



The OHHA Echo

Your Neighborhood Newsletter

The Newsletter of the Old Highlands Homeowner's Association
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Proposed 13-Home Development At Tribune & Hayward Blvd.

Meeting at City Hall April 18th For Neighborhood Input

Application has been made to the City of Hayward for a 13-house planned development (intended for entry-level professors at CSUH) and a 24-child preschool on the on the 1.4 acre lot on the East corner of Tribune and Hayward Blvd. The City has scheduled a Meeting for Neighborhood Comment on:

Thursday evening, April 18th at 7pm at City Hall in Conference Room C

The room holds 40 people. We should try to fill it. Some of the issues are:

- Density is higher than allowed by current zoning.
- Excessive grading and retaining walls may be required to put so many houses on this sloped lot.
- Smaller, more crowded housing is not in keeping with the rest of the Old Highlands residential area and may affect the value of nearby homes.
- The preschool building creates additional commercial space. Our current commercial spaces (at the Bonfare) are never fully occupied. What happens if the preschool fails as a business?
- The removal of nearly all the trees will shift that area toward a suburban look.

Read on for details on these and other concerns.

Density not in keeping with the neighborhood

Current zoning for that parcel is SB6, meaning single-family homes with lot sizes no smaller than 6000 sq ft. This project calls for much greater density. The proposed lot sizes vary, but appear to use the tightest allowable setbacks from their property lines (to maximize the density of houses). The project requests a zoning variance for this.

Looking at the parcel from Tribune Ave., there would be 8 three-story houses along the back of the property and 5 three-story houses plus the daycare building along front, with a roadway along the center between the two rows. There would be two entry / exit roads on Tribune and an exit on Hayward Blvd.

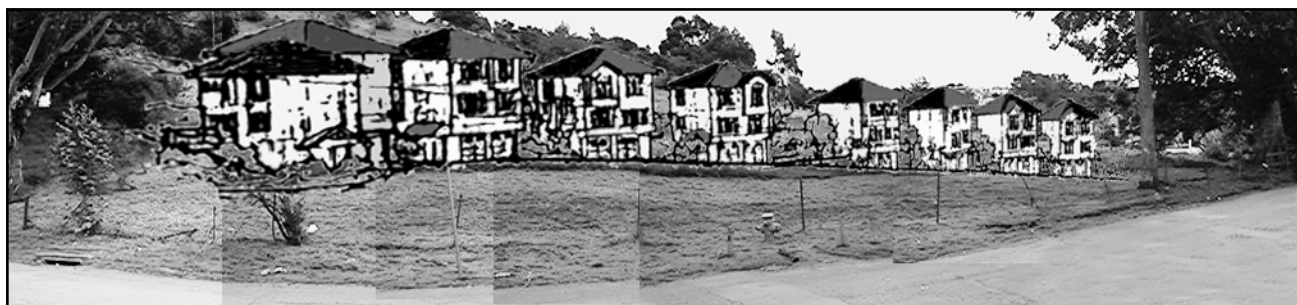
The Hayward Hillside Guidelines call for larger lot sizes where slopes are steep (such as the uphill section of the parcel). It is not clear how the proposed project intends to meet the Hillside Guidelines' design requirements. Any proposed variances for this should be strongly questioned.

Effect on property values

Many are concerned that adding many small houses (approx. 25ft x 26ft) in such density will negatively affect local property values. For example, the recent new large homes of over 3000 sq ft have had the effect of increasing surrounding property values.

The City does not dictate house size, but is concerned about how lot size relates to the zoning regulations (currently 6000 sq ft for that parcel). The planned small lot sizes where the houses use up the entire

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To show the visual density of this development, this approximation was made by putting together a series of photos taken at the open spot on Tribune at the upper part of the parcel and then superimposing the developer's sketch of the back row of 8 houses. The actual development would have another row of houses in front of these as well as the large preschool building at the far right (on the corner of Tribune and Hayward Blvd).

