

**CITY COUNCIL MEETING
TUESDAY, NOVEMBER 19, 2019**

PRESENTATIONS

ITEM 11 – PH 19-088

**ROUTE 238 CORRIDOR LAND DEVELOPMENT -
PARCEL GROUP 6 CARLOS BEE QUARRY
PROJECT: ADOPT A RESOLUTION CERTIFYING
AN ADDENDUM TO THE 2014 GENERAL PLAN
ENVIRONMENTAL IMPACT REPORT,
APPROVAL OF MASTER DEVELOPMENT PLAN,
AND AUTHORIZATION FOR THE CITY
MANAGER TO ISSUE A REQUEST FOR
PROPOSALS FOR THE DISPOSITION AND
DEVELOPMENT OF THE PARCEL GROUP**

Route 238 Corridor Lands Development

Parcel Group 6: Carlos Bee Quarry

Certification of General Plan EIR Addendum
Approval of Master Development Plan
Approval to Issue Request for Proposals

November 19, 2019

Jennifer Ott, Deputy City Manager

Background

1960's

- Caltrans purchase land for Route 238 Bypass Project

2016

- City & Caltrans Purchase and Sale Agreement

2022

- End of Agreement with Caltrans

2009

- Project Abandoned
- Joint City/County Land Use Study

2017

- Begin Master Development Planning Process

Route 238 Corridor Lands Parcel Groups



Project Goals



Facilitate the cohesive, productive use of land driven by community vision



Eliminate neighborhood blight



Negotiate real estate transactions at no net cost to the city



Fund new community benefits

Site Overview

Parcel Group 6: Overview

Assets and Opportunities

- View corridors
- Large developable land areas
- Close proximity to CSUEB (~.3 miles)
- Hayward Foothill Trail loop
- Broad planning envelope (740-1630 units)

Constraints

- Steep slopes surround site
- Lack of access
- No existing infrastructure
- PGE easement



PARCEL 6 EXISTING CONDITIONS



LEGEND

- Parcel Boundary
- Hayward Foothill Trail
- Creek and Riparian Forest
- Steep Slope Area

Outreach and Feedback

What We've Heard So Far

Feedback from November 15, 2018 Community Meeting

Vision for New Development

- Student and Faculty Housing
- Affordable Housing
- New Parks and Open Space
- Development that limits traffic impacts
- New Community Center
- Potential for new school site
- Bayview Village

Concerns About Development

- Traffic impacts on Carlos Bee
- Parking impacts on surrounding neighborhoods
- Too much focus on residential, not enough commercial
- Overall impacts of increasing population on school district
- Impact of trails in creek set-back/riparian areas

What We've Heard So Far, 2

Feedback from April 23, 2019 Community Meeting

Additional Feedback

- Support for development consistent with existing **zoning and general plan designations**.
- General support for a property assessment to fund new or improved **public transit options**.
- Providing **dedicated bike lanes** for students to access campus.
- Overall concern over cumulative **impacts of population growth** on traffic and public services.
- Include **walkable commercial/retail** opportunities for residents.
- Restore the **riparian and creek corridors**.

What We've Heard So Far, 3

Feedback from July 25, 2019 Planning Commission Work Session

- Planning Commission generally supportive of Master Development Plan Concept
- RFP should clearly articulate the riparian and creek setbacks.
- Future HOA must provide neighborhood security and on-street parking enforcement.

What We've Heard So Far, 4

Sherman Lewis/HAPA's Bayview Village Concept

- Sherman Lewis/HAPA played a pivotal role in the history of the Route 238 Bypass Project.
- Helped to establish the Sustainable Mixed-Use General Plan and Zoning Designation for Parcel Group 6
- Staff has been meeting with him monthly to discuss the role of the Bayview Concept in the future development of the site.
- Concept focuses on:
 - Housing Affordability
 - Environmental Sustainability (LEED Platinum)
 - Green Mobility
 - Health and Safety
 - Good Design
 - Community

What We've Heard So Far, 5

Feedback from October 7, 2019 Council Economic Development Committee Work Session

- Emphasize encouraging creative and innovative proposals.
- Consider more commercial use, if desired by development teams.
- Require future development to exclude natural gas utilities.
- Encourage additional outreach and to solicit more neighborhood feedback throughout the planning process.
- Require additional engineering analysis regarding new intersection to ensure safety on Carlos Bee.
- Prohibit a gated community.

