

**SPECIAL JOINT MEETING OF THE CITY
COUNCIL AND HAYWARD PUBLIC
FINANCE AUTHORITY BOARD**

September 12, 2023

PRESENTATIONS

**City Commissions and Keep
Hayward Clean and Green Task
Force**

ITEM #1

APPT 23-003

CITY COMMISSIONS AND TASK FORCE

ITEM 1: APPT 23-003

City Commissions and Keep Hayward Clean and Green Task Force:
Adopt a Resolution Confirming the Appointment and Reappointment of
Members of the Community Services Commission, Keep Hayward
Clean and Green Task Force, Library Commission, Personnel
Commission, and Planning Commission

Tuesday, September 12, 2023
Miriam Lens, City Clerk

5/4

- Recruitment Starts

8/4

- Application Deadline

8/15

- Council Work Session

8/17

- Deadline for Council to Pre-Screen Applicants

8/18

- KHCG TF Subcommittee Interviews

8/22

- Council Interviews

9/12

- Council Meeting: Action

KEEP HAYWARD CLEAN AND GREEN TASK FORCE Subcommittee

KHCG TF Members

Jeffrey Haman

Chuck Horner

Tom Ferreira

Leah Martinez

Jean-Yee Yu

SUMMARY OF FILLED VACANCIES AND APPROVED REAPPOINTMENTS

BODY	Filled Seats	Approved Reappointments	Total
CSC	8	1	9
KHCGTF	6	7	13
LC	2	1	3
PERC	1	2	3
PC	1	3	4
	18	14	32

COMMUNITY SERVICES COMMISSION

REAPPOINTMENT: One (1)

Name

Austin Bruckner-Carrillo

Term Expires

9/30/2027

KEEP HAYWARD CLEAN AND GREEN TASK FORCE

REAPPOINTMENTS: Seven (7)

<u>Name</u>	<u>Term Expires</u>
Lucas C. Bank	9/30/2027
Jeffrey Haman	9/30/2027
Chuck Horner	9/30/2027
Leah Martinez	9/30/2027
Melissa Milleman	9/30/2027
Shingo Nagae	9/30/2027
Jessica Stanley	9/30/2027

LIBRARY COMMISSION

REAPPOINTMENTS: One (1)

Name

Kelly Sullivan

Term Expires

9/30/2027

PERSONNEL COMMISSION

REAPPOINTMENTS: Two (2)

<u>Name</u>	<u>Term Expires</u>
Erika Cortez	9/30/2027
Randy Wright	9/30/2027

PLANNING COMMISSION

REAPPOINTMENTS: Three (3)

<u>Name</u>	<u>Term Expires</u>
Karla Goodbody	9/30/2027
Anika Patterson	9/30/2027
Robert Stevens	9/30/2027

COMMUNITY SERVICES COMMISSION

APPOINTMENTS

Community Services Commission (8)

Yoshiko Kimura	(Succeeds Emily Chow)	September 2027
Mariana Triviso	(Succeeds George Syrop)	September 2027
Guadalupe Angulo	(Succeeds Elena Lepe)	September 2026
Jesse Gunn	(Succeeds Arti Garg)	September 2026
Amardeep Brar	(Succeeds Crystal Arrizon)	September 2025
Daisy Maxion	(Succeeds Pascal Garcia)	September 2025
Calvin Wong	(Succeeds Stanley Long)	September 2025
Tyne Johnson	(Succeeds Magdalena Cerna)	September 2024

KEEP HAYWARD CLEAN AND GREEN TASK FORCE

APPOINTMENTS

Keep Hayward Clean & Green Task Force (6)

Celia Ching Chung	(Succeeds Rodney Hankins)	September 2027
Gwenda Dossey	(Succeeds Terence Candell)	September 2024
Sandra Frost	(Succeeds Shalin Patel)	September 2027
Vikram Gautham	(Succeeds Caleb Davis)	September 2024
Sergey Melnikov	(Succeeds Jean-Yee Yu)	September 2027
George Villamil	(Succeeds Suyog Zambre)	September 2027

COMMISSIONS

APPOINTMENTS

Library Commission (2)

Dominique Dozier
Crystal Porter

(Succeeds Anika Patterson)
(Succeeds Andrea Wong)

September 2027
September 2027

Personnel Commission (1)

Megan Sediqui

(Succeeds Robert Gaumer)

September 2027

Planning Commission (1)

Shanta Franco-Clausen

(Succeeds Ray Bonilla Jr.)

September 2026

COMMISSION ALTERNATES

SELECTED: Four (4)

Name

Hoang Dao

Marhya Kelsch

Maximilian Orlando

Ron Meyers

Meeting Body

Community Services Commission

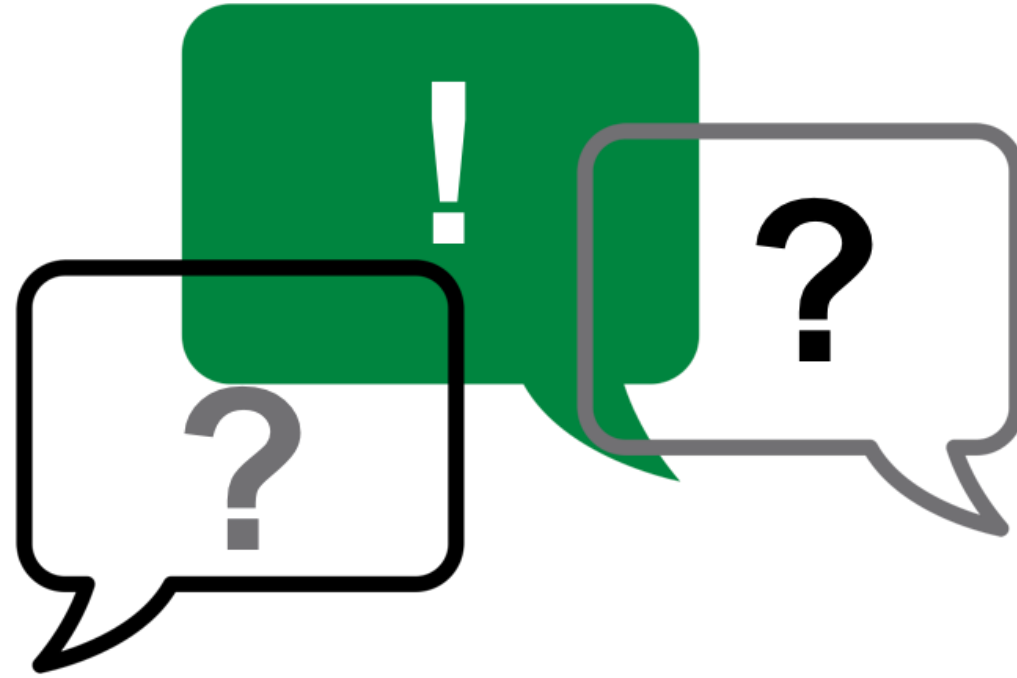
Library Commission

Personnel Commission

Planning Commission

RECOMMENDATION

That the Council adopts a resolution confirming eighteen (18) appointments, fourteen (14) reappointments, and four (4) alternates.



**Residential
Design
Standards**

ITEM #11

WS 23-036

Hayward Residential Design Study

Draft Standards and Zoning Updates

Work Session with the Council
September 12, 2023

Elizabeth Blanton, Senior Planner & Taylor Richard, Associate Planner



Zoning Districts

Residential Natural Preserve (RNP)

Low Density Residential (RL)

Medium Density Residential (RM)

High Density Residential (RH)

Building Types



Detached Residential



Duplex/Triplex



Multi-Unit Residential
(4+ Units)

New Consolidated Residential Districts Section



Yard Setbacks

- ✓ Reduced for RL (slightly), RM, and RH

Building Heights

- ✓ Based on building type *and* zoning district

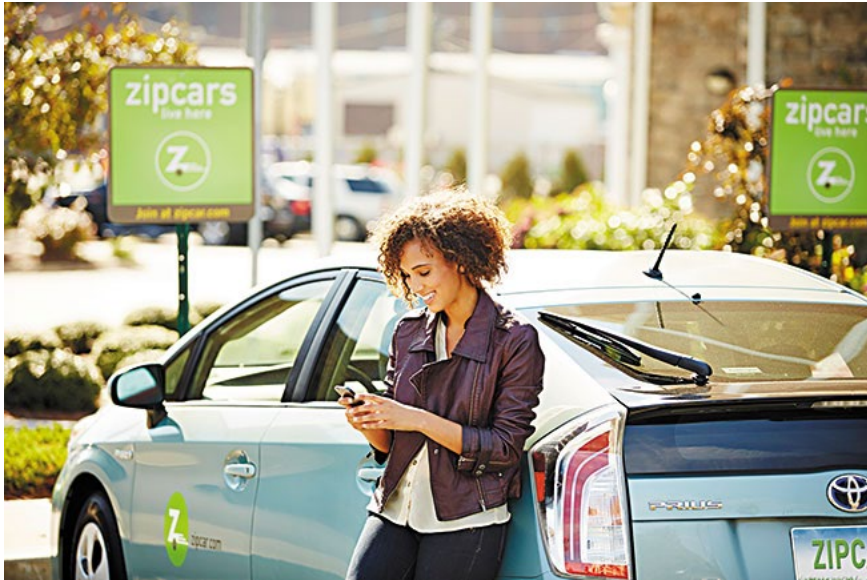
Design Standards

- ✓ Some applicable to all development
- ✓ Some applicable to specific building types
 - ✓ Building massing
 - ✓ Façade design