Celebrate Earth Day In April !!!

by Holly Guier

THE EARTH IS IN OUR HANDS is the theme for the 2002 Earth Day Fair to be held on Saturday April 27th at Lake Elizabeth and Central Park in Fremont.

After spending some time participating in our Old Highlands Neighborhood Clean-Up, come have fun and celebrate with activities planned from 9:30am to 4:00pm at the Central Park Senior Center in Fremont — located at 40086 Paseo Padre Parkway between Sailway Drive and Mission View.

Admission is free, and there is something for everyone to enjoy including music, juggling, puppet shows, The Recycle Olympics, workshops, food, crafts, and more!! Raffle prizes will be given away throughout the day.

Other events also scheduled at the park include the Fun Run (begins at 8:00am), an Arbor Day Ceremony, the Tri-City Ministerial Association Service, and the 8th annual Tri-City Ducks for Bucks Benefit Race. For more information on Earth Day Events, call the City of Fremont Environmental Services Hotline at:

(510) 494-4741 or visit the website at www.ci.fremont.ca.us/earthday.

Earth Day Fair 2002 will feature workshops, display booths, activities, student projects, food and entertainment. The popular Earth Day Passport game and Recycle Olympics will return. There will also be craft projects, opportunities for dog and cat adoption, and drawings for valuable prizes in the morning and afternoon.

A 2-mile fun walk around Lake Elizabeth will start out the day at 8:00am; no need to register to participate, just show up at the Senior Center before the walk begins for information. All ages are welcome.

Old Highlands Homeowners Association Year 2002 Board of Directors

Bruce Barrett, Chair 733-9731
 Holly Guier, Vice Chair 886-2421
 Valerie Caveglia, Treasurer 886-4474
 Nancy Harrison, Secretary 727-0951
 Joy Rowan, Newsletter Editor 537-3157
 Amy Burce, City Hall Liaison..... 886-3446
 Doug Sprague, Member at large 886-1480

An Arbor Day Ceremony will be open the Earth Day Fair 2002 at 9:30am featuring a tree planting and a proclamation reading by Fremont's Mayor, Gus Morrison.

The Tri-City Ministerial Association will sponsor a service honoring our Earth from 11:00am to Noon. The service will be interfaith, representing several religious groups.

The 8th annual Tri-City Ducks for Bucks Benefit Race, sponsored by the Kiwanis Club, will take place at the Lake Elizabeth boat dock behind the Senior Center in Central Park. The Ducks for Bucks carnival begins at 11:00am and the duck race begins at 1:00pm.

But Wait — There's More! Please come and enjoy the restored Stivers Lagoon Nature Trail located at the south end of Central Park (cross streets Grimmer and Paseo Padre) south of the swim lagoon. City of Fremont Park Rangers will lead interpretive walks and hands-on activities at Stivers Lagoon Nature Trail throughout the day.

Earth Day Fair 2002 is proudly sponsored by the City of Fremont, Alameda County Water District, BFI, City of Newark, City of Union City, Fremont Unified School District, Math/Science Nucleus, Ohlone Humane Society, PG&E, Sierra Club Southern Alameda County Regional Group, Tri-City Ecology Center, Tri-City Ministerial Association, Tri-City Waste Management, and Union Sanitary District. 🌳

Eight Old Highlands Artists Participate in Hayward Area Open Studios Saturday & Sunday, May 4th & 5th

Hayward Arts Council is organizing an Open Studio tour of 37 artists the weekend of May 4 and 5, and 8 of those artists will be showing their work right here in our own neighborhood.

Artists include: Nationally reknown artist, John Balloue will be showing his Native American paintings and prints. Valerie Caveglia handcrafts boldly unique mirror frames. Bruce Barrett will be showing his stunning nature and panoramic photography. Lynn Hossom paints lovely landscapes in watercolor and oil. Charlie Hossenlopp does fascinating digital illustrations. Joy Rowan has knock-your-eyes-out pastel and multi media collages of color. Monica Dulberg creates to-die-for beaded jewelry. Lodema the Potter creates wonderful pottery which is in demand all over the country.