What We've Heard So Far, 6

Feedback from October 24, 2019 Planning Commission Public Hearing

- Add wildfire prevention requirement for the site plan of RFP.
- Supportive of Master Development Plan, with unanimous approval.

Master Development Plan

Master Development Plan Structure

- Sets the overall development parameters for the site
- Draft plan organized in four areas:



Parks, Trails, and Open Space



Streets, Circulation, and
Transportation Demand
Management

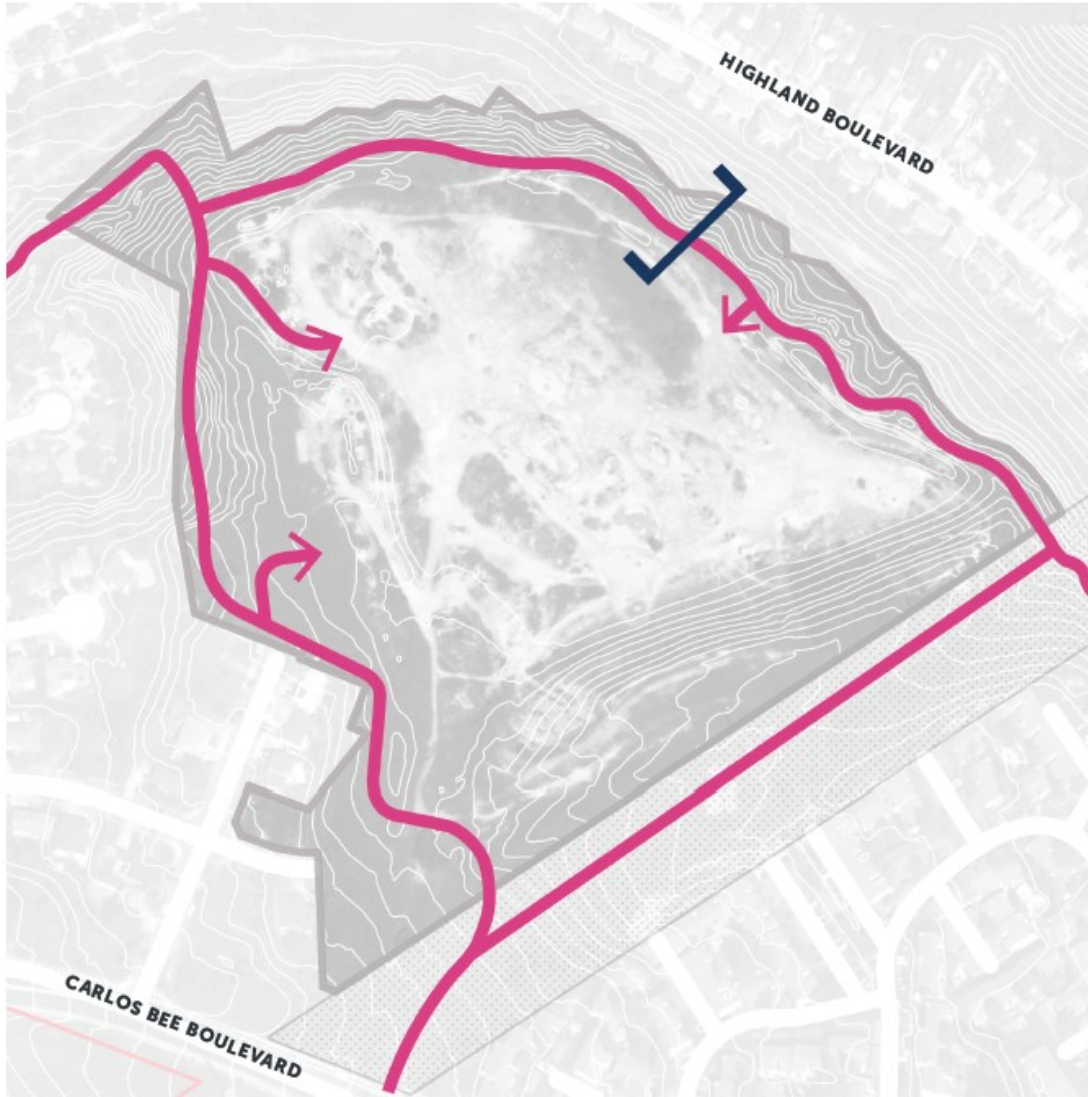


Land Use and Development



Infrastructure

Parks, Trails, and Open Space



QUARRY PROPERTY FOOTHILL TRAIL TYPICAL SECTIONS





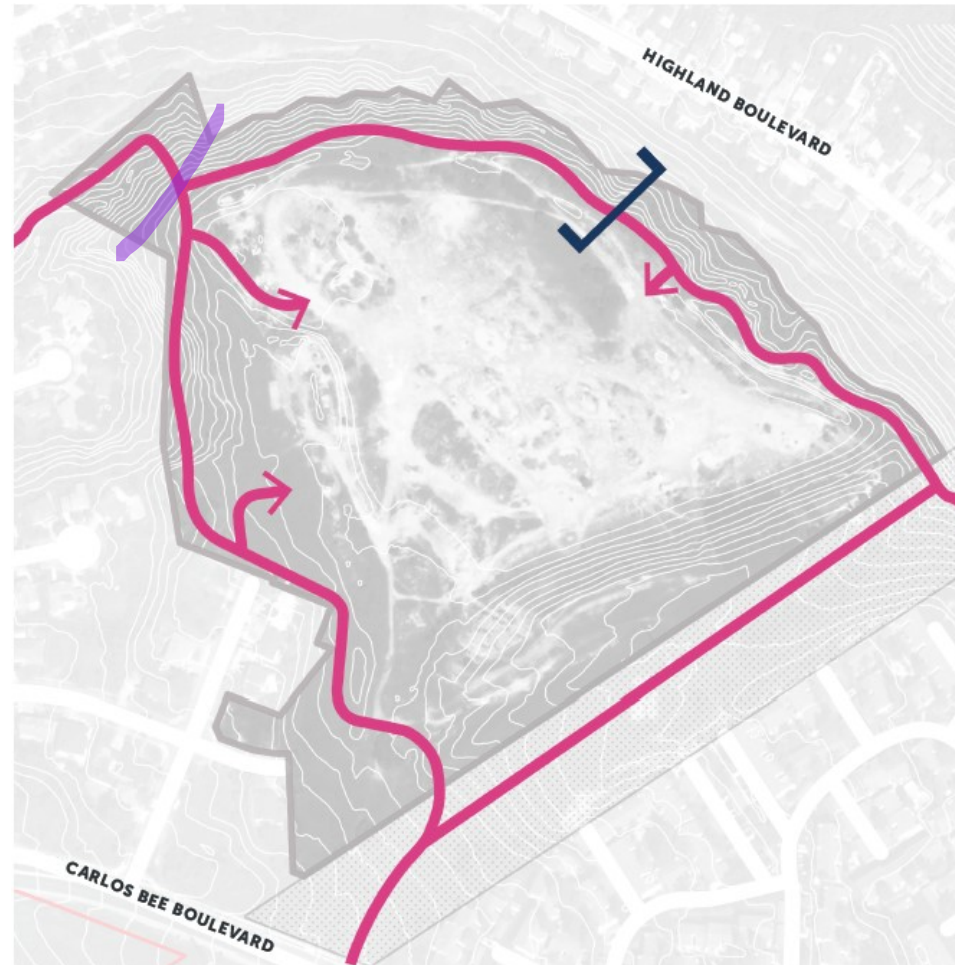
FOOTHILL TRAIL
Route
1.4km
→
CARLOS BEECHER