Open Space Point System

- ✓ Based on project size

New Consolidated Residential Districts Section



Transportation Demand Management (TDM)

- ✓ 10-20% parking reduction for inclusion of specific TDM measures

Unbundled Parking Policy

- ✓ Allows for cost of parking to be separated from cost of housing

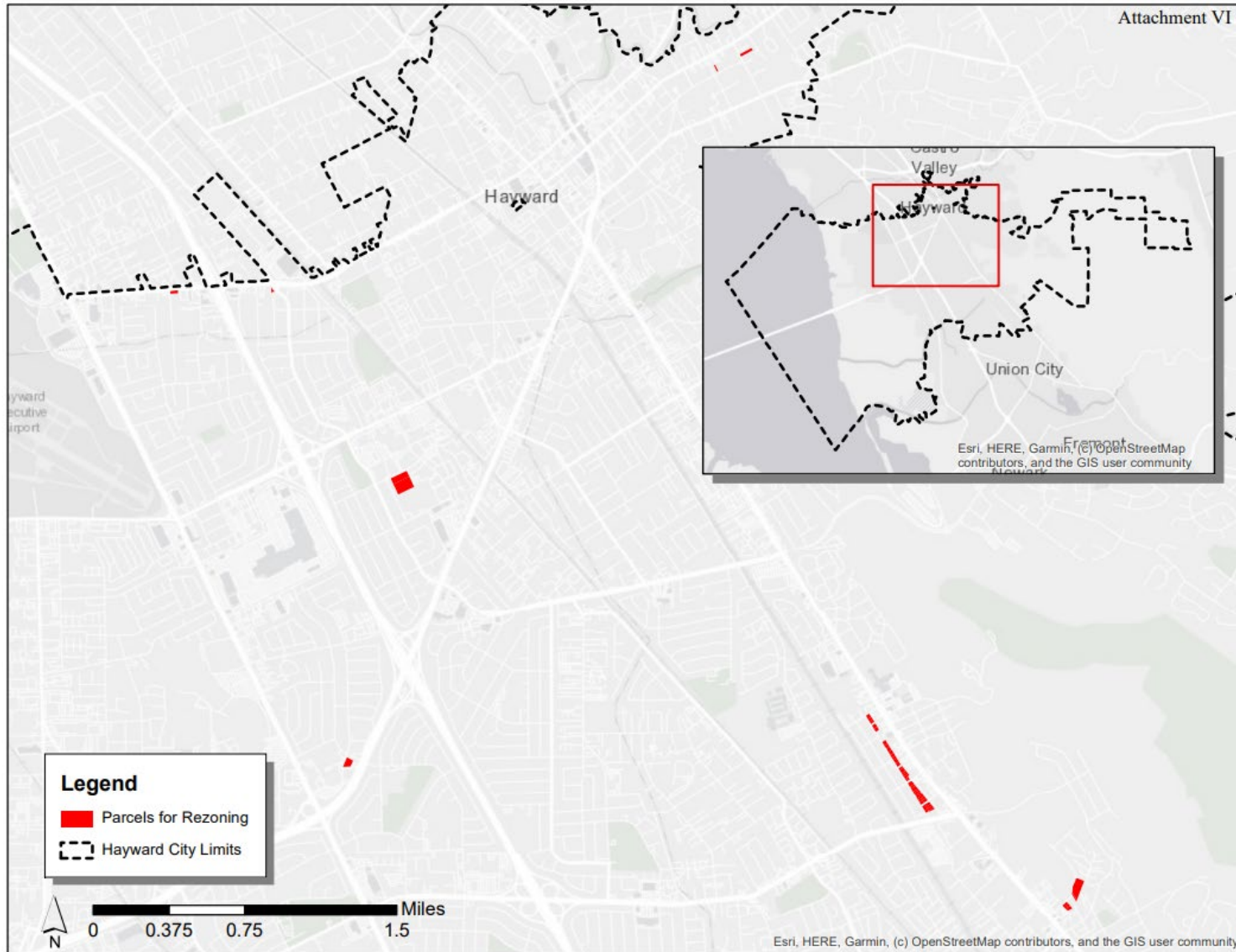
Reduced Parking Requirements

- ✓ Senior housing
- ✓ Special needs housing

Tandem Parking for All Types of Housing

- ✓ Tandem spaces must be assigned to same unit

Parking



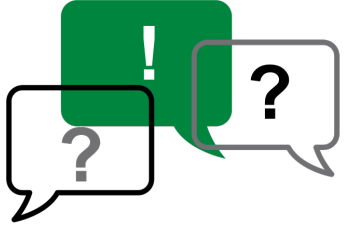
- ✓ Default to Hayward 2040 **General Plan density** ranges and regulate building types
- ✓ Limited **rezonings** (49 parcels) to resolve further inconsistencies

General Plan/Zoning Inconsistencies



- ✓ Façade design standards should use a **point system** rather than a menu of options
- ✓ Consider further reducing the **RH front yard setback**
- ✓ Add design standards to the **Mission Boulevard Code**
- ✓ Adjust the open space points table to include more lower point options and incentivize **high-use amenities**
- ✓ Develop a streamlined review process for **small lot detached residential subdivisions**
- ✓ **Expand TDM policy** to incentivize ride-share, services aimed at larger households, and alternative modes; Consider restricting eligibility to **transit-rich areas**

Planning Commission Feedback



Questions for Discussion

- 1 Does the Council support the updated development standards being proposed?
- 2 Does the Council support the recommendations proposed by the Planning Commission at the August 24th Work Session?

Reference Slides

Available for Further Discussion, As Needed

The City was awarded SB 2 grant in 2020



✓ **Residential Objective Standards**

- Development of more detailed objective residential standards in response to SB 330 and other recent legislation

✓ **Zoning/General Plan Consistency**

- 1,500+ parcels that are zoned RS have GP designations that allow/require higher densities
- Through rezoning or zoning overlay, these parcels will be brought into conformance with the GP

Project Scope



Process



- ✓ **Increased building heights** are acceptable to meet allowable densities
- ✓ Employ **menus of options** or **point systems** to allow flexibility and diversity of design
- ✓ **Minimize boxy** building styles
- ✓ Distinguish **ground floor, middle, and top** of buildings
- ✓ Require upper floor **stepbacks**
- ✓ Ensure high quality **open spaces**
- ✓ Incentivize **pet areas** and **pedestrian/bicycle** connections
- ✓ Consider standards to **enhance safety**

Previous Commission & Council Feedback

Standard	Existing	Proposed			
	<i>All Residential Districts</i>	<i>RNP</i>	<i>RL</i>	<i>RM</i>	<i>RH</i>
Front Yard	20'	20'	15' (primary structure) 20' (attached garage)	10'	10'
Side Yard	5' or 10% of lot width up to 10' max, whichever is greater	10'	5'	5'	5'
Side Street Yard	10'	10'	10'	10'	10'
Rear Yard	20'	30'	20'	10'	10'

Yard Setbacks

Standard	Existing	Proposed			
	<i>All Residential Districts</i>	<i>RNP</i>	<i>RL</i>	<i>RM</i>	<i>RH</i>
Detached Residential Units	30'	30'	30' (2-stories)	30' (2-stories)	30' (2-stories)
Duplex/Triplex	30' – 40'	-	30' (2-stories)	40' (3-stories)	40' (3-stories)
Multi-Unit Residential (4+)	40'	-	-	50' (4-stories)	60' (5-stories)

Building Heights



- ✓ **Landscaped buffers with evergreen trees** required between new and existing development where there is a significant height difference (15+ ft)
- ✓ **Hillside development** that is on a slope over 15% must be stepped down the hillside
- ✓ **Building entrances** must be visible from streets/pedestrian walkways
- ✓ **Retaining walls** must be architecturally treated

Design Standards – Applicable to All



Building Massing

- ✓ Upper floor is limited to 75% of ground floor area

Façade Design

- ✓ Menu of options (select 2)
 - ✓ *Dormer windows*
 - ✓ *Balconies*
 - ✓ *Front porches*
 - ✓ *Building material variety*
 - ✓ *Window detailing*
 - ✓ *Projections/recesses*

