



**MINUTES OF THE CITY COUNCIL MEETING
OF THE CITY OF HAYWARD
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, July 15, 2014, 7:00 p.m.**

Attachment V

The City Council meeting was called to order by Mayor Halliday at 7:00 p.m., followed by the Pledge of Allegiance led by Mayor Halliday.

ROLL CALL

Present: COUNCIL MEMBERS Zermeño, Jones, Peixoto, Lamnin
MAYOR Halliday
One Vacancy

Absent: COUNCIL MEMBER Mendall

Mayor Halliday noted that Council Member Mendall was out ill. Ms. Halliday also indicated that there was a two-year vacancy on the City Council, which was created when she was elected Mayor; and applications for such vacancy needed to be filed with the City Clerk by noon, July 16, 2014.

CLOSED SESSION ANNOUNCEMENT

City Attorney Lawson reported that the City Council met in closed session regarding five items: 1) conference with legal counsel pursuant to Government Code 54956.9 regarding: Damante v. City of Hayward, Alameda County Superior Court No. HG12620646, Russell City Energy Center, LLC v. City of Hayward, U.S.D.C., N.D. CA, No. c-14-CV-3102, Net Connection, LLC v. City of Hayward, U.S.D.C. N.D. of CA, No. CIV 13-1212; 2) conference with legal counsel pursuant to Government Code 54956.9 regarding: Enos/City of Hayward, WCAB No. ADJ8779183, Cooper/City of Hayward, WCAB Nos. ADJ8264879 and ADJ8264889, Beal/City of Hayward, WCAB No. ADJ8420333; 3) conference with real property negotiators pursuant to Government Code 54956.8 regarding: South Hayward BART Land Purchase and Requisition; 4) conference with property negotiators pursuant to Government Code 54956.8 regarding: 22632 Main Street (APN 428-0066-024-00); 22654 Main Street (APN 428-0066-039-00); 22696 Main Street (APN 428-0066-038-02); 1026 C Street (APN 428-0066-037-00); 1026 C Street (APN 428-0066-038-01); and 5) conference with labor negotiators pursuant to Government Code 54957.6 regarding all groups. There was no reportable action.

PUBLIC COMMENTS

Ms. Wynn Greich, Hayward resident, spoke about the negative health effects and privacy issues caused by smart meters and cell phone towers.

Mr. Pedro Sanchez and Jose Luis Sanchez, Hayward residents and members of the Hayward Community Gardens, through Council Member Zermeño serving as a Spanish interpreter, spoke about issues among the Hayward Community Gardens Board and its members.

Mr. Kim Huggett, president of the Hayward Chamber of Commerce, invited everyone to the “Downtown Hayward Street Parties” on July 17 and August 21, 2014.

Mr. Jim Drake, Hayward resident, requested that ten police patrols be deployed to nine neighborhoods in Hayward.

Mr. Charlie Peters, Clean Air Performance Professionals representative, provided a document for the record and spoke about ethanol used in gas and gasoline prices.

Ms. Paige Bennett, Hayward resident, concurred with the proposed mixed use for the former Holiday Bowl site, and suggested bringing an Apple or a large Rite Aid store to the site.

Ms. Mimi Bauer, Hayward resident, suggested that the project for the former Holiday Bowl was missing a bus station and bike racks; noted there needed to be something to mitigate the impact of the eight lanes of traffic; was concerned about the wide paseos; and mentioned there were no houses fronting the golf course.

Ms. Cecilia Miskic, Hayward resident, suggested more green space and parking for the former Holiday Bowl and she also recommended improving the existing unattractive apartments west of the site.

WORK SESSION

1. Preliminary Review of Proposed Project Concept: Horizontal Mixed Use project on the former Holiday Bowl Site at Mission and Industrial as presented by Doug Rich of Valley Oak Partners

Staff report submitted by Planning Manager Buizer, dated July 15, 2014, was filed.

City Manager David announced the report and introduced Interim Planning Manager Buizer who provided a synopsis of the staff report. Mr. Doug Rich of Valley Oak Partners gave an overview of the proposed conceptual plan for the former Holiday Bowl.

The Council thanked staff and Valley Oak Partners for the opportunity to discuss the project during the preliminary review phase. Mayor Halliday and Council Members Lamnin and Peixoto disclosed having met with Mr. Rich of Valley Oak Partners.

Discussion ensued among the Council and Mr. Doug Rich. Council members offered the following comments about the conceptual plan: supported the large plaza area; favored a mix of residential and retail components to be built concurrently; liked accessible single-level units; asked to entertain green and solar-ready features; recommended having opportunities for community engagement through the process; encouraged having adequate space for a bus stop and bicycle racks; suggested having the developer reach out to representatives of the existing unattractive apartments to the west of the site; urged for retail spaces to have entrances along the pedestrian corridors and encouraged open seating; recommended that civic space be active;



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suggested taking advantage of golf course views to maximize land value; asked to investigate placing single level housing over retail; recommended considering live/work units; and cautioned to proactively address possible concerns with the proximity of the golf course to residential units; and suggested considering a bowling alley for the site.

CONSENT

Consent items 2, 3, 4, 11, 12, 13, 14, 19, 20, 21 were removed for discussion.

2. Approval of Minutes of the Special Joint City Council/Redevelopment Successor Agency/Housing Authority Meeting on June 24, 2014

It was moved by Council Member Zermeño, seconded by Council Member Jones, and carried unanimously with Council Member Mendall absent, Council Member Lamnin abstaining and one vacancy, to approve the minutes of the Special Joint City Council/Redevelopment Successor Agency/Housing Authority Meeting on June 24, 2014.

3. Approval of Minutes of the City Council Meeting on July 1, 2014

It was moved by Council Member Zermeño, seconded by Council Member Jones, and carried with Council Member Mendall absent, Council Member Lamnin abstaining and one vacancy, to approve the minutes of the City Council Meeting on July 1, 2014.

4. West A Street Safety Improvement: Approval of Plans and Specifications and Call for Bids

Staff report submitted by Assistant City Engineer Owusu, dated July 15, 2014, was filed.

Mr. Jim Drake, Hayward resident, would prefer to see the language “call for competitive bidding” in staff reports to demonstrate that bids were competitive.

It was moved by Council Member Lamnin, seconded by Council Member Zermeño, and unanimously carried with Council Member Mendall absent and one vacancy, to adopt the following:

Resolution 14-125, “Resolution Approving Plans and Specifications for the West A Street Safety Improvement Project, Project No. 05198, and Call for Bids”

5. Report and Special Assessments for Delinquent Sewer Bills and Water Bills Incurred by Property Owners