



FAIRVIEW

MUNICIPAL
ADVISORY
COUNCIL

1221 Oak Street, Room 536, Oakland, Ca. 94612 (510) 272-3812 FAX (510) 208-5660

The meeting room is wheelchair accessible. A sign language interpreter may be available upon five (5) days notice. Please telephone 510-272-3812.

Any member of the audience desiring to address the Council:

- **Should complete a speaker card and give it to the Secretary prior to the start of the hearing, or as soon as possible after the hearing begins;**
- **After receiving recognition from the Chair, please walk to the lectern, state your name and address, and then begin your comments;**
- **Each speaker may be limited to three (3) minutes**

Summary Action Minutes

Tuesday, August 7, 2018

Time: 5:30 p.m. (NOTE SPECIAL TIME)
**Place: Hayward Area Recreation and Park District
District Administration Office - Boardroom
1099 E Street
Hayward, California**

Call to Order – meeting called to order by Chair Chris Higgins at 5:30pm

Pledge of Allegiance

Roll Call

Councilmembers present: Dale Silva, April Chan, Richard Patenaude, Jewell Spalding (late), and Chair Chris Higgins

Public Announcements/Open Forum

Chair Higgins commented on the recent passing of Paul Keener, Public Works Agency staff and on his service to the County.

Residents of Thurston Court expressed concerns regarding opening the fire gate on a permanent basis, its effects on traffic and suggested alternatives.

Don Keller spoke regarding the bankrupt Terrace View Development's lack of water supply and requested that that MAC write a letter to the Hayward City Manager addressing the issue.

Paul Hodges requested that the Fairview MAC pay tribute to the Charles Snipes due to his recent passing on 7/7/18, in honor of his service.

Approval of Minutes

- **July 17, 2018 [Attachment](#)**
- **—Approved as amended to include the presence of the Fairview Fire Chief Contreras on behalf of Fairview Fire Protection District. 5 ayes, motioned by Spalding, seconded by Patenaude**

Consent Calendar - there are no items on the Consent Calendar

Regular Calendar

1. East Avenue Sidewalk Project and Timeline – Informational Report Presented by: Bill Lepere, Public Works Agency [Attachment 1](#)

Bill Lepere, Public Works Agency, provided an update on the East Avenue Sidewalk Project. He informed the Council that the estimated start of the project will be on August 21st. The award of the bid will take place in October and will take up to 9 months to complete and will be completed by summer 2019. The project will cost \$3.2 million and involves putting in new sidewalks, where none would exist. Contact information will be available for review.

Councilmember Chan commended the late Paul Keener on his work finding funding for this project and suggested that Mr. Keener's family be present at the groundbreaking ceremony in his honor.

Chair Higgins requested that once a defined schedule is available, the Public Works Agency return to the MAC.

Nicholas Hansen spoke regarding the lack of sidewalks on East Avenue and Hansen Avenue and the possible traffic hazards.

2. East Avenue Safe Routes to School – Informational Report Presented by: Art Carrera, Public Works Agency

Art Carrera reported on a comprehensive assessment done by the Public Works Agency for the surrounding areas of East Avenue Elementary and Hayward High School. He also spoke on identified issues brought forth by consultants, stakeholders and their countermeasures.

Lisa Brunnon of Hayward Unified School District, spoke regarding efforts made by Hayward Unified School District to stagger pick-up and drop off times to alleviate traffic issues in areas surrounding schools.

Sally Philbin spoke regarding the lack of sidewalks on Windfeldt Road and the need to improve safety of the children going to school.

3. PLN 2018-00029, Site Development Review-Paul Gerasimo/Anthony Hall – Action Item

4195 Picea Court, east side, 200 feet south of Oaks Drive, unincorporated area of Hayward, Fairview Area. The property is approximately 1 acre in size. Assessor's Parcel # 425-0500-011-00. The Property is designated "R-1-L-B-E (Single Family Residence, Limited Agriculture 5 acre M.B.S.A., 20' side yard setback and 30' front yard setback) District. To allow construction of a new one-story 6,394 sq. Ft. Single family home with an attached four car garage

Presented by: Carole Kajita, Alameda County Planning Department

[Attachment 2](#)

[Attachment 3](#)

[Attachment 4](#)

Christina Horrisberger, Alameda County Planning Department, presented on the development of a 1 acre single family home how the proposal meets design guidelines and standards and is recommended for approval for the site permit.