Design Standards – Detached, Duplex, Triplex



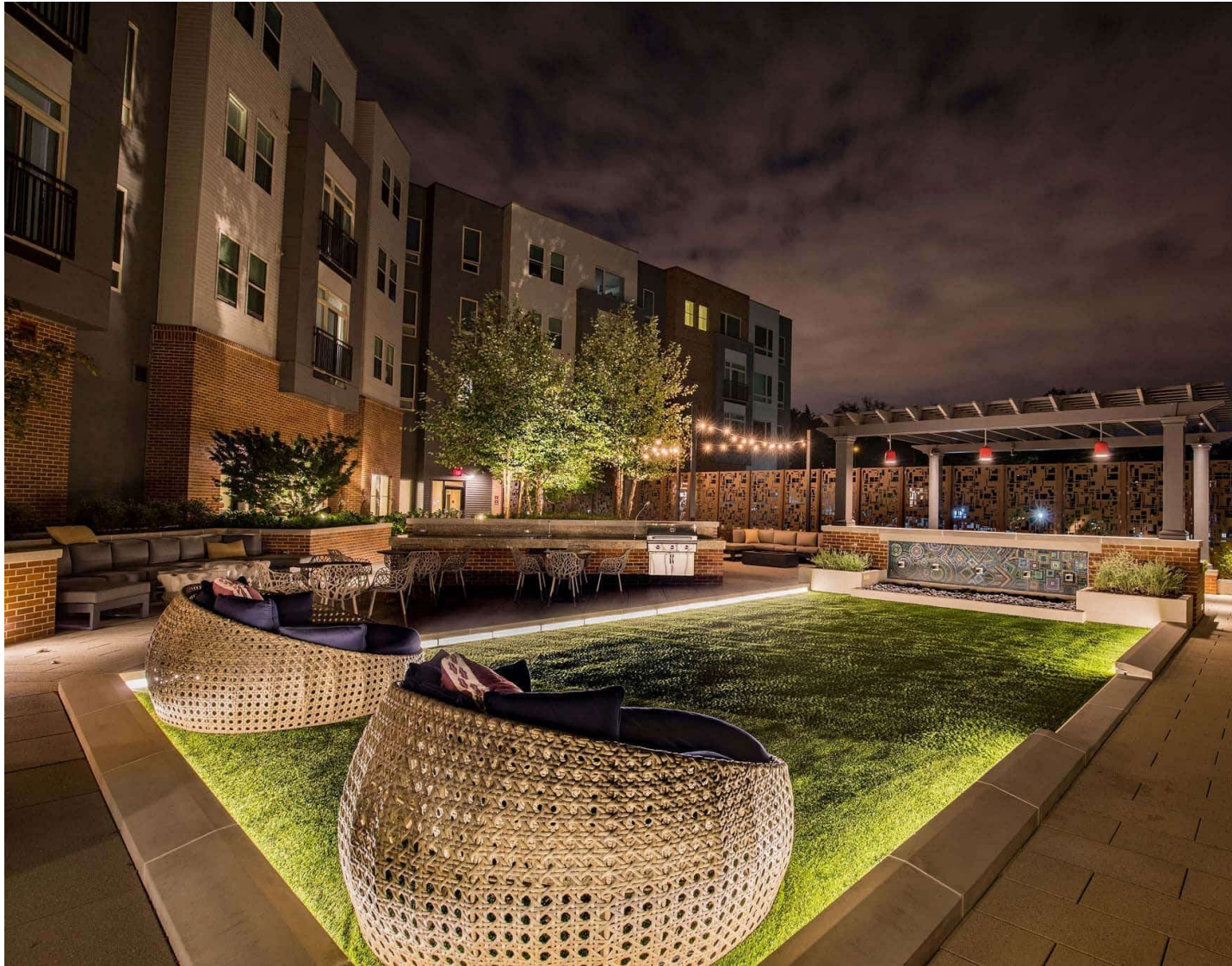
Building Massing

- ✓ Upper floor is limited to 85% of ground floor area
- ✓ Projections/recesses required if façade exceeds 75 feet

Façade Design

- ✓ Menu of options (select 3)
 - ✓ *Building material variety*
 - ✓ *Roof and façade variation*
 - ✓ *Window detailing*
 - ✓ *Elevated ground floor*
 - ✓ *Architectural features*
- ✓ Base/Middle/Top requirements for 4 and 5 story buildings

Design Standards – Multi-Unit (4+ Units)



Open Space Amenities By Project Size

<i>Size of Project (number of units)</i>	<i>Points Value</i>
4 – 10	50
11 – 20	100
21 – 50	150
51 and up	200

Open Space Point System

Amenity	Points
Courtyard/Garden	
<i>With seating and/or tables for at least 4 people</i>	25
<i>With seating and/or tables for at least 10 people</i>	35
<i>With seating and/or tables for at least 20 people</i>	50
Pergola, shade, trellis or arbor structure	15
Playground with at least 3 pieces of play equipment including slides, swings, monkey bars, climbing walls, etc.	40
Community Garden with at least 5 garden beds	40
Permanent affixed barbecue	15
Outdoor kitchen with a countertop, sink, an appliance and seating and tables for at least 10 people	50
Sports Court	
<i>Bocceball</i>	20
<i>Table Tennis</i>	20
<i>Badminton</i>	30
<i>Tennis</i>	30
<i>Pickleball</i>	30
<i>Basketball</i>	50
Splash Pad or Fountain	25

Amenity	Points
Swimming Pool or Hot Tub	75
Open Lawn Areas with no dimension less than 10 feet	15
Walking/running path at least 1000 linear feet in length with lighting and signage (i.e. mile markers, information boards, etc.)	25
Amphitheater with seating for at least 25 people	75
Community Room	
<i>Library Room with bookshelves and seating for at least 5 people</i>	25
<i>Media Room with television and seating for at least 10 people</i>	35
<i>Game Room with a least two game tables or consoles</i>	30
<i>Gathering Room with countertop, cabinets, and sink</i>	50
<i>Gym/Fitness Room with at least 5 pieces of gym equipment</i>	50
<i>Co-working space with wi-fi, tables and seating for at least 8 people, and a bathroom</i>	75
Fenced Dog Park with trash can	
<i>Measuring at least 50 feet by 20 feet</i>	25
<i>Measuring at least 100 feet by 20 feet with a dog waste bag dispenser and dog water fountain.</i>	50

Open Space Point System



Residential Transportation Demand Management (TDM)

Reduction Allowed (%)	TDM Measure
10	On-site transit route maps and schedules, a car sharing space AND car sharing membership for all residents
15	A bicycle facility OR a bus shelter
20	A financial contribution for capital improvements OR monthly bus passes made available to all units based on bedroom count

Transportation Demand Management (TDM)



- ✓ Allow for **the cost of parking to be separated from the cost of housing**
- ✓ Required to be **posted in common areas**
- ✓ Modeled on **City of Oakland's Unbundled Parking Policy**