Response to Trail and Creek Setback Comments

- Detailed engineering, review and approval will occur as part of site plan/tentative map process and include HARD review and approval as well.
- Add to the RFP goals to address the following as part of subsequent approvals:
 - 20-foot setback from development, including trail construction
 - Include creek restoration, where possible, as part of trail development
- Memo from CEQA consultant confirming Addendum adequately covers trail development provided to Council

Response to Trail and Creek Setback Comments (*cont.*)

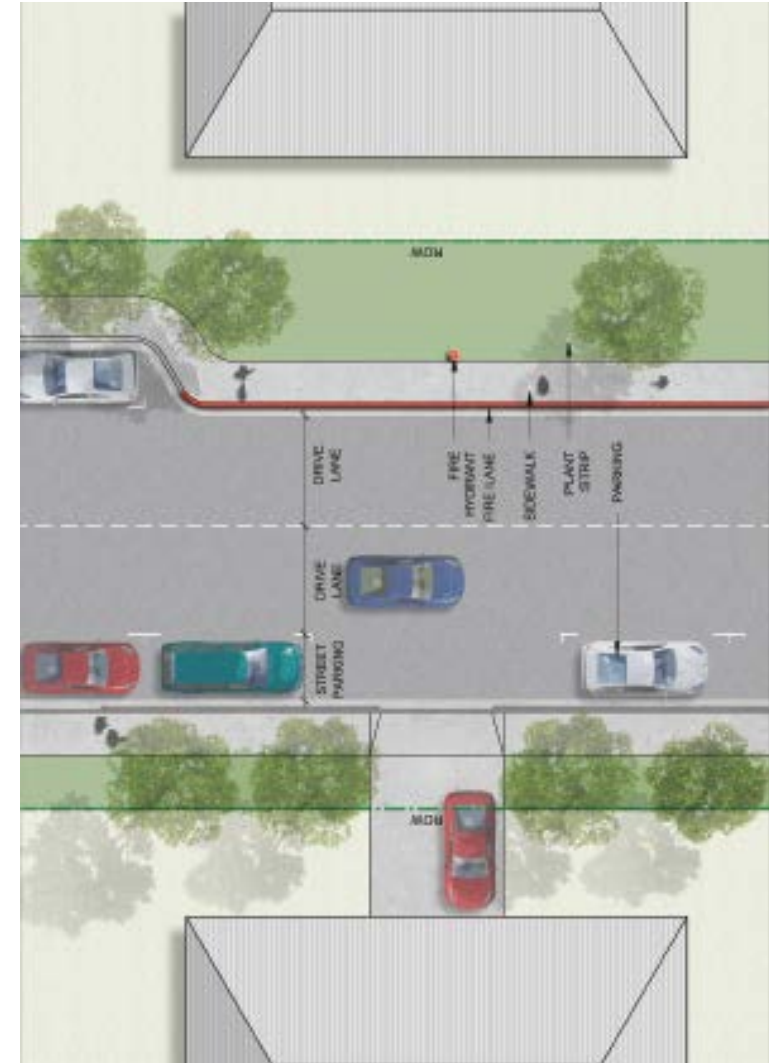
- Plan excludes northern bridge and access to Highland neighborhood at this point
- HARD Trail Master Plan under development to address additional access and connections



Streets, Circulation, and TDM

- Development will require new signalized intersection to Carlos Bee Blvd. at the PGE easement.
- Developers will need to provide a robust TDM plan that includes:
 - Locally financed shuttle or AC Transit shuttle partnership to Downtown/BART/CSUEB.
 - Bikeway facilities and access to Lime, Jump, or Lyft docked or dockless electric bicycles.
 - On-street parking requirements in accordance with maximums included in SMU zoning.

