

**PLANNING COMMISSION MEETING
THURSDAY, MAY 25, 2017**

PRESENTATIONS

STAFF PRESENTATION

**ITEM #1 WORK SESSION
17-025**

**COMPLETE COMMUNITY STRATEGIC
INITIATIVE**



Complete Communities

2017 STRATEGIC INITIATIVE WORK PLAN

Planning Commission | May 25, 2017



The Team

Dana Bailey	Community Services Manager	Library & Community Services
Sara Buizer	Planning Manager	Development Services
Paul Nguyen	Economic Development Specialist	City Manager's Office
Phil Nichols	Senior Code Enforcement Inspector	Development Services
Sai Midididdi	Associate Transportation Engineer	Public Works, Engineering, & Transportation
Monica Davis	Management Analyst	Library & Community Services
Gabrielle Wright	Police Officer	Hayward Police Department
Omar Cortez	Housing Development Specialist	Library & Community Services
Gary Nordahl	Acting Building Official	Development Services
Laurel James	Management Analyst	City Manager's Office
Tara Reyes	Fire Services Supervisor	Hayward Fire Department

Executive Coach: David Rizk & Stacey Bristow





Council Priorities & Strategic Initiatives



Complete Communities

PURPOSE

The purpose of the Complete Communities strategy is to create and support structures, services and amenities to provide inclusive and equitable access with the goal of becoming a thriving and promising place to live, work and play for all.



GOAL 1

Improve quality of life for residents, business owners, and community members in all Hayward neighborhoods.

OBJECTIVES

- ⇒ 1 Increase neighborhood safety and cohesion
- ⇒ 2 Foster a sense of place and support neighborhood pride
- ⇒ 3 Increase collaboration with businesses, non-profits and neighborhood groups on placemaking projects
- ⇒ 4 Create resilient and sustainable neighborhoods
- ⇒ 5 Actively value diversity and promote inclusive activities

PERFORMANCE MEASURES

- Percentage change in concentration & distribution of neighborhood/business participation (GIS Heat Mapped)
- Percentage change in Homework Support Centers and Literacy Program participation/improvement
- Percentage change in clients served through Community Agency Funding process
- Percentage change of employees employee engagement survey question "My workplace prioritizes equitable and socially just principals and policies"

GOAL 2

Provide a mix of housing stock for all Hayward residents and community members, including the expansion of affordable housing opportunities and resources.

OBJECTIVES

- ⇒ 1 Centralize and expand housing services
- ⇒ 2 Facilitate the development of diverse housing types that serve the needs of all populations
- ⇒ 3 Conserve and improve the existing housing stock
- ⇒ 4 Increase supply of affordable, safe and resilient housing in Hayward

PERFORMANCE MEASURES

- Annual increase in affordable housing units created in conformance with RHNA
- Percentage change in eligible housing units assisted through Housing Division programs
- Percentage change of new housing developments with inclusionary units

GOAL 3

Develop a Regulatory Toolkit for Policy Makers.

OBJECTIVES

- ⇒ 1 Update, streamline, and modernize zoning & codes
- ⇒ 2 Identify and design appropriate in-lieu fees to provide community amenities
- ⇒ 3 Develop and refine other regulatory tools

PERFORMANCE MEASURES

- Percentage change of eligible projects that implement the Complete Communities checklist
- Percentage change of eligible properties submitting ADU permit applications
- Percentage change of Investment/tenancy resulting from new allowable land uses
- Percentage change improvement in permit turnaround times

Purpose

The purpose of the Complete Communities strategy is to create and support structures, services and amenities to provide inclusive and equitable access with the goal of becoming a thriving and promising place to live, work and play for all.



GOAL 1



Improve quality of life for residents, business owners and community members in all Hayward neighborhoods.

- ▶ Increase neighborhood safety and cohesion
- ▶ Foster a sense of place and support neighborhood pride
- ▶ Increase collaboration with businesses, non-profits and neighborhood groups on placemaking projects
- ▶ Create resilient and sustainable neighborhoods
- ▶ Actively value diversity and promote inclusive activities



GOAL 1: Performance Measures*



- ▶ Percentage change in concentration & distribution of neighborhood/business participation (GIS Heat Mapped)
- ▶ Percentage change in Homework Support Centers and Literacy Program participation/improvement
- ▶ Percentage change in clients served through Community Agency Funding process
- ▶ Percentage change of employees answering positively to the Employee Engagement Survey question “My workplace prioritizes equitable and socially just principals and policies” and “The organization understands and appreciates differences among employees”

* First reporting period will set baseline and subsequent reporting periods will identify areas of growth and contraction.



GOAL 2

Provide a mix of housing stock for all Hayward residents and community members, including the expansion of affordable housing opportunities and resources.

- ▶ Centralize and expand housing services
- ▶ Facilitate the development of diverse housing types that serve the needs of all populations
- ▶ Conserve and improve the existing housing stock
- ▶ Increase supply of affordable, safe and resilient housing in Hayward



GOAL 2 : Performance Measures



- ▶ Annual increase in affordable housing units created in conformance with RHNA
- ▶ Percentage change of new housing developments with inclusionary units
- ▶ Percentage change in eligible housing units assisted through Housing Division programs



GOAL 3

Develop a Regulatory Toolkit for Policy Makers.

- ▶ Update, streamline, and modernize zoning & codes
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GOAL 3 : Performance Measures



- ▶ Percentage change of eligible projects that implement the Complete Communities checklist
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2040
general plan



Next Steps

June 13, 2017: City Council Work Session

Late June: City Council Adoption of Three Strategic Initiatives



2040
general plan



Questions & Discussion



STAFF PRESENTATION

**ITEM #2 PUBLIC HEARING
17-054**

RECOMMENDED FY 2018-FY 2027

**CAPITAL IMPROVEMENT
PROGRAM**



FY18 – FY27 Capital Improvement Program
Planning Commission
May 25, 2017

Recommendation

That the Planning Commission finds the FY18-FY27 Capital Improvement Program (CIP) is consistent with the City's General Plan.



