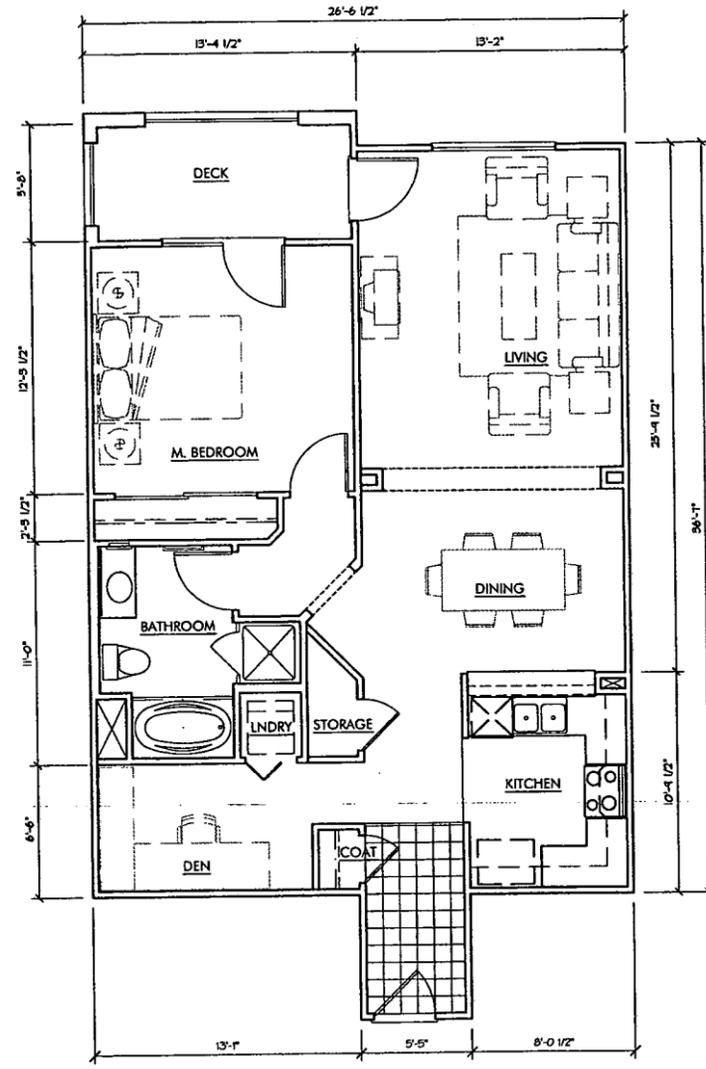
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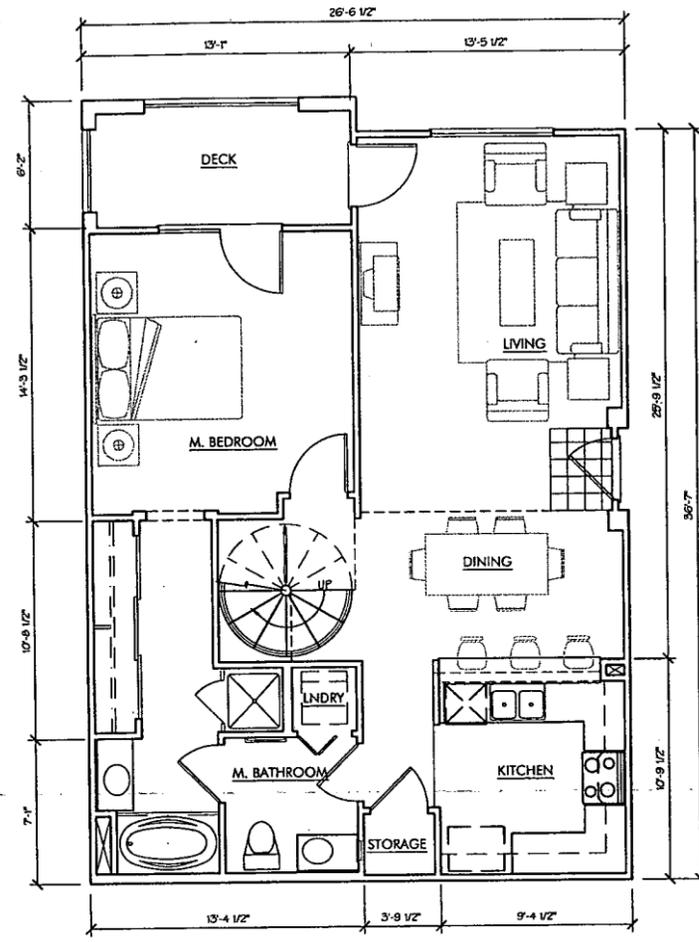
Net Area: 860 SQ FT  
**UNIT 4-A**  
 (1) BED W/ DEN UNIT FLOOR PLAN

121 219 222



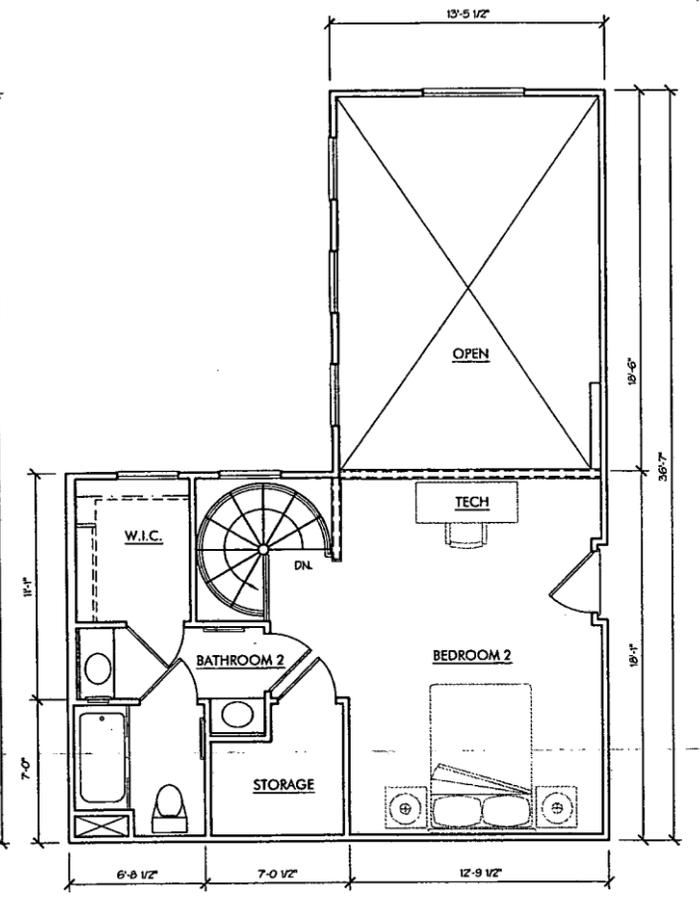
Net Area: 891 SQ FT  
**UNIT 4-B**  
 (1) BED + DEN UNIT FLOOR PLAN

118



First Floor Net Area: 860 SQ FT  
 Total Net Area: 1260 SQ FT  
**TOWN 4-DN**  
 (2) BED TOWN HOUSE 1ST FLOOR PLAN

319 322



Net Area: 400 SQ FT  
**TOWN 4-UP**  
 (2) BED TOWN HOUSE 2ND FLOOR PLAN

UNIT PLANS  
 SCALE: 1/4" = 1'-0"



APRIL 12, 2007 PROJECT NO: 221.004