Streets, Circulation, and TDM



Land Use and Development

Conceptual Planning

- Student Housing
- Multi-Family Housing
- Townhomes

Environmental Review

- Maximum Unit/Bed Counts
 - 500 Multi Family/Townhomes
 - 500 Student Beds*

**Student housing impacts less than a housing unit; potential for less units and greater beds.*



SITE IMPROVEMENTS

Total Land Area - 29.64 ac
Creek and Riparian Conservation Zone - 5.38 ac
Open Space and Steep Slope Zone, No Landscaping - 9.10 ac
Neighborhood Park - 1.50 ac
Roadway Infrastructure Area - 1.94 ac
Net Development Area - 11.72 ac

LEGEND

- Parcel Boundary
- Hayward Foothill Trail
- Creek and Riparian Forest
- Steep Slope Area (>40%)
- Development Area







Infrastructure

- Site has no existing utility infrastructure.
- All new utility infrastructure required
- Draft Master Development Plan provides for Low-Impact Development elements to manage stormwater runoff.
 - Permeable paving
 - Infiltration boardwalks
 - Bio-retention
 - Bio-swales
 - Vegetated gutters



Request for Proposals

RFP Process

- Issue RFP following approval of the Master Development Plan.
- Solicits proposals from the development community.
- Sets specific development requirements, as property owner, in addition to the Master Development Plan.
- Staff will select a short list of developers to interview and for further negotiation.
- Staff to seek authorization from City Council to enter into an exclusive negotiation agreement with preferred developer at a public hearing.

RFP Development Requirements

1. Foothill Trail and Parkland Dedication Requirements

- Developers will need to construct the 16-foot wide multi-use trail throughout their proposed development.

2. Affordable Housing Requirements

- Developers will only have the option to develop on-site affordable units in accordance with the Affordable Housing Ordinance requirements.

3. Green Development

- Developers must incorporate green building and landscaping elements that reduce use of energy, water, and natural resources.
 - Includes making each home solar powered to meet new CA Building Standard Commission's requirement.
 - No gas utilities.

RFP Requirements, 2

4. Transportation Demand Management (TDM)

- Developers must propose and implement a robust TDM program that details strategies on how the development will promote walking, biking, and taking transit to reduce trips in single occupied vehicles. A minimum of 10% trip reduction is required for this development.
- TDM Plans must include
 - Transit access to Downtown Hayward/BART
 - Car share
 - Electric Bike Share
 - Strict on-street parking regulations and enforcement

RFP Development Requirements, 3

5. Hayward Resident Priority Preference Plan

- Developers will need to include a plan which grants a priority preference for Hayward residents to purchase or lease market rate units in instances where all other financial considerations are equal, if possible.
 - Must be pursuant to applicable state and federal Fair Housing laws.
- Developers must state any impact of this program on purchase price.

6. HAPA Bayview Project Understanding

- Developers will need to submit a project understanding and impact statement regarding the feasibility of developing the Bayview concept as presented in a separate Bayview Village Proposal document prepared by HAPA.
- Developers will address overall impressions, opportunities, constraints, and financial feasibility of the Bayview Village concept.

Anticipated Entitlements



Site Plan Review



Tentative Map



Final Map

Next Steps and Timeline

Item	Governing Body	Scheduled Date
Approval of Parcel Group 6 Master Development Plan General Plan EIR Addendum, and Authorization to Release RFP	Hayward City Council	Tonight
Authorization to Enter into Exclusive Negotiations with Selected Developer	Hayward City Council	Spring 2020
Approval of DDA, Site Plan, and TDM Plan	Planning Commission Hayward City Council	Fall 2021

Staff Recommendation

Staff recommends that City Council:

- **Certify Addendum to General Plan EIR**
- **Approve Master Development Plan and Authorize Issuance of Request for Proposals**

Bayview Development Concept

Potential Development Concept

Bayview Village Site Plan

Hayward CA
August 2018



Alternative Concept:

Bayview Village (HAPA)

- 700 unit housing development
- Limited parking (100 spaces)
- Walkable community
 - No cars on local streets
- Bus/shuttle to BART for access off site
- Community Center
 - Café
 - Fitness Center
- Foothill Trail