CIP Overview



- ▶ One year CIP cycle
- ▶ \$492 million programmed for FY18- FY27
- ▶ Approximately \$123 million in FY18
- ▶ Emphasis on City Council Priorities
- ▶ Unmet needs exceed \$400 million

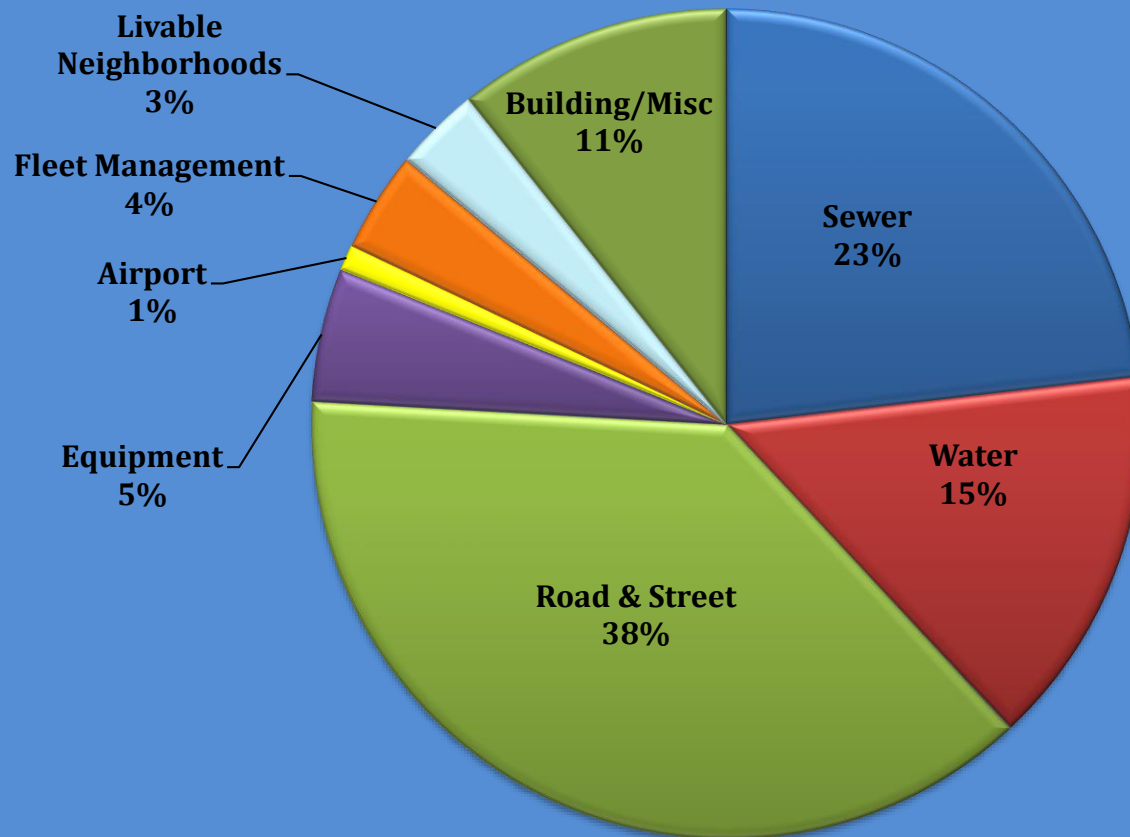
CIP Overview



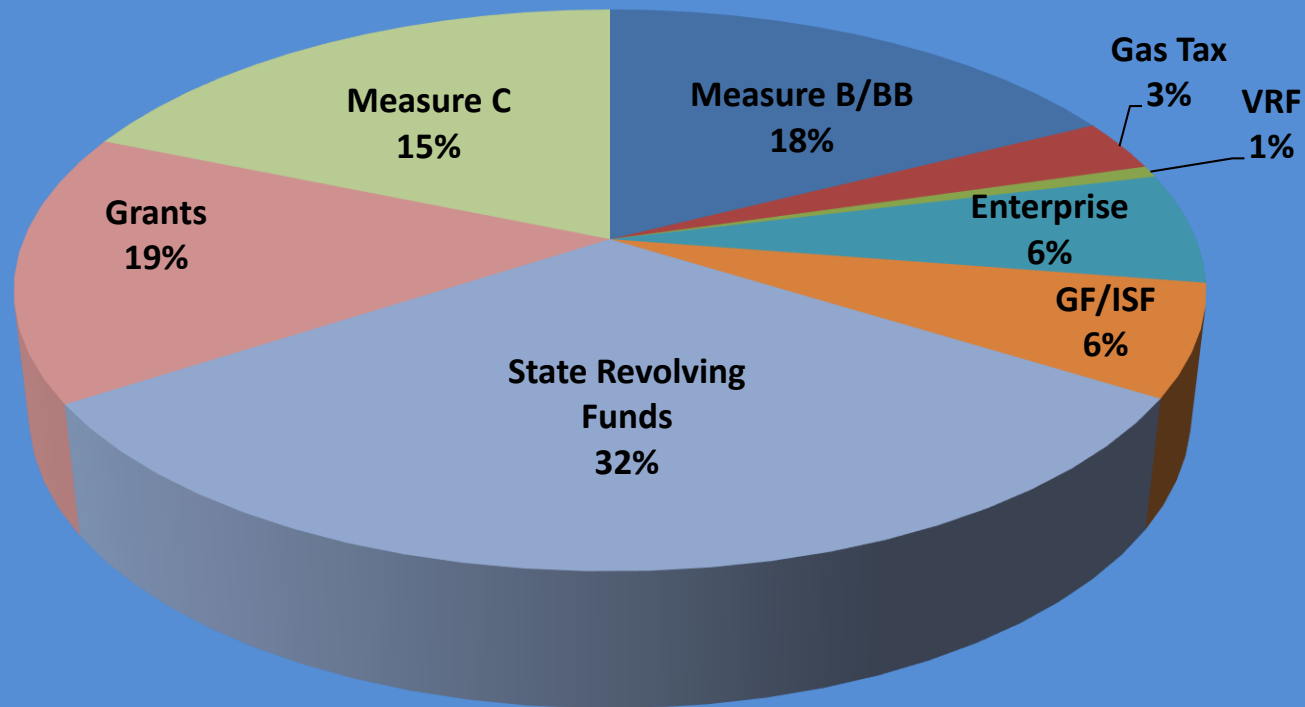
FY 2018 Expenditure Totals by Category

Road & Street	\$46M
Sewer	\$28M
Water	\$18M
Building/Misc	\$13M
Equipment	\$6M
Fleet Management	\$5M
Livable Neighborhoods	\$4M
Airport	\$1M

FY 2018 CIP Projects By category



FY 2018 CIP Funding Sources



Streets and Roads

FY 18 Pavement Rehabilitation (Total \$8.5M)

- ▶ Measures B and BB (\$4M)
- ▶ Gas Tax (1.5M)
- ▶ VRF (\$0.9M)
- ▶ Street System Improvement Fund (\$1.9M)
- ▶ Road Repair and Accountability Act – SB1
(approximately \$2.5M - \$3M per year)



FY17 Continuing Projects

- ▶ Mission Blvd Improvements Phase 2 and 3 (Total \$45.8M)
- ▶ Pavement Rehabilitation FY17 (\$6.7M)

Transportation

- ▶ Complete Streets Council Initiative
 - ▶ Main Street Complete Streets
- ▶ Citywide Intersection Improvement
- ▶ Transit Connector (Shuttle) Feasibility
- ▶ Downtown Parking
- ▶ Neighborhood Traffic Calming Program
- ▶ Bicycle & Pedestrian Masterplan Update



Livable Neighborhoods

- ▶ Street lighting
- ▶ Mural art
- ▶ Accessible Ramps
- ▶ Sidewalks



Measure C Fund



- ▶ 21st Century Library and Community Learning Center and Plaza and Heritage Plaza Arboretum (\$61M)
- ▶ Fire Station Nos. 1-5 Improvements (\$10.8M)
- ▶ New Fire Station No. 6 and Fire Training Center
 - ▶ Phase I (\$31M)
 - ▶ Full Buildout (\$49M)
- ▶ City-Wide Pavement Rehabilitation (\$12M)

Utilities and Environmental Services



Capital projects for Utilities & Environmental Services (U&ES) include improvement and replacement projects to ensure that the water and sewer infrastructure needed to deliver critical utilities services is reliable and efficient, to meet the current and future needs of the community.

Water Systems