Mike Gutierrez, expressed his support in favor of this development.

Bruce Brunelli, expressed how the improvements of this new development has helped with the draining on his property.

Sally Philbin, expressed concern regarding how the grading was already approved and completed prior to any Council's approval.

Andrew Crawford expressed concerns of use of the property beyond use as a single-family home.

—Approved as amended to include the following items:

- **Lateral support for the resulting slopes on either side of the property are properly supported and maintained adequately to support the property on the site and all current and future owners are responsible for that maintenance;**
- **Slope be landscaped to avoid erosion and adjacent neighbors have input on the type of plants that will be placed;**
- **Courtyard paving extension decorative pavement;**
- **Trees and any landscaping be trimmed and maintained to not exceed the height of the house and conform to the Tree View Ordinance**

Motioned by Councilmember Silva, seconded by Councilmember Spalding (4 ayes, 1 excused Councilmember Chan)

4. PLN2016-00210: Planning Item, Martin Inderbitzen/Sea Palm, LLC – Informational Report – Application Status Update

Application to subdivide four adjacent parcels totaling ±14.3 acres into 27 new single-family residential lots to be accessed by a newly constructed private road, on the north side of Fairview Ave., between Jelincic Drive and Old Fairview Ave. Assessor's Parcel Numbers: 417-0260-004-00, 417-0270-003-00, 417-0270-006-00 and 417-0270-009-00

Presented by: Christina Horrisberger, Alameda County Planning Department

Christina Horrisberger, Alameda County Planning Department, provided an status update on the Fairview Garden residential subdivision as the application is still incomplete. Points of discussion were regarding the areas that had 30% slopes, replacement trees, and objectives for this development. Ms. Horrisberger requested that the Council provide direction on design of the houses and the type of visual aids for a formal recommendation.

The applicant spoke further to Council's inquiries on the development's site plan, grading and architecture.

Sally Philbin stated her concerns regarding the development in Fairview and maintaining a rural climate in Fairview.

Nicholas Harvey spoke regarding the drainage of the development.

Andrew Crawford expressed concerns regarding the high density of homes in the development.

Councilmember Silva spoke on behalf of John and Debbie Kroll regarding having a protected sidewalk and pedestrian safety.

Councilmember Spalding expressed concerns regarding the high density of the development, the 30% slope for draining and grading.

Councilmember Patenaude expressed that there should be no construction on any slope beyond 30%, and commended the project's materials, architecture, and design. He also suggested to staff consider the ability to see the views and the types of trees and foliage that should be taken into account, due to the recent fires in Northern California. He also suggested cross sections of various roads and expressed favor preference for renderings versus flat plans.

Councilmember Silva expressed his appreciation on the trail and suggested to create a cross trail. He also expressed concern for the lack of off-street parking, no building on lot 5, and recommended against construction on any 30% slope. He also commented on the Hayward Fire Department's requirement that roads cannot have more than a 10% grade due to their apparatus needs, the safety of egress on a road and stated the development had too many houses on such a small piece of property.

Chair Higgins concurred with Councilmember Silva's comments and expressed concern about the lack of off-street parking.

5. Consideration and discussion of Fairview MAC meeting start time change – Action Item CONTINUED FROM JULY 17, 2018

—**Approved as recommended**; motioned by Councilmember Spalding, seconded by Chair Higgins (4 ayes, 1 excused Councilmember Chan)

Chair's Report

Chair Higgins requested input on ways to honor Charles Snipes and mentioned the ballot in the upcoming election regarding the gas tax.

Council Announcements, Comments and Reports

Councilmember Spalding requested that the following be placed on a future agenda: Thurston Court and maintenance relating to traffic calming and truck traffic. She also suggested that recognition of Charles Snipes come from the Board of Supervisors or a commemorative gesture at San Felipe Park.

Councilmember Patenaude requested that any future plans provided to the Council include an 11x17" version of the plan and commended the Public Works Agency on the work done on Woodrow Road.

Councilmember Silva commended Planning Department Staff on their work on their reports to the Council.

Staff Announcements, Comments and Reports

No report was provided.

Adjourned