Master Development Plan & Bayview Concept

	Draft MDP	HAPA Bayview Concept
Unit Count	Up to 1,000 (500 MF & 500 Student Beds)	700 (Mix of MF and Student Beds)
Property Financed Transit/Shuttle	Yes	Yes
Parking Regulations	SMU-Parking Maximums	100 total spaces, expandable upon demand. No local vehicle traffic.
Foothill Trail (SD-7)	Yes	Yes
Commercial/Retail Elements	10,000 Sq. Ft.	Village Center, Café, Fitness Center

ITEM 12 – LB 19-051

**ADOPT A RESOLUTION ESTABLISHING A
BUSINESS CLOSURE DAY IN OBSERVANCE OF
CESAR CHAVEZ'S BIRTHDAY**

Establishing a Business Closure in Observance of Cesar Chavez

Maria A. Hurtado, Assistant City Manager
November 19, 2019

Background

May 2019

Council approved a referral requesting staff meet with the City's various non-sworn bargaining groups to explore the option of exchanging a recognized holiday for the observance of Cesar Chavez's birthday (March 31).

Two Options Considered

Option 1

Enact Business Closure

- Like current holiday business closures, employees can either
 - Work
 - Take time off (using accrued leave)
 - Take time off (without pay)
- Provides employees flexibility to observe Cesar Chavez' birthday, if desired

Option 2

Add Cesar Chavez Holiday

Approximate Cost
= \$250,000 (annual)

Background

City	Total Holidays
Hayward	14.5
Berkeley	13
Richmond	13
Santa Clara	13
Vallejo	13
Fremont	12
Livermore	12
Redwood City	12
Daly City	11
Palo Alto	11
San Leandro	11
Alameda	10
San Mateo	10

Staff conducted a survey of 13 local jurisdictions

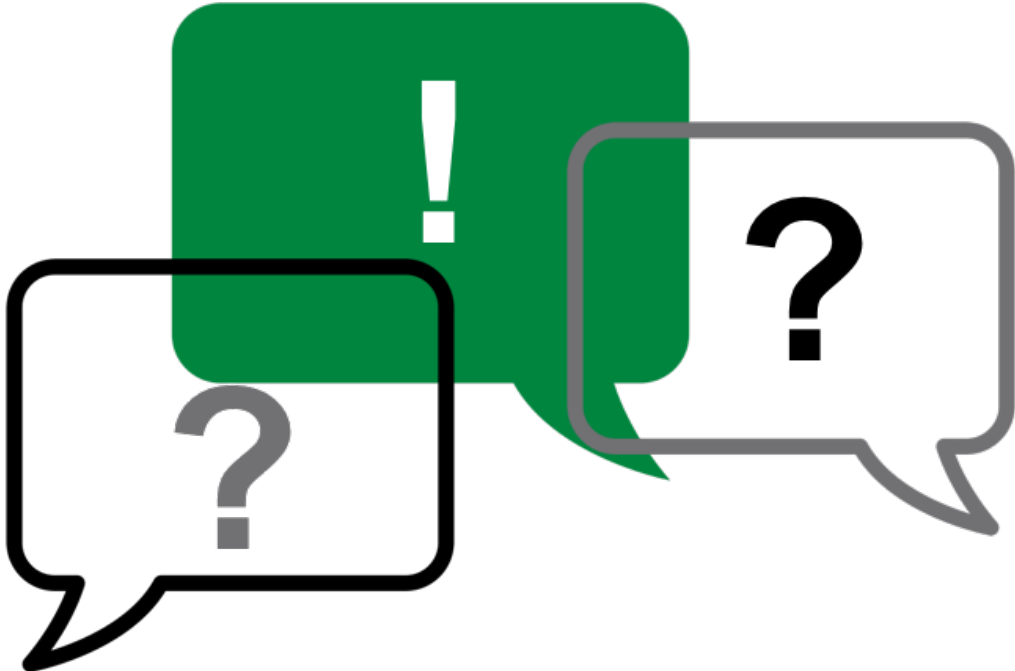
- None of jurisdictions provide Cesar Chavez as a paid holiday.
- When paid holidays were compared, **Hayward provides 14.5 holidays annually** where other agencies surveyed averaged **12 holidays annually**.