Prioritize Projects that address long-term adequacy and reliability

- ▶ Reservoir Coating Inspections – Various (\$1.2M)
- ▶ Water Main Replacements – Various (\$1.7M)
- ▶ Annual Cast Iron Water Pipeline Replacement (\$500k per year)



**Winton Water
Main
Replacement**

Utilities and Environmental Services



Groundwater

The 2014 Sustainable Groundwater Management Act (SGMA) requires comprehensive and sustainable management of California's groundwater resources.

- ▶ Groundwater Sustainability Plan Implementation (\$3M)

Recycled Water

Design of recycled water storage and distribution system to deliver the excess tertiary-treated recycled water to sites near the WPCF for use in landscape irrigation and suitable industrial processes.

- ▶ Recycled Water Treatment and Distribution Facilities (\$7.3M)

Utilities and Environmental Services

Water Pollution Control Facility (WPCF)

- ▶ Chlorine Disinfection System Improvements (\$6.4M)
- ▶ Renovate or Rebuild Administration Building and Operations Building (\$5.6M)
- ▶ New one megawatt solar project (\$5.3M)



Hayward Executive Airport



The Hayward Executive Airport is a self-supporting, general aviation reliever airport encompassing 521 acres.

Upcoming Projects

- ▶ Taxiway Alpha and Foxtrot Pavement Rehabilitation - FY18 & FY19 (\$1M)
- ▶ Sulphur Creek Mitigation Design (FY18) and construction – FY19 (\$2.5M) (\$2.1M from FAA Funding)
- ▶ Airport Infrastructure Improvement Plan (\$110K)

Facilities, IT and Fleet



\$10M FY 2018 GF Shortfall

Options presented to Council on May 23, 2017

- ▶ Option 1: Reduce General Fund allocation to Operating and Capital Replacement Funds.
 - ▶ Result is a potential reduction of CIP projects currently listed in the Recommended FY18 CIP.

Facilities

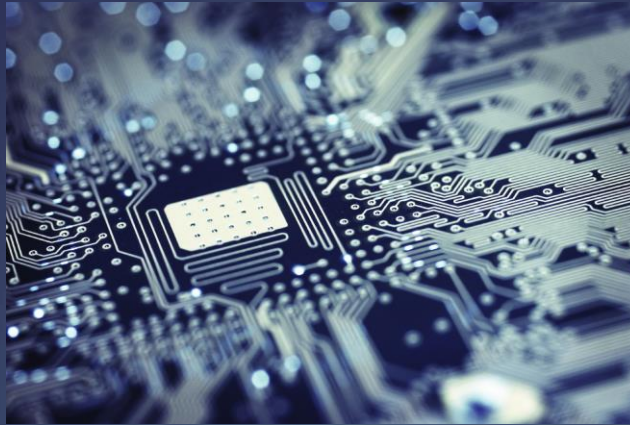


Facility Management is primarily responsible for ensuring employees have working environments which are clean, safe, attractive, and comfortable.