Unbundled Parking



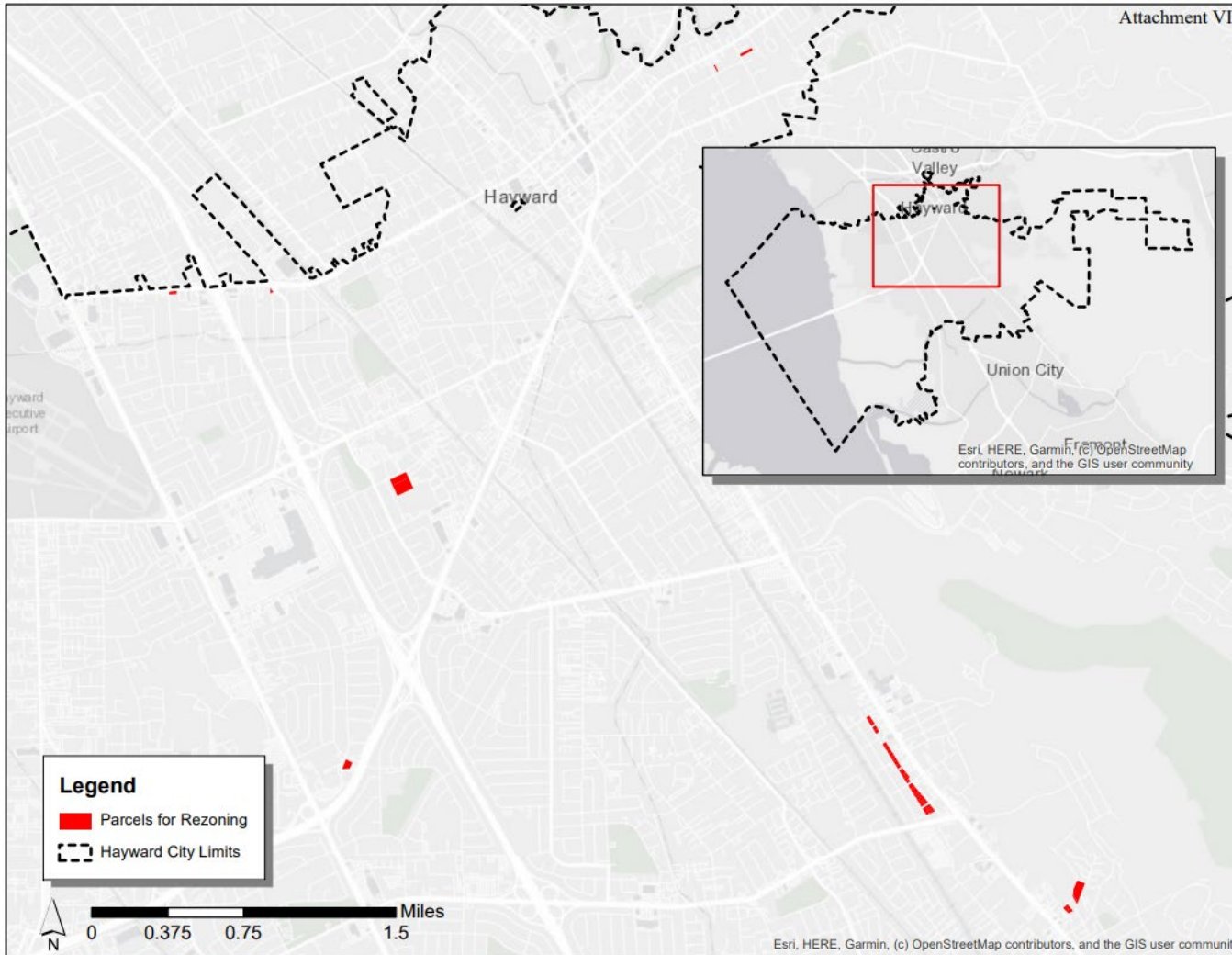
- ✓ Reduced parking requirements for **seniors and special needs** housing
 - ✓ Senior Housing: 0.5 covered spaces per unit
 - ✓ Special Needs Housing: 0.3 covered spaces per unit
- ✓ Allowing **tandem parking for multi-unit residential** developments

Other Parking Regulations



- ✓ Zoning amendments to resolve inconsistent parcels with a **LMDR and MDR General Plan Land Use Designations**
- ✓ Default to Hayward 2040 **General Plan density** range and regulate **Building Types**

General Plan/Zoning Consistency- Zoning Amendments



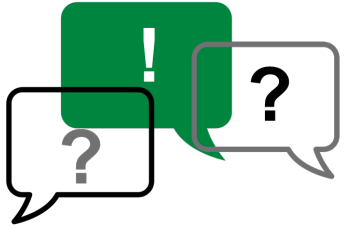
- ✓ Rezoning to resolve inconsistent parcels with a **HDR and CHDR General Plan Land Use Designations**
- ✓ 49 parcels to be rezoned to most appropriate district

General Plan/Zoning Consistency- Rezoning



- ✓ Add additional design standards to **Mission Boulevard Code Area**
- ✓ Allow for **Small Lot Residential Subdivisions** without rezoning

Other Topics for Consideration



Planning Commission Questions

- 1 Does the Commission support the updated development standards being proposed?
- 2 Does the Commission support extending the Design Standards for the Residential Districts to apply to the Mission Boulevard Code Area?
- 3 Does the Commission support the point system for open space amenities? Are there other amenities that should be included?
- 4 Does the Commission support the development of standards to streamline the development review process for small lot single-family residential projects?
- 5 Does the Commission support the updated TDM measures and parking ratios for senior and special needs housing?