You will find all 8 of these artists and their work at 2647 and 2675 Hillcrest Ave., between 10 am and 4 pm. Saturday and Sunday. There is plenty of parking. ♥



Hit the Road, Jack On Walking in Our Neighborhood

by Doug Sprague

Although I have always enjoyed walking, my outings were usually leisurely strolls of a few blocks. This changed dramatically when we got our golden retriever, Daisy, from our next-door neighbors the Marquises in 1995. She became my motivational coach.

If I got her leash out of the hall closet or even walked near the hall closet, she would go into a wild dance of happiness and I would find myself out on the road again. All of a sudden I was inspired to take long brisk walks over hill and dale. We were doing almost daily walks into parts of the Old Highlands I barely knew — around the Parkside-Home-Hillcrest block or up to the top of Parkside and back from our mid-Parkside location or following the Parkside-Chronicle-Call-Tribune loop or down Parkside across the CSUH parking lot to New Dobbel to Flavia's and home. We even venture out of the Old Highlands by taking a Parkside-Hayward-Farm Hill-Dobbel-Civic-Hayward-Parkside or the Parkside-Hayward-Farm Hill-Round Hill-Hayward-Parkside romp.

Besides developing sounder wind and limbs over the years, I have grown in appreciation of our beautiful neighborhood — the trees, birds, gardens, views and the people.

Over the past seven years I have made it a habit to greet all the people going by in their cars or out in their yards. That has made the neighborhood a much friendlier place for me. I do not feel as isolated in my house and immediate neighborhood. I have a zone of friendliness, which gives me a strong feeling of belonging. Every year more and more people are walking the neighborhood. Come join us! 🚶

OHHA Resurrects Spring Cleanup

Pitch in with Your Neighbors on April 27th
by Valerie Caveglia

In conjunction with Earth Day celebrations and to help tidy our badly littered neighborhood streets, the Board is sponsoring a Spring Street Cleanup.

On **Saturday and Sunday, April 27 and 28**, OHHA will supply orange trash bags, donated by the City, for neighbors to gather materials picked up on our streets and hillsides. The City's Streets and Sewers Department will pick up the full bags the following Monday. Please pitch in and collect a couple of bags of road litter along your block and help clean up our neighborhood. Parents, get those teens out for some community service!

Bags may be picked up at the following addresses between 9 am and Noon both days:

- 27214 Parkside (upper Parkside)
- 26285 Parkside (lower Parkside near the Park)
- 2647 Hillcrest Ave.
- 26851 New Dobbel

It would be very helpful if you could put your full bags in a central location in your area:

- If you are by the Park, put bags near the entrance.
- If you live on upper Parkside or Chronicle, put bags in the little triangle where the streets intersect.
- If you are on Tribune, either the top or the bottom of the street in an out-of-the-way (but visible) place.
- If you are on Home or Hillcrest, put bags on the side of the road in front of the empty field near the intersection.
- If you are close to New Dobbel, at the University end of the street.
- If you are on Grandview, at the top of Civic.
- If you are on Call or the Chronicle Court, at the top of Call in an out-of-the-way (but visible) place.

Let's get out there and clean this place up so we can once again be proud of our neighborhood! 🏡

Are You Ready for the Big One?

In addition to being prepared as a household, you can organize your block to help each other survive and recover.

Call Hayward's
Community Emergency Response Training
office at **293-8689** for schedule & info.

Proposed 13-Home Development

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allowable setbacks mean these homes could never be increased in size later on. (The proposed homes are already at the maximum allowable height as well.)

May not be able to target specific buyer audience

Although the developer has the laudable goal of providing affordable homes for entry-level professors at the University, it may be illegal to discriminate in housing sales for or against particular categories of buyers. Therefore the proposed benefit for University professors may not work out as planned.