Upcoming Projects

- ▶ Flooring Replacement at City Hall FY18 (\$140k)
- ▶ Fire Alarm/Smoke Detector Replacement FY18 (\$50k)
- ▶ City Hall Card Access Upgrade FY18 (\$80k)

Information Technology



The Information Technology Capital Fund (731) addresses the City's aging information technology infrastructure and the unmet technology needs throughout the City. Projects for FY 2018 include:

- ▶ Highspeed Hayward (Fiber Optic) (\$3.3M*)
- ▶ CAD Enterprise Upgrade (\$400k)
- ▶ Network Infrastructure Replacement (\$588k)
- ▶ Funding primarily through ISF charges on departments, and GF transfers

* \$2.7M provided by an EDA Grant

Fleet



Commitment to ensuring that the City's fleet of vehicles reflects Council's "green" priority.

FY 18 Fleet Expenditures

- ▶ HFD & HPD (\$2.1M)
- ▶ Other General Fund (\$1.2M)
- ▶ Sewer Division (\$44k)
- ▶ Water Division (\$51k)
- ▶ Stormwater Division (\$289k)
- ▶ Airport (\$150k)



Electric Fleet Vehicle

Identified Capital Needs



Technology Services	\$1.2M
Fleet	\$351k
Facilities and Equipment	\$139M
Street and Transportation	<u>\$259M</u>
Total	~ \$400M

Schedule

- ▶ April 26 – Council Infrastructure Committee Review
- ▶ May 25 – Planning Commission Review for conformance with City's General Plan
- ▶ June 6 – Council Work Session
- ▶ June 20 – Council Adoption of CIP and Operating Budget

Questions & Discussion



Identified Capital Needs



Technology Services

- ▶ Permitting Software \$1.1M
- ▶ Rotunda Audio Upgrade \$150k

Fleet

- ▶ Water Tender \$351k

Facilities and Equipment

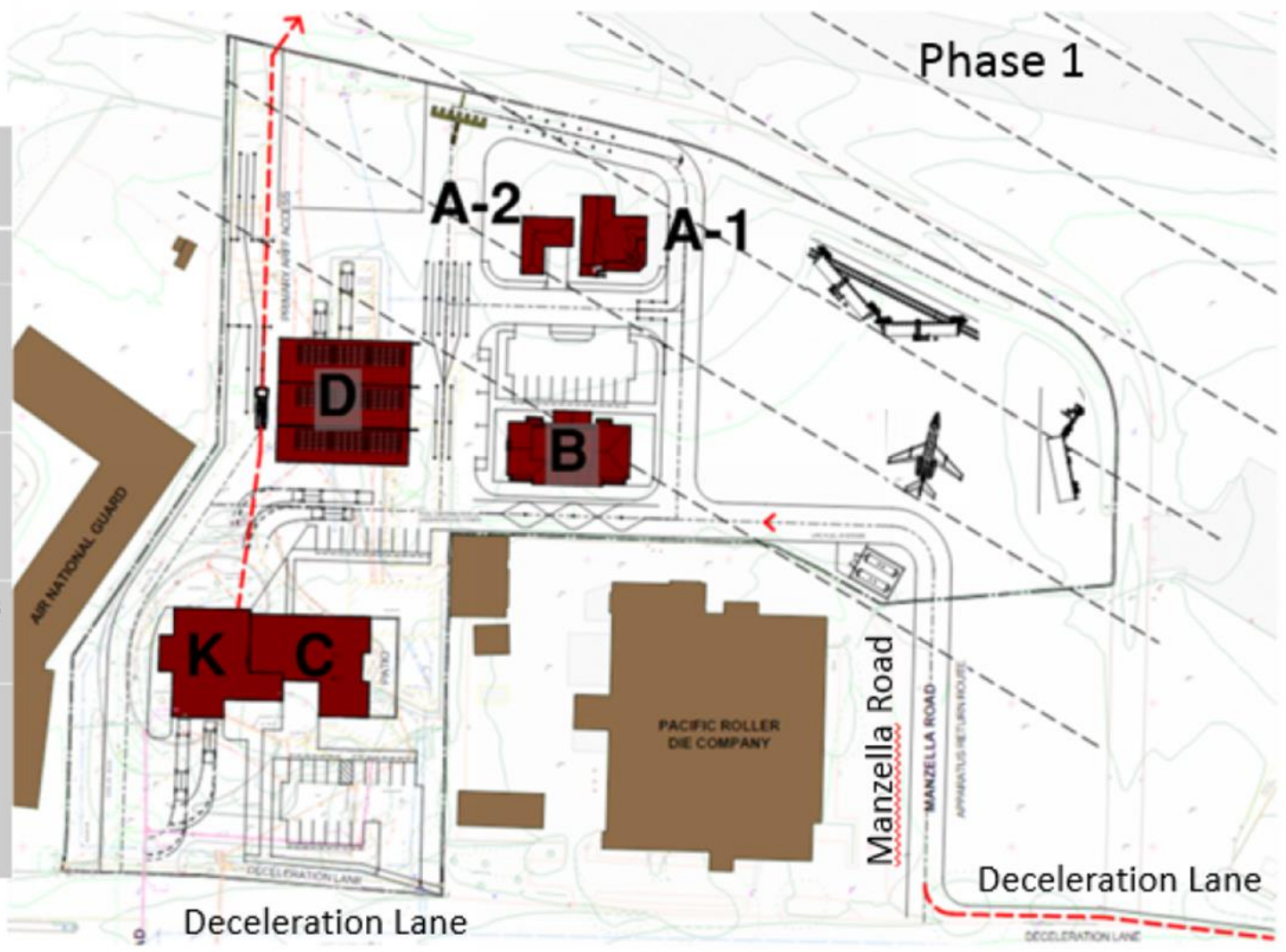
- ▶ New Police Building \$130M
- ▶ New Fire Station No. 9 \$8.6M

Street and Transportation

- ▶ Whitesell/Clawiter/SR 92 Interchange \$63M
- ▶ Improve and Maintain City-Wide PCI \$90M