**I-880/Whipple Road Industrial Parkway
Interchange
Improvement Project Work Session**

ITEM #12

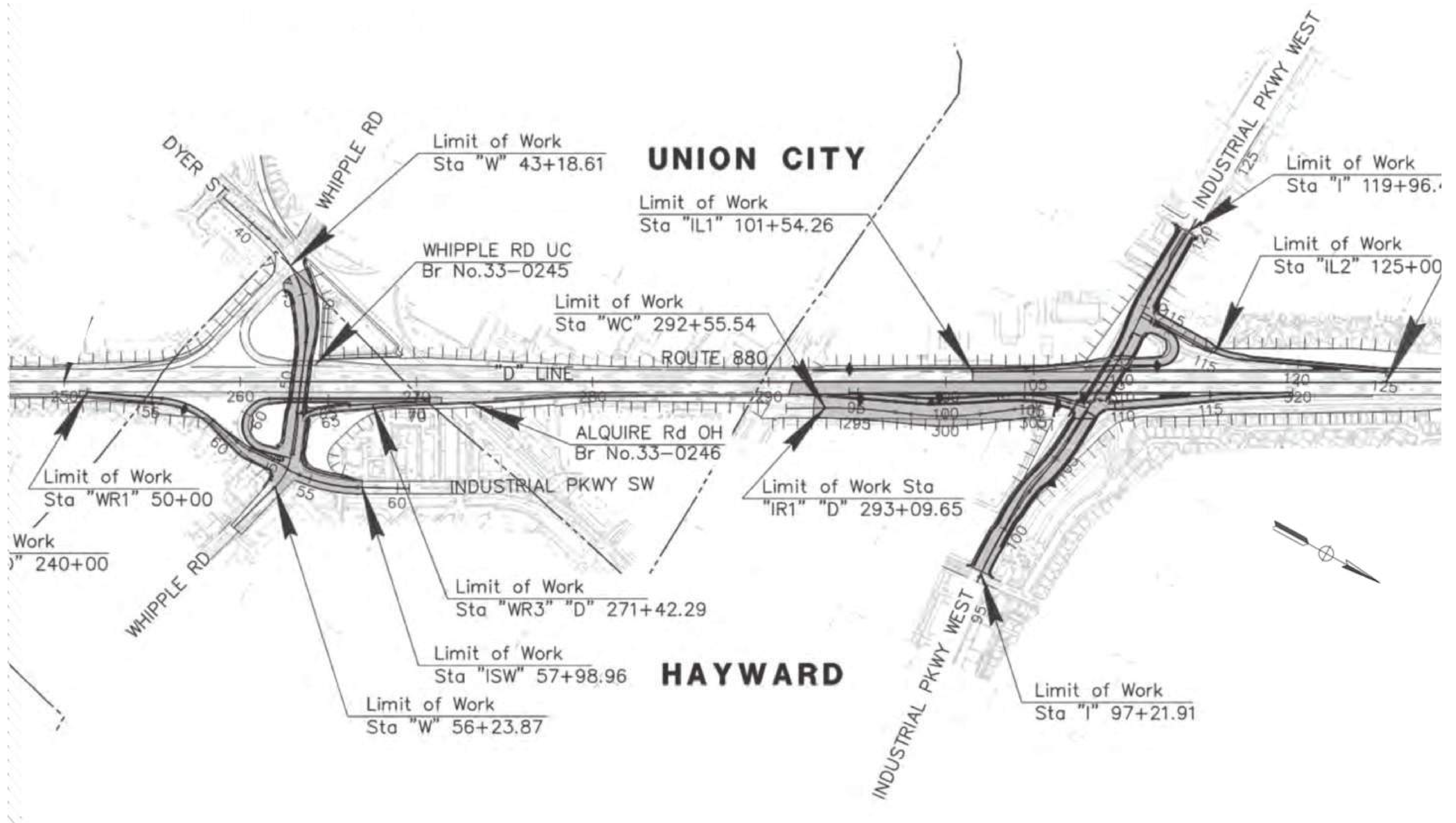
WS 23-037

I-880/Whipple Road- Industrial Parkway Interchange Improvement Project

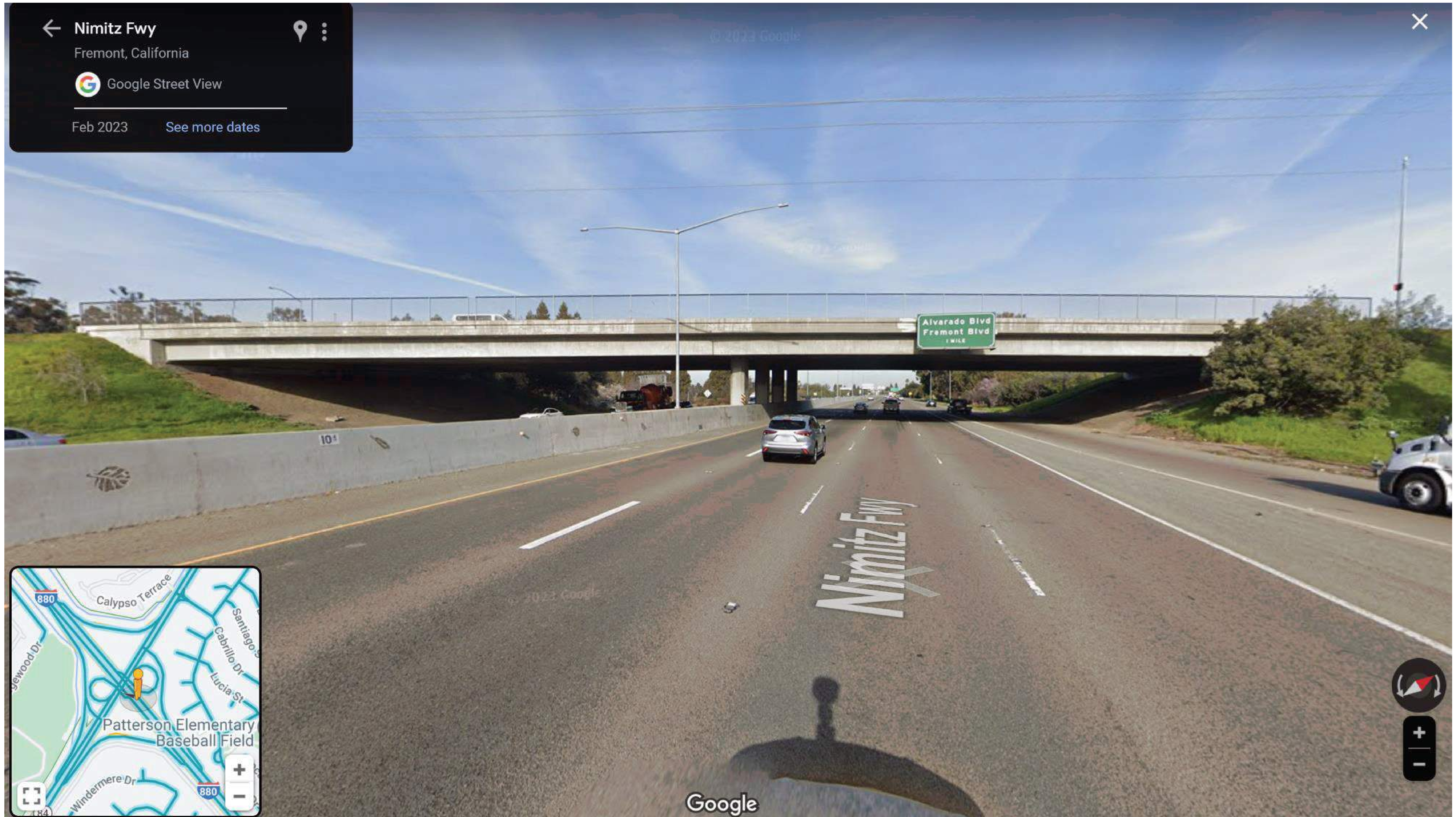
Aesthetic Features

September 12, 2023

PROJECT OVERVIEW

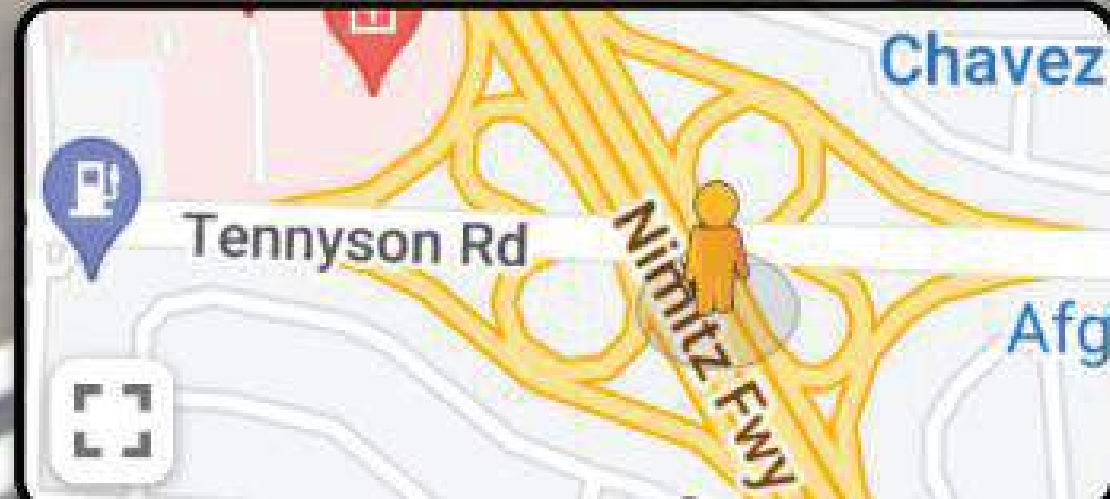


DECOTO ROAD (APPROX. 4.25 MI. FROM INDUSTRIAL PKWY.)



TENNYSON ROAD (APPROX. 1.0 MI. FROM INDUSTRIAL PKWY.)

← I-880
Hayward, California
Google Street View
Apr 2023 See more dates



ELDRIDGE POC (APPROX. 1.5 MI. FROM INDUSTRIAL PKWY.)



I-880/SR-92 (APPROX. 2.0 MI. FROM INDUSTRIAL PKWY.)



WHIPPLE ROAD / INDUSTRIAL PARKWAY - STRUCTURE AESTHETICS

SEPTEMBER 12, 2023

HACIENDA AVENUE (APPROX. 4.75 MI. FROM INDUSTRIAL PKWY.)



← Nimitz Fwy
Hayward, California
Google Street View
Apr 2023 See more dates

880 AESTHETIC (MARINA BLVD OVERCROSSING - APPROX. 8.25 MI. FROM INDUSTRIAL PKWY.)



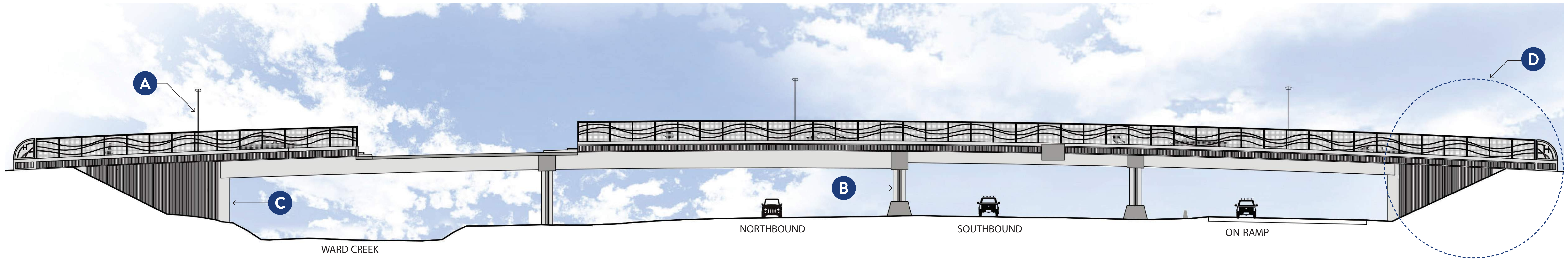
WHIPPLE ROAD / INDUSTRIAL PARKWAY - STRUCTURE AESTHETICS