Recommendation

Establish a Business Closure Day in Observance of Cesar Chavez's Birthday.

- **The business closure does not impact essential services**
(P.D. and Fire, Communications/Dispatch, and the Water Pollution Control Facility)
- **Mirrors the Hayward Unified School District's observance of the holiday**
(Monday closest to Cesar Chavez's birthday)
- **For Calendar Year 2020, Cesar Chavez's birthday falls on Tuesday, March 31.**
*The proposed business closure would be **Monday, March 30.***

Questions



ITEM 13 – LB 19-048

**INTRODUCTION OF AN ORDINANCE ADOPTING
THE CALIFORNIA CODE OF REGULATIONS 2019
EDITION OF TITLE 24, INCLUDING THE 2019
BUILDING, FIRE, PLUMBING, MECHANICAL,
ELECTRICAL, ENERGY AND GREEN BUILDING
CODES; AND RELATED AMENDMENTS, INTO
THE HAYWARD MUNICIPAL CODE**

2019 Building and Fire Code Adoption

California State Health and Safety Code requires all jurisdictions to enforce the most recently adopted version of the California Code of Regulations Title 24, also known as “The California Building/Fire Code.”

- Part 1: California Building Standards Administrative Code
- Part 2: California Building Code (Volumes 1 and 2)
- Part 2.5: California Residential Building Code
- Part 3: California Electrical Code
- Part 4: California Mechanical Code
- Part 5: California Plumbing Code
- Part 6: California Energy Code
- Part 7: Vacant
- Part 8: California Historical Building Code
- Part 9: California Fire Code
- Part 10: California Existing Building Code
- Part 11: California Green Building Standards Code (*CalGreen*)
- Part 12: California Reference Standards Code

CODE ADOPTION ACHIEVES MINIMUM BUILDING STANDARDS

LIFE SAFETY (earthquake and fire safety through the Building Code and Fire Code)

ENVIRONMENTAL QUALITY and SANITATION (core system functioning - through the Plumbing Code, Electrical Code and Mechanical Code)

CIVIL RIGHTS (disabled access provisions through the Building Code)

ENERGY CONSERVATION (through the Energy Code)

GREEN BUILDING (through the California Green Building Standards Code, or 'CalGreen')

***The California State Health and Safety Code authorizes local jurisdictions to adopt local code amendments if the following criteria is met:**

- Local code amendments must not be less restrictive than the state codes.
- Technical modifications must have reasonable findings based on climatic, geologic or topographical conditions that impose particular constraints within the jurisdiction.
- Findings related to local conditions must be submitted to the California Building Standards or Energy Commission for recordation.

**Changes to the administrative sections of the code (non-technical components) do not require findings. Examples include policies related to refunds or plan review expiration. Changes to the energy code require a cost effectiveness study to be submitted to the CEC.*

Significant strategies in the 2019 code cycle related to energy conservation and sustainability:

- Increase building energy efficiency cost effectively.
- Contribute to the States Greenhouse Gas (GHG) reduction goals.
- Substantially reduce the homes impact on the grid through efficiency and Photovoltaic (PV).
- Promote grid harmonization and self-utilization of PV generation.

- Provide independent compliance paths for both mixed fuel and all electric homes.
- Provide tools for local Reach Codes.

Noteworthy Additions to the 2019 Building Code

Appendix N-CA. Building Code

Appendix X-CA. Residential Building Code

In order to meet the recent demands for emergency housing, appendixes have been added to the CA. Building Codes that provide a clear path for the development and construction of emergency shelters. Adopting these appendixes will allow projects such as the Hayward Navigation Center to move forward more expeditiously and with a higher degree of safety.

QUESTIONS?