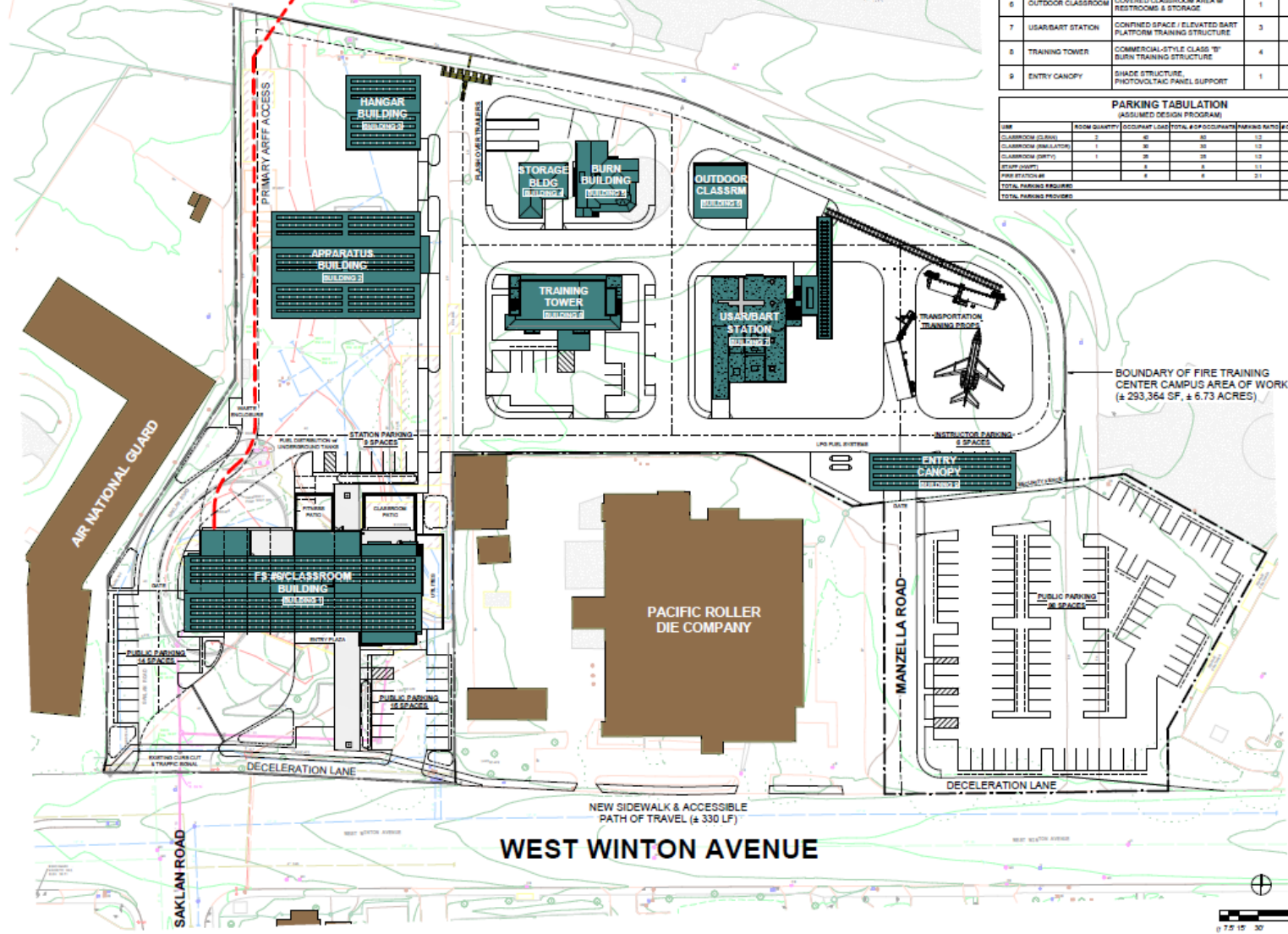
K	Fire Station 6
C	Classroom
B	4-Story burn building
A-1	2-story burn building
A-2	Supply storage building
D	Apparatus storage and service building



HAYWARD EXECUTIVE AIRPORT

STRUCTURE - LEGEND				
BLDG	NAME	DESCRIPTION	STORIES	FOOTPRINT AREA TOTAL AREA
1	FIRE STATION #6 / CLASSROOM BUILDING	2-COMPANY FIRE STATION, TRAINING CLASSROOMS, & ADMIN. OFFICES	2	12,505 SF 20,965 SF
2	APPARATUS BUILDING	VEHICLE STORAGE / TRAINING AREA, TURN OUT LOCKERS, & RESTROOMS	1	8,272 SF 8,272 SF
3	HANGAR BUILDING	COVERED STORAGE w/ PUMP TEST PIT & VEHICLE WASH DOWN AREA	1	2,916 SF 2,916 SF
4	STORAGE BUILDING	RESIDENTIAL-STYLE CLASS "A" MATERIAL STORAGE BUILDING	1	1,100 SF 1,100 SF
5	BURN BUILDING	RESIDENTIAL-STYLE CLASS "A" BURN TRAINING STRUCTURE	3	1,942 SF 4,534 SF
6	OUTDOOR CLASSROOM	COVERED CLASSROOM AREA w/ RESTROOMS & STORAGE	1	1,000 SF 1,000 SF
7	USAR/BART STATION	CONFINED SPACE / ELEVATED BART PLATFORM TRAINING STRUCTURE	3	4,087 SF 13,663 SF
8	TRAINING TOWER	COMMERCIAL-STYLE CLASS "B" BURN TRAINING STRUCTURE	4	3,540 SF 11,172 SF
9	ENTRY CANOPY	SHADE STRUCTURE, PHOTOVOLTAIC PANEL SUPPORT	1	2,354 SF 2,354 SF