SEPTEMBER 12, 2023

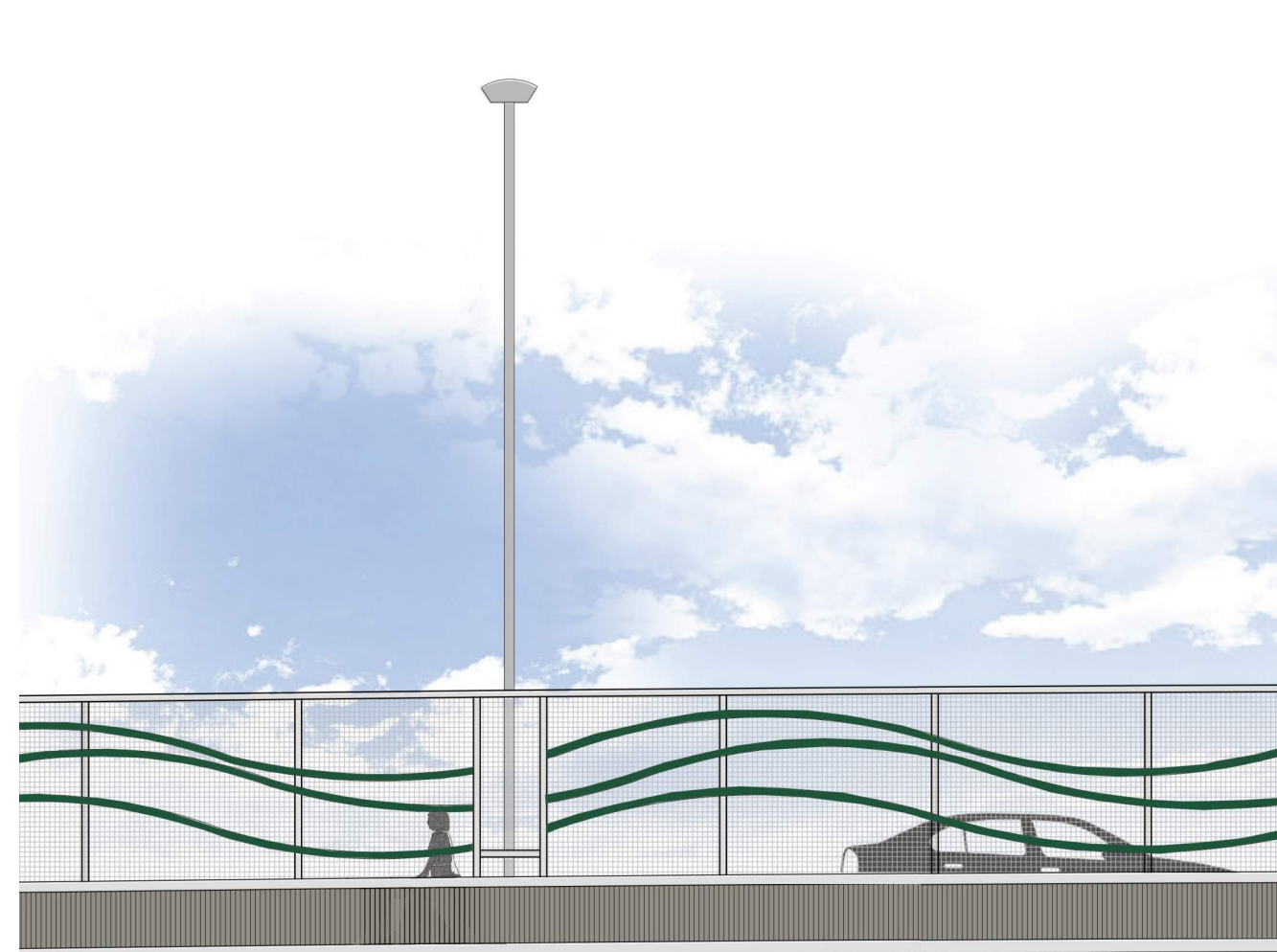
880 AESTHETIC (DAVIS STREET OVERCROSSING - APPROX. 9.0 MI. FROM INDUSTRIAL PKWY.)