Good neighborhood design

Since the plan calls for the first floor of each house to consist mostly of a two-car garage, the City feels that this is not good home design. They don't want the front of a house to be dominated by the garage, so the developer would have to either make them "tandem" garages (one car behind the other) or change the footprint of the house — which is already constricted by the lot size. In the current plan, the 8 houses along the back of the parcel are 25 ft wide and 12-14 ft apart.

Hardscape, runoff and water use

The proposed meandering, stamped and tinted concrete walkways would be very attractive in this neighborhood, but the percentage of "hardscape" in the project is very high. It includes the footprints of the houses, the development's interior road, all driveways, walkways, and parking areas. The plans look like most of the parcel would be paved over. The result is that rain and runoff water are diverted to storm drains and the Bay instead of penetrating into the land and keeping this area green. The landscaping would then require city tap water for irrigation.

Grading concerns

Excavation, soil removal, and retaining walls would likely be excessive on the steep parts of the parcel. This also may not conform to the Hillside Guidelines.



Trees on both sides of lower Tribune will be removed by two current proposed developments. Appearance of this area will radically change and replacement trees will remain small for many years to come. A longterm tree plan could ease the transition and keep the country look.

Environment, landscaping, and removal of trees

There is a year-round spring on the property and there may be land use issues regarding development there.

Although the current trees on that lot are mostly eucalyptus — not a very "good" tree species — they are in fact a significant stand of mature trees that contribute to the atmosphere the neighborhood. If they remove all the existing trees on this parcel (as proposed), that section of the neighborhood will be very barren-looking for many years to come until the development's landscape trees mature. Any longterm tree plan for that area must contain maintenance guidelines in the CC&Rs for those homeowners to ensure the longevity and proper care of the new trees.

Residential parking overflow problems

The plan does not provide enough internal parking. Each of the 13 houses has its own driveway and garage space. The daycare center has 4 parking spaces and the dropoff lane. There is no onstreet parking along the development's internal roadway, and there are only 4 additional "public" parking spaces. If any resident has a party, or if daycare staff and visiting parents exceed the center's parking spaces, there will be a parking problem. Onstreet parking is not allowed on Tribune or on Hayward Blvd because of public safety issues.

Traffic flow


The preschool is a laudable goal, but will result in increased and somewhat complex in-and-out AM and PM traffic at the Tribune / Hayward Blvd intersection. Since preschoolers can't just jump out of the car, but must be closely supervised, the driver must park and get out of the car. There isn't enough proposed parking / drop-off space at the preschool for parents of 24 children to drop off and pick up except with a very staggered attendance schedule (or traffic backup).

Business of daycare

The project seems to contain very little research and information on how a preschool is managed in terms of process and as a business. In addition, no entity has been identified to occupy the space. As a business, daycare is allowed in Hayward residential neighborhoods, but normally is in the home and is not planned for this many students. So, in addition to concerns about the preschool's impact on the neighborhood, if and when it is no longer a viable business, the space may need to be redefined as actual commercial space — creating a different impact on this neighborhood.

Commercial space in this neighborhood is restricted to The Bonfare and it remains at less than capacity.

Come to the meeting to find out more

These are some of the concerns. There may be more. It is important that the neighborhood be well represented. Please tell your neighbors and have them come to the meeting at City Hall. 

Get Involved in Your Neighborhood

The Old Highlands is the original, historic Hayward Hills residential area.

What is OHHA? The Old Highlands Homeowner's Association is a voluntary, non-profit organization consisting of homeowners on Tribune, Call, Home, Hillcrest, Grandview, Cotati, New Dobbel, Chronicle, and Parkside.

The mission of OHHA is to protect and enhance the unique nature of the Old Highlands. Through the combined efforts of residents and the OHHA board, we:

- Work with Hayward City offices to stay informed about issues that affect our neighborhood such as new construction and streets.
- Act as advocates for our shared interests so this neighborhood continues to be a great place to live.
- Provide communication between our members through this newsletter, email, a phone tree, and meetings, as well as potluck socials and picnics.