PARKING TABULATION (ASSUMED DESIGN PROGRAM)					
USE	ROOM QUANTITY	OCCUPANT LOAD	TOTAL # OF OCCUPANTS	PARKING RATIO	# OF PARKING SPACES
CLASSROOM (CLASS)	2	40	80	12	40
CLASSROOM (SIMULATOR)	1	30	30	12	10
CLASSROOM (EMT)	1	20	20	12	10
OFFICE (OFFICE)	1	10	10	10	10
FIRE STATION #6	1	4	4	21	10
TOTAL PARKING REQUIRED					80
TOTAL PARKING PROVIDED					100



RosDrulisusenbery
 18294
 Sonoma Highway
 Sonoma
 CA 95476
 TEL: 707.956.8448
 FAX: 707.956.8542

ARCHITECTURE
HAYWARD FIRE STATION #6 & REGIONAL ARFF FIRE TRAINING CENTER
 1401 W. WINTON AVE.
 HAYWARD, CA 94545

No. Description Revision Date

50% SCHEMATIC DESIGN

Drawn By: **CAMPUS MASTER PLAN**

Checked By: _____
 Date: _____
 Project No.: 20100

FTC A1.01
 Drawing No.

PRELIMINARY DESIGN. NOT FOR CONSTRUCTION.

STAFF PRESENTATION

**ITEM #3 PUBLIC HEARING
17-051**

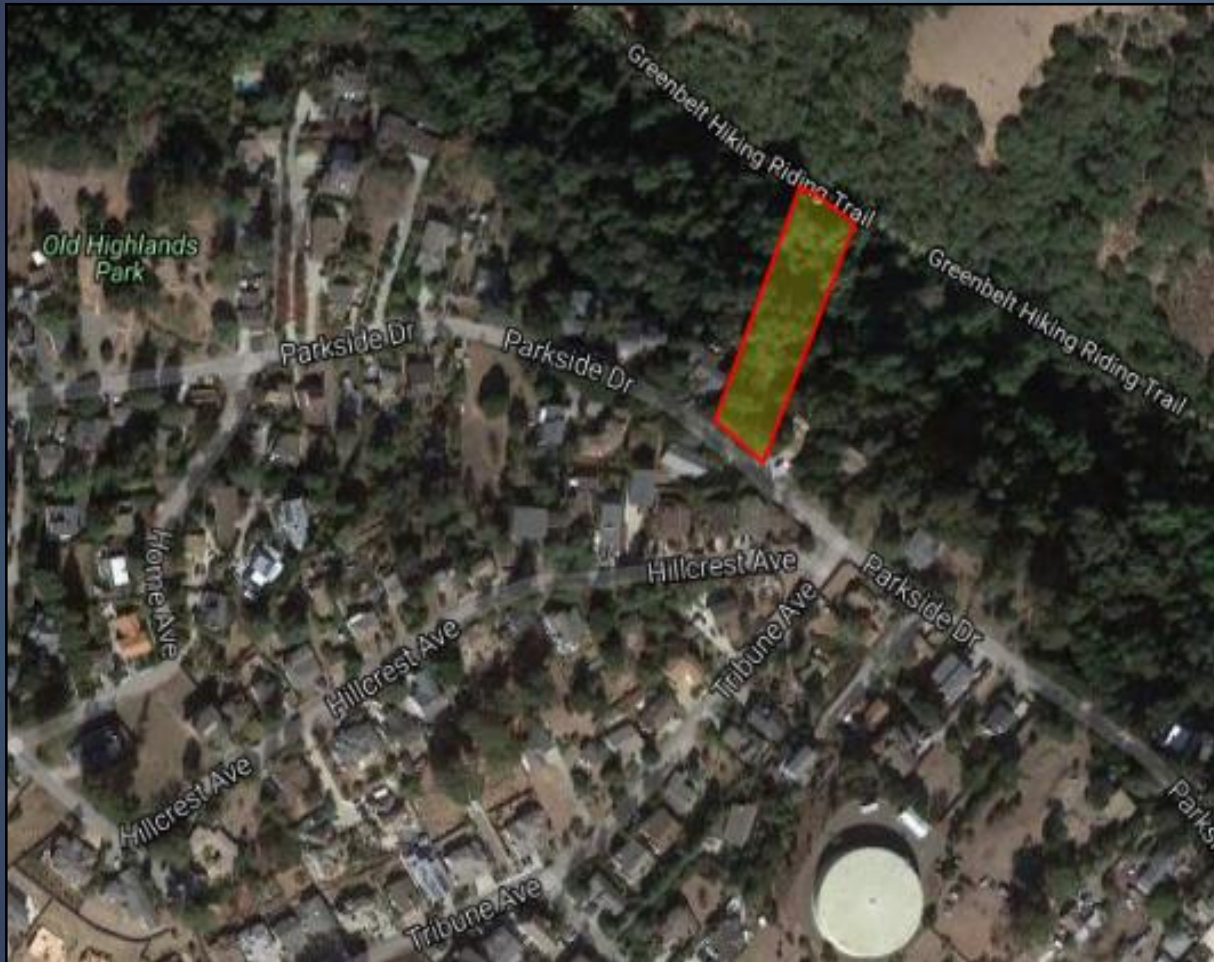
26446 PARKSIDE DRIVE



DEVELOPMENT SERVICES

Parkside Drive Single-Family Residence

Project Site



Location:
26446 Parkside Drive

Zoning:
Residential Nature
Preserve (RNP)

Land Use
Designation:
Suburban Density
Residential (SDR)

Project Summary



✓ Site Plan Review

- 4,410 Square-Foot Single-Family Residence
- On and Off-Site Improvements
- Drought-Tolerant Landscaping

✓ Grading Permit Review

- HMC requires City Council Review for Grading on Sites with an Average Slope exceeding 20%