880 CORRIDOR



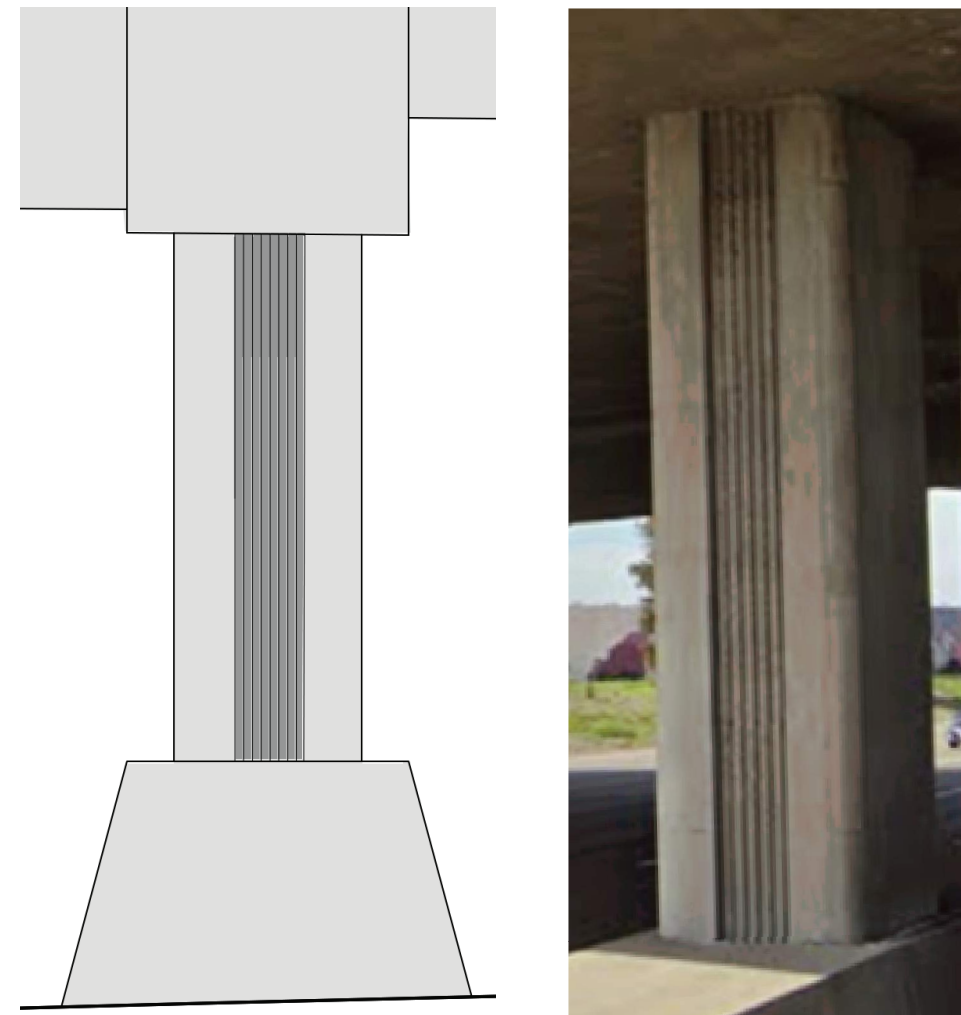
BRIDGE ELEVATION



A LIGHTING



LIGHTING INSPIRATION



B COLUMN

COLUMN INSPIRATION



WIRE MESH FENCE BACKING



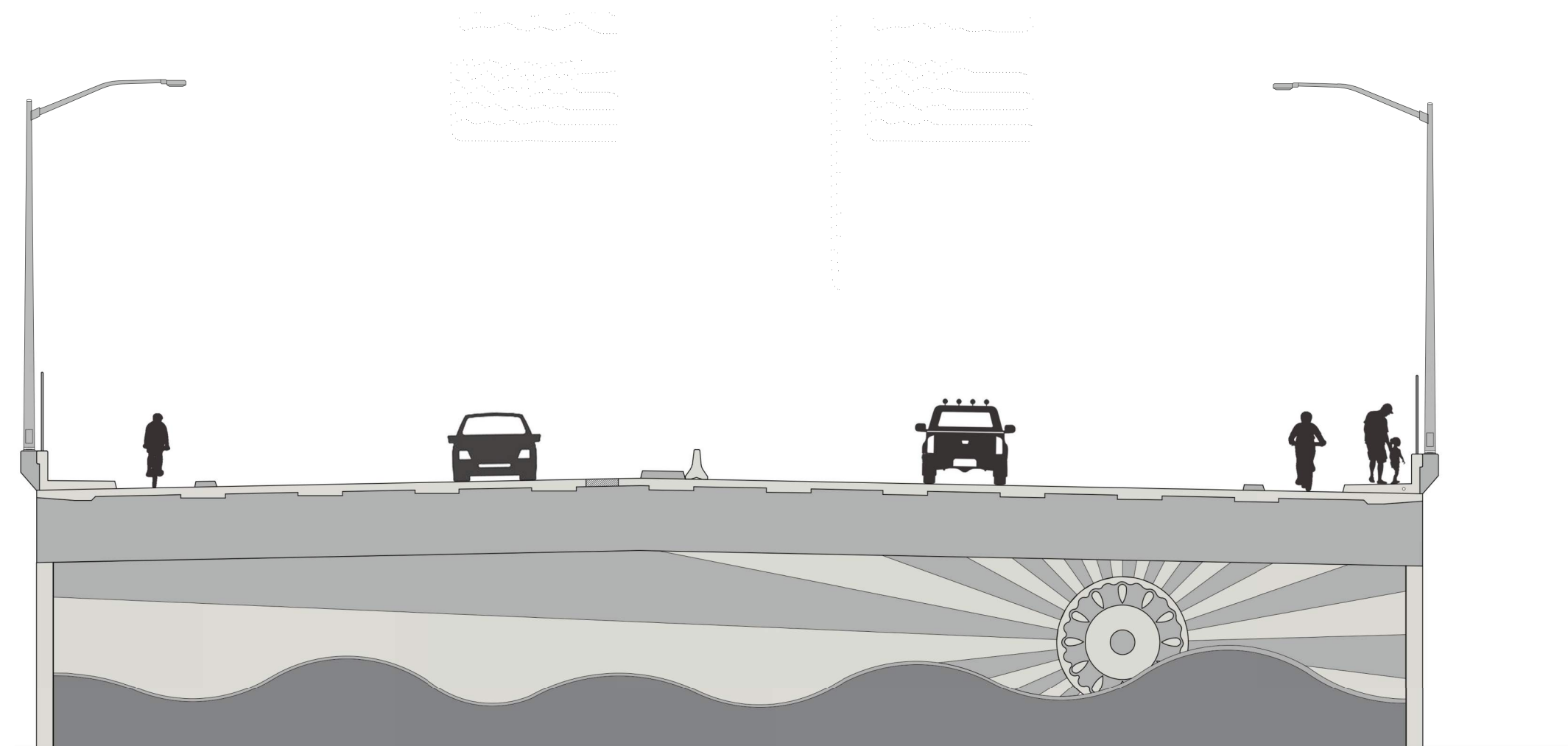
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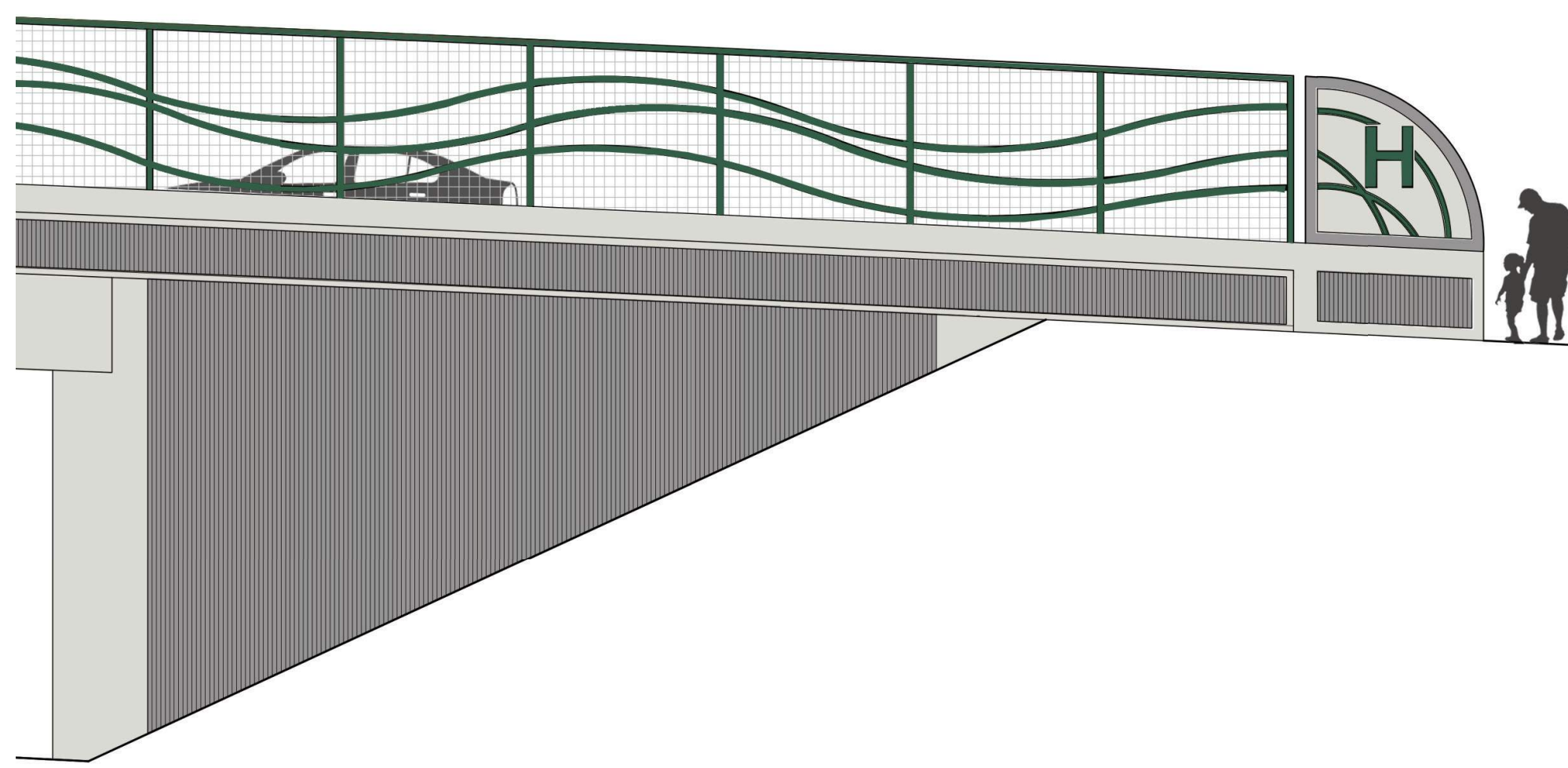
CONCRETE BARRIER INSPIRATION