CITY MANAGER'S COMMENTS

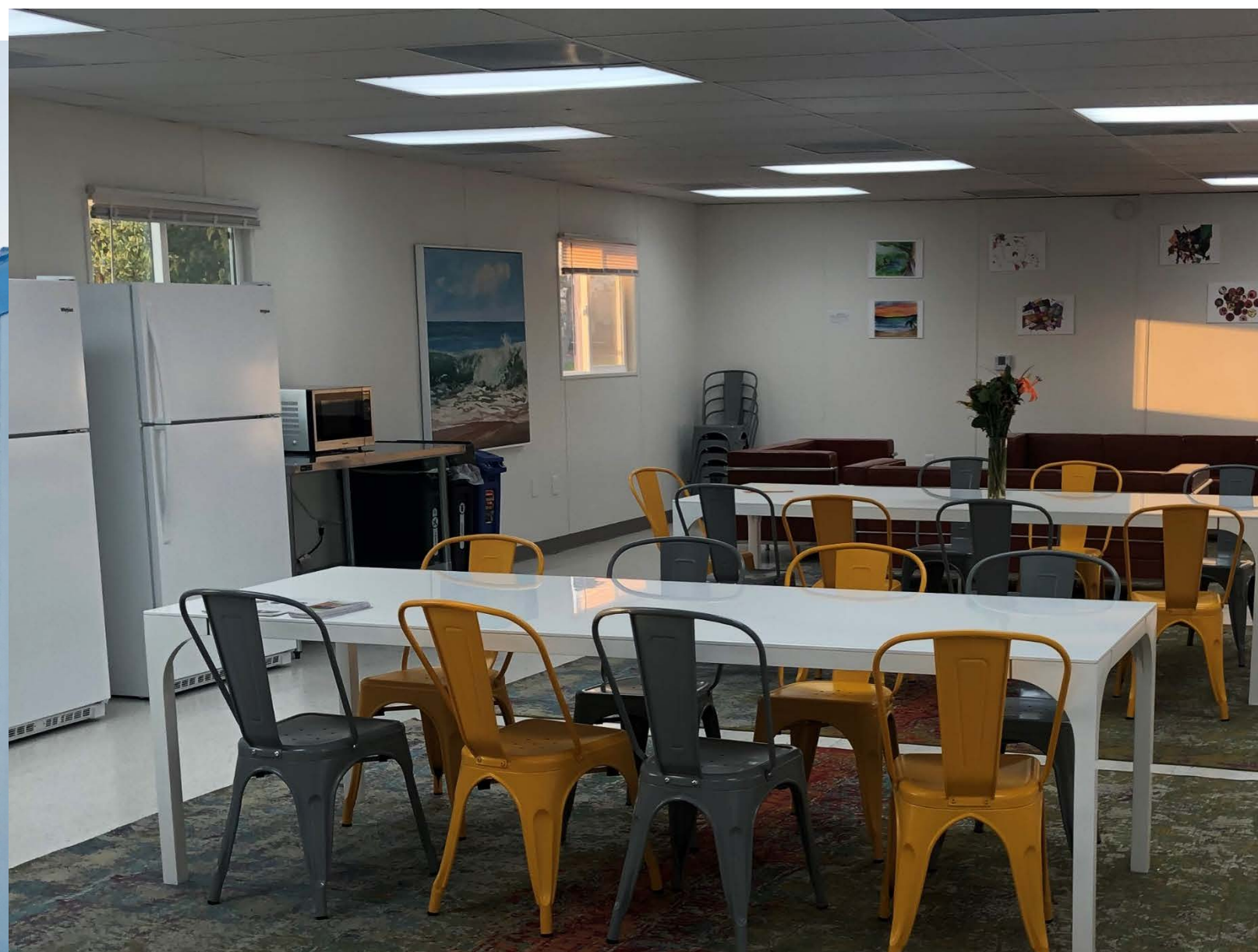
HOUSING NAVIGATION CENTER AT WHITESELL STREET AND DEPOT ROAD

CITY OF HAYWARD

HOUSING NAVIGATION CENTER

<https://www.hayward-ca.gov/content/hayward-housing-navigation-center>





Referrals

Call 2-1-1

- Intake Completed
- Adheres to Coordinated Entry Process
- Operator Invites from List for Appropriate Referrals



Donations

Mail Community Services, 777 B Street, Hayward, CA 94541
Online www.hayward-ca.gov/nav-center-donations

Donations may be tax-deductible