Existing Site Conditions



- ✓ Vacant Hillside Parcel
- ✓ Located in Established Residential Neighborhood
- ✓ Existing Trees and Vegetation on the Project Site
- ✓ Conservation Easement Recorded

Proposed Project



**richard
janzen
architecture**

RICHARD JANZEN, ARCHITECT
8812 PASO ROBLES DRIVE
OAKLAND, CA 94611
510.338.7380
www.richardjanzenarchitect.com

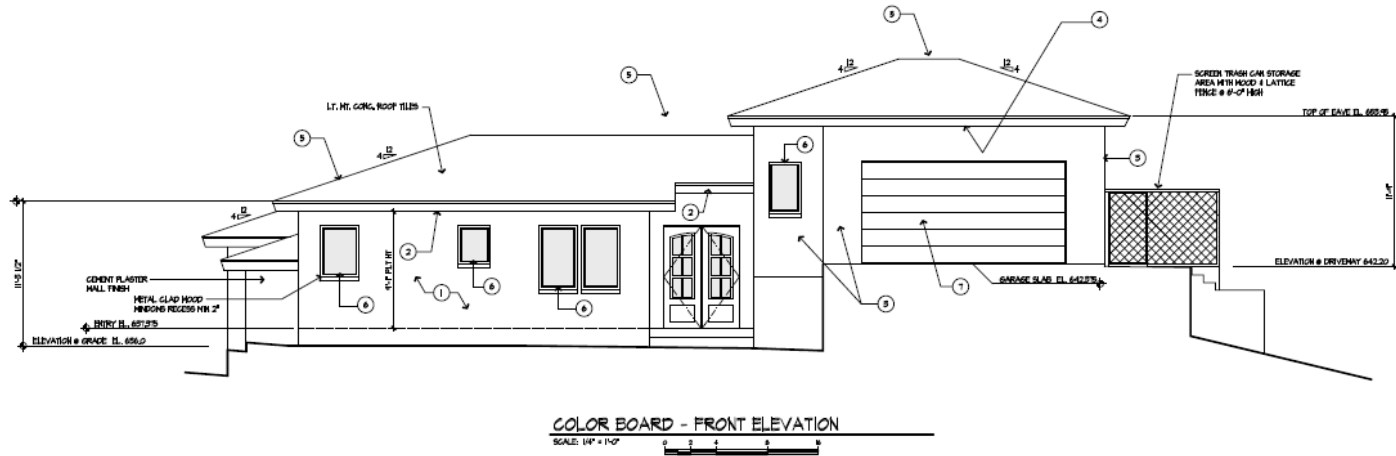
REV	DATE	BY

ZHANG RESIDENCE
26446 PARKSIDE DRIVE
HAYWARD, CA 94542

ZHANG
RESIDENCE
COLOR
BOARD

DRAWN	BY
CHECKED	BY
DATE	FEBRUARY 26, 2017
SCALE	AS NOTED
JOB NO.	M04-4
SHEET	

CB.1
OF SHEETS



COLOR BOARD - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR COLOR SPECIFICATIONS



① COLOR # 1: **APPLEGATE PARK** NO. KM 5153
PLACEMENT: MAIN EXTERIOR ROSE COLOR



② COLOR # 2: **PASEO VERDE** NO. KM 5154
PLACEMENT: ROOF EAVE FASCIA AND ROOF DORMERS



③ COLOR # 3: **LA GRANGE** NO. KM 5155
PLACEMENT: PAINT COLOR FOR GARAGE (ALL SIDES AND FRONT)



④ COLOR # 4: **ROLLING HILLS** NO. KM 5156
PLACEMENT: GARAGE ROOF FASCIA AND ROOF DORMERS

COLOR SPECIFICATIONS NOTES

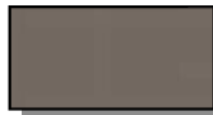
- EXTERIOR CHAILING COLORS AND GARAGE FRONT FACE SHALL BE BY PAINT MANUFACTURER "VELLY-NDRE PAINT" OR EQUAL.
- ROOFING SHALL BE BY ROOFING MANUFACTURER "EAGLE ROOFING PRODUCTS" 4602 CONCORD BLEND. PROFILE: DEL. AIR DESCRIPTION: CHARCOAL, TAN BLEND OR EQUAL.
- MIDDON SHALL BE BY MIDDON MANUFACTURER "MIDDON MIDDON" VINY. GLAD WOOD INTERIOR 4600 SERIES MIDDON OR EQUAL.

ROOF SPECIFICATIONS



⑤ COLOR # 5: **CONCORD BLEND** NO. 4602
PLACEMENT: LIGHTWEIGHT CONCRETE ROOF TILES

WINDOW SPECIFICATIONS



⑥ COLOR # 6: **TERRACOTTA**
PLACEMENT: EXTERIOR TRIM (GLAZING)