CORBEL INSPIRATION



C VERTICAL ABUTMENT WALL



D WING WALL, FENCING, CORBEL & CONCRETE BARRIER

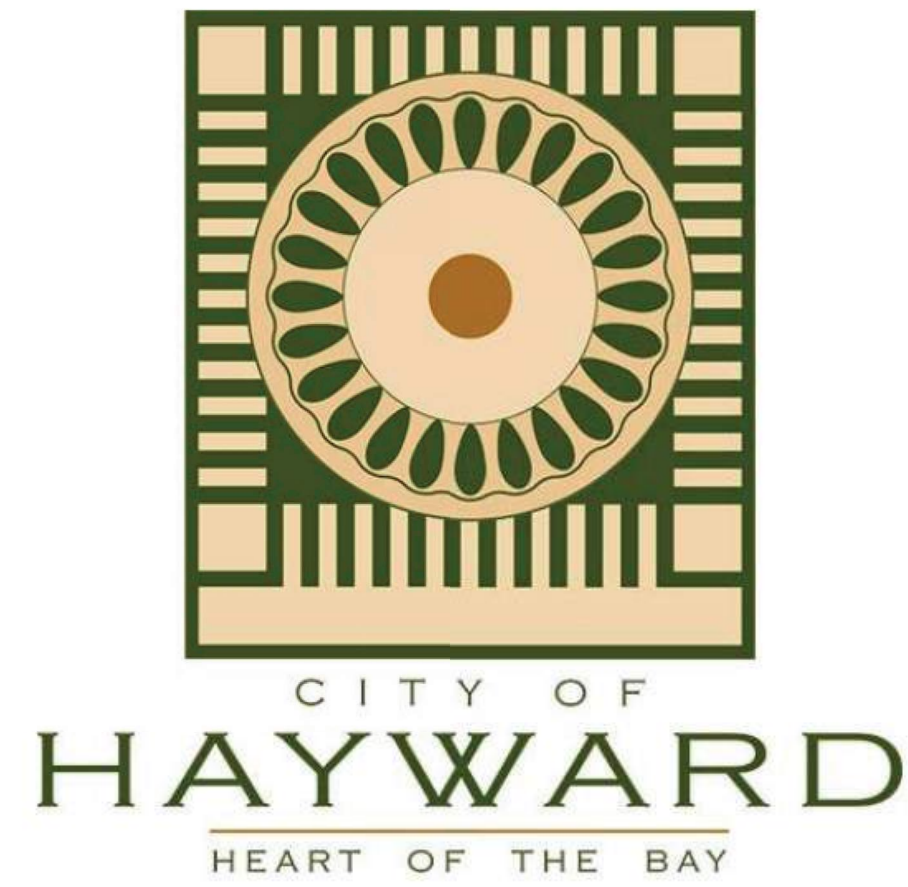


WING WALL INSPIRATION

INDUSTRIAL PARKWAY - STRUCTURE AESTHETICS

SEPTEMBER 12, 2023

HAYWARD ART DECO



WHIPPLE ROAD / INDUSTRIAL PARKWAY - STRUCTURE AESTHETICS

SEPTEMBER 12, 2023

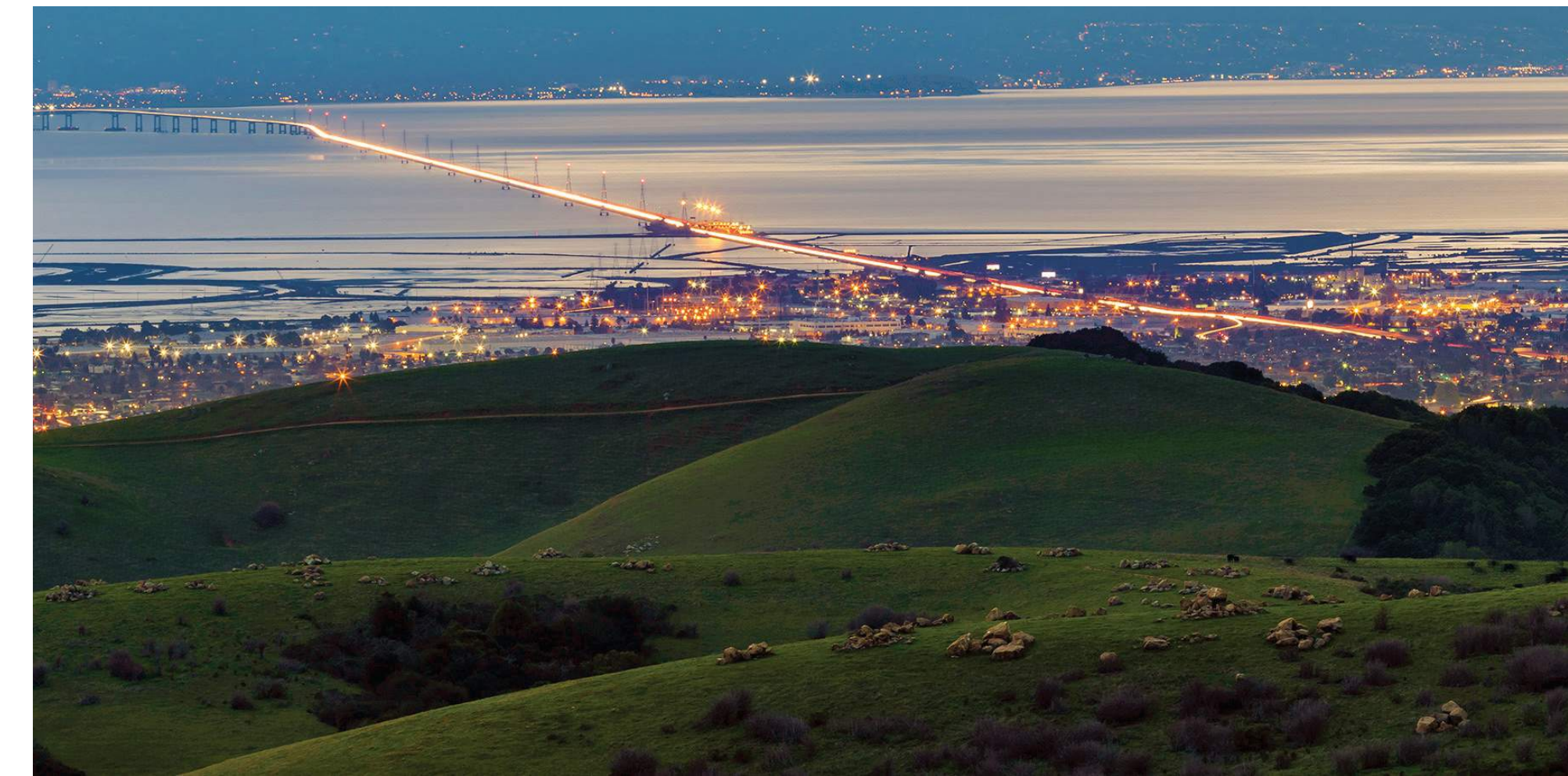
OAK LEAF



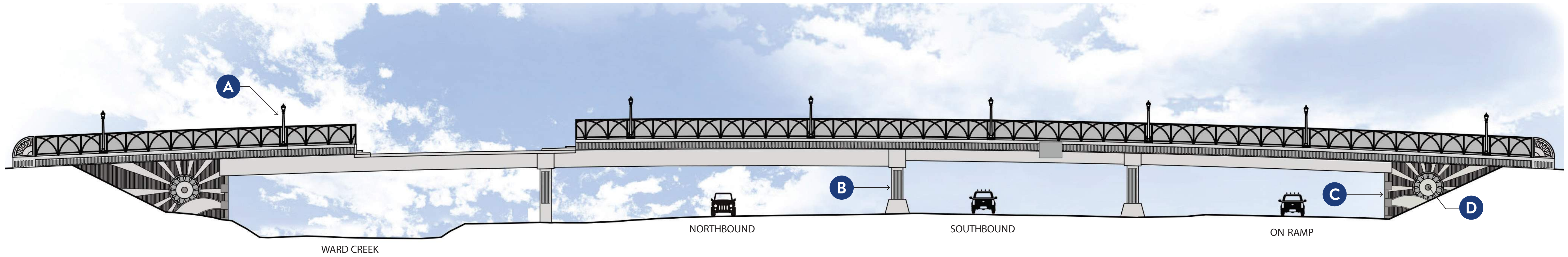
FIG. 344. FRUIT AND LEAVES OF QUERCUS SUBER.



HAYWARD HILLS



ART DECO THEME



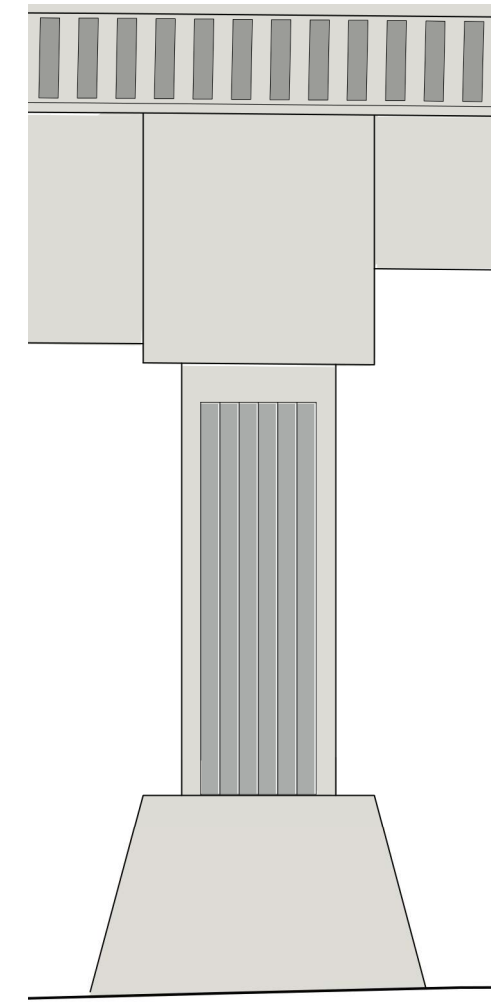
BRIDGE ELEVATION



A LIGHTING



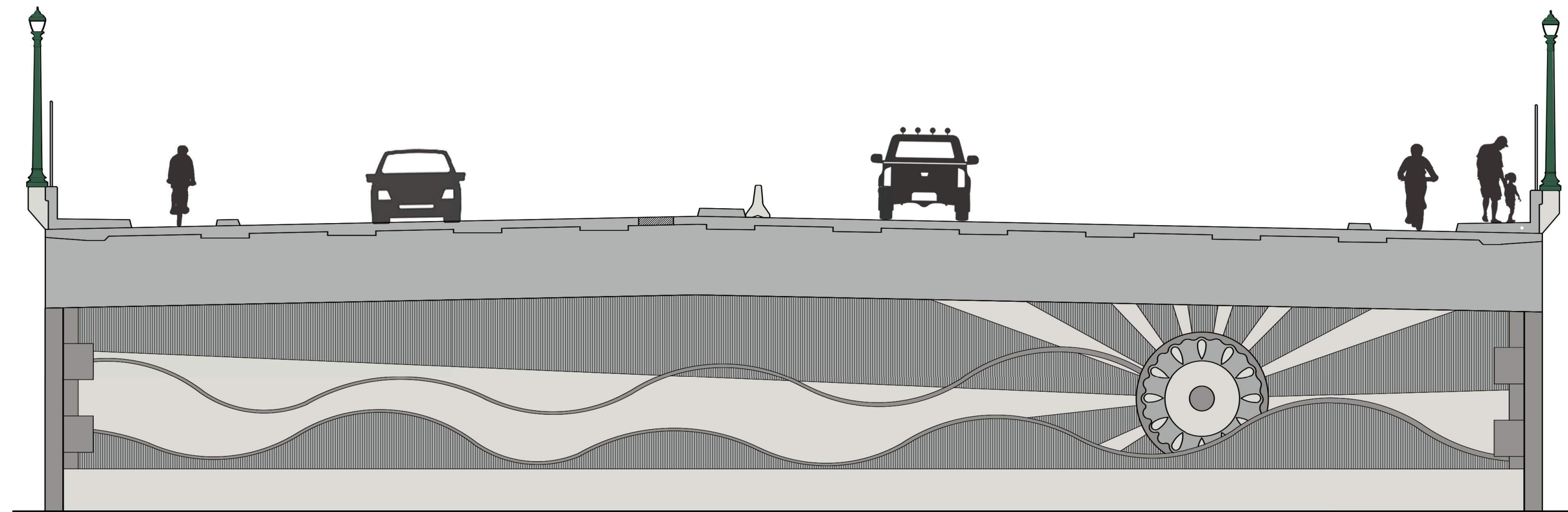
LIGHTING INSPIRATION