If you own a home in the Old Highlands, you are a resident member of this Association. Get involved,

work with your neighbors to clean up your street, and keep your dues current!

Why pay dues? Association dues are voluntary, and are used for costs associated with maintaining our active association and supporting its efforts. Although many services and supplies are donated by members, items like stamps, delivery fees, photocopying, rental fees for meeting halls, and supplies for Association-sponsored neighborhood events must be purchased. Occasionally when dealing with City Hall, we may incur costs for presentation materials and, possibly, legal services.

The \$20 dues are a very small investment toward protecting and enhancing your neighborhood. It is important that you, the Homeowners, support your association through the contribution of dues and your active participation in its activities.

Much thanks! to those who have already paid their 2002 dues to support our common goal of maintaining a strong, active neighborhood association. 🏡

Carl & Karen Bevels
Fred Brechtel
Linda & Steve Bristow
Judy & Scott Brown
Amy Burce
Valerie & Jerry Caveglia
Henry & Pauline Chin
Les & Betsy Cooper
Charles Dalmon

Darrell & Lori Eldridge
Mike Frandy
Diane & Tony Garcia
Carol Garcia
Avtar & Linda Gill
Peter & Susan Goldthorpe
Holly & Brent Guier
Nancy Harrison &
Lynn Hossum

Buck & Murray Hiett
George Katsoulis
Carol Kaufman
Jerry Kruse
Mary & Robert Kundert
Sherman & Alison Lewis
Richard & Lorraine Miller
Nancy & Joe Montoya
Richard Purdy

Bill & Laurel Quirk
Dudley Rauch
Joy Rowan & Bruce Barrett
Sue & Steve Russell
Ralph & Joy Sanderson
Robert & Mary Scott
Rob & Carol Simpson
Dave & Joan Sinclair
Larry Spielman

Doug & Natalie Sprague
Lydia & Milan Sramek
Laura Swan & Ron Lewis
Rosemary Von Dessauer
Blane & Margaret Warhurst
Herbert & Theresa Watkins
Derek Wilmes

2002 OHHA Dues

Please make your check payable to OHHA, fill out this coupon, and mail them both in the enclosed envelope. — **Thank you!**

Yes! I support the efforts of the Old Highlands Homeowners Association to preserve and enhance my neighborhood by watching City Hall, monitoring neighborhood issues, and organizing neighborhood events.

Enclosed is my \$20 contribution, payable to OHHA.

Name: _____

Address: _____, Hayward, CA 94542

Phone: (510) _____

e-mail: _____ @ _____

I will help with the Phone Tree to call neighbors about meetings and issues when need arises.

I am new to the neighborhood, please send me a history.

Old Highlands Homeowners Association



**This is
Your
Neighborhood
Newsletter!**

Useful Phone Numbers

Abandoned Cars (on private property)	293-5140
Animal Control	293-7200
Building Additions, Remodeling, Permits, Inspections	583-4140
Community Preservation Hotline	583-4140
Downtown Development Information	583-4260
Earthquake Preparedness	583-4948
Fire Prevention	583-4900
Graffiti Hotline	583-8888
"Granny" or Second Unit Building Requirements	583-4140
Household Hazardous Waste	670-6460
Illegally Parked / Abandoned Cars	293-7000
Neighborhood Alert Program	293-7072
PG&E Tree Pruning Program	1-800-743-5000
Police Department (Non-emergency)	293-7272
Recycling	537-9963
Street Damage / Maintenance	881-7745
Street Lighting	583-4735
Taxi Program-Elderly & Disabled	583-4230
Traffic Signals/Signs	583-4735
Water/Sewer Service	583-4600
Weed Abatement	583-4140
Zoning Information	583-4200
Zoning Violations	583-4140