GARAGE DOOR SPECIFICATIONS



⑦ COLOR # 7: **MID ROOM** NO. KM 4875
PLACEMENT: EXTERIOR FACE OF GARAGE DOOR

Proposed Project



**richard
janzen
architecture**

RICHARD JANZEN, ARCHITECT
8812 PASO ROBLES DRIVE
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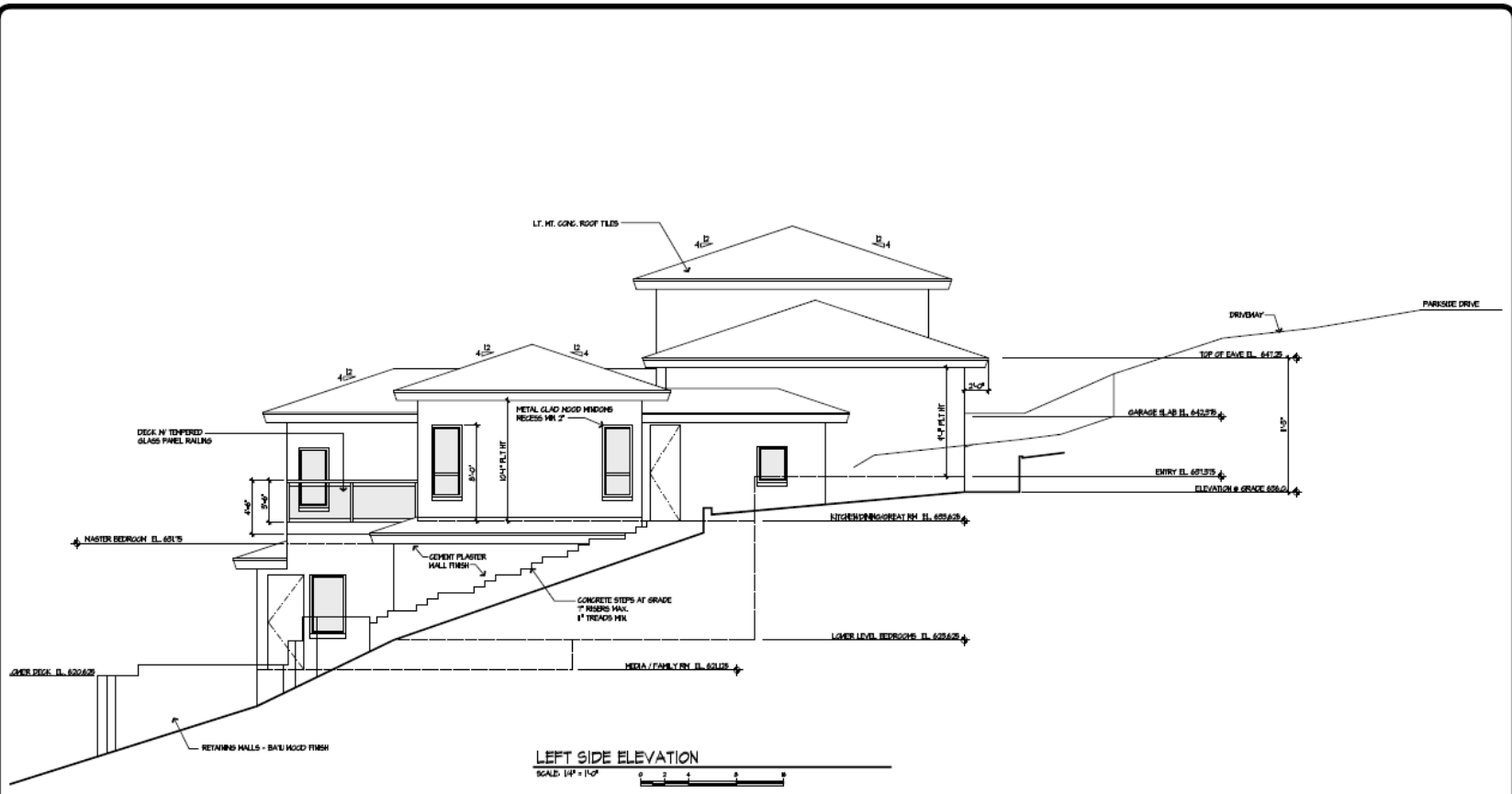
REV	DESCRIPTION

ZHANG RESIDENCE
26446 PARKSIDE DRIVE
HAYWARD, CA 94542

EXTERIOR
ELEVATION

DRAWN BY
CHECKED BY
DATE
PERMITTED BY
SCALE
AS NOTED
JOB NO.
MCH-4
SHEET

A3.3



Environmental Review



- ✓ Initial Study and Mitigated Negative Declaration (IS/MND) were prepared for the proposed project.
- ✓ Impacts identified are related to **Geology & Soils.**
- ✓ Mitigation Measures were incorporated as Conditions of Approval and the Mitigation Monitoring and Reporting Program to minimize such impacts to a level of **less than significant.**

Staff Recommendation



That the Planning Commission recommends to the City Council:

- ✓ **Approval** of the Site Plan Review and Grading Permit based on the required Findings and subject to the Conditions of Approval; and
- ✓ **Adoption** of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the proposed project.

Questions & Discussion



Compatibility with Existing Development



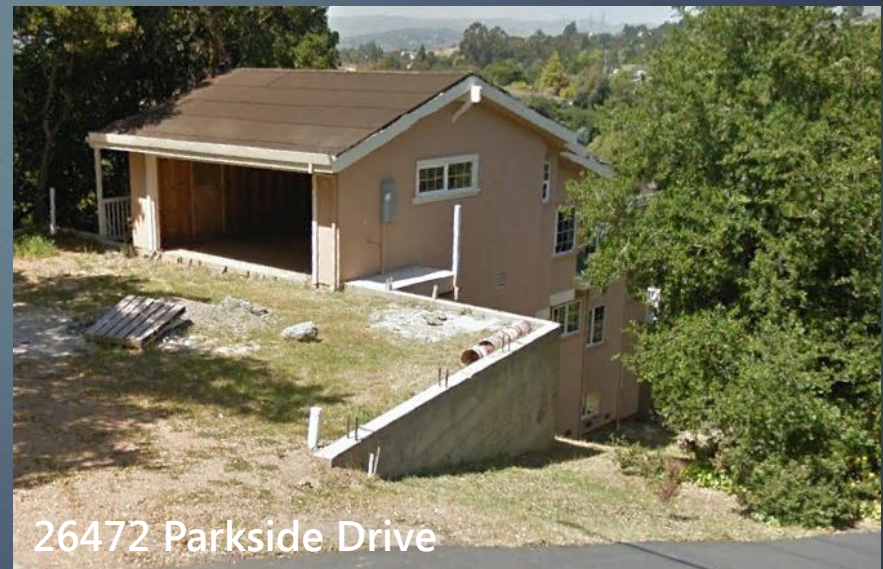
26382 Parkside Drive



26420 Parkside Drive



26404 Parkside Drive



26472 Parkside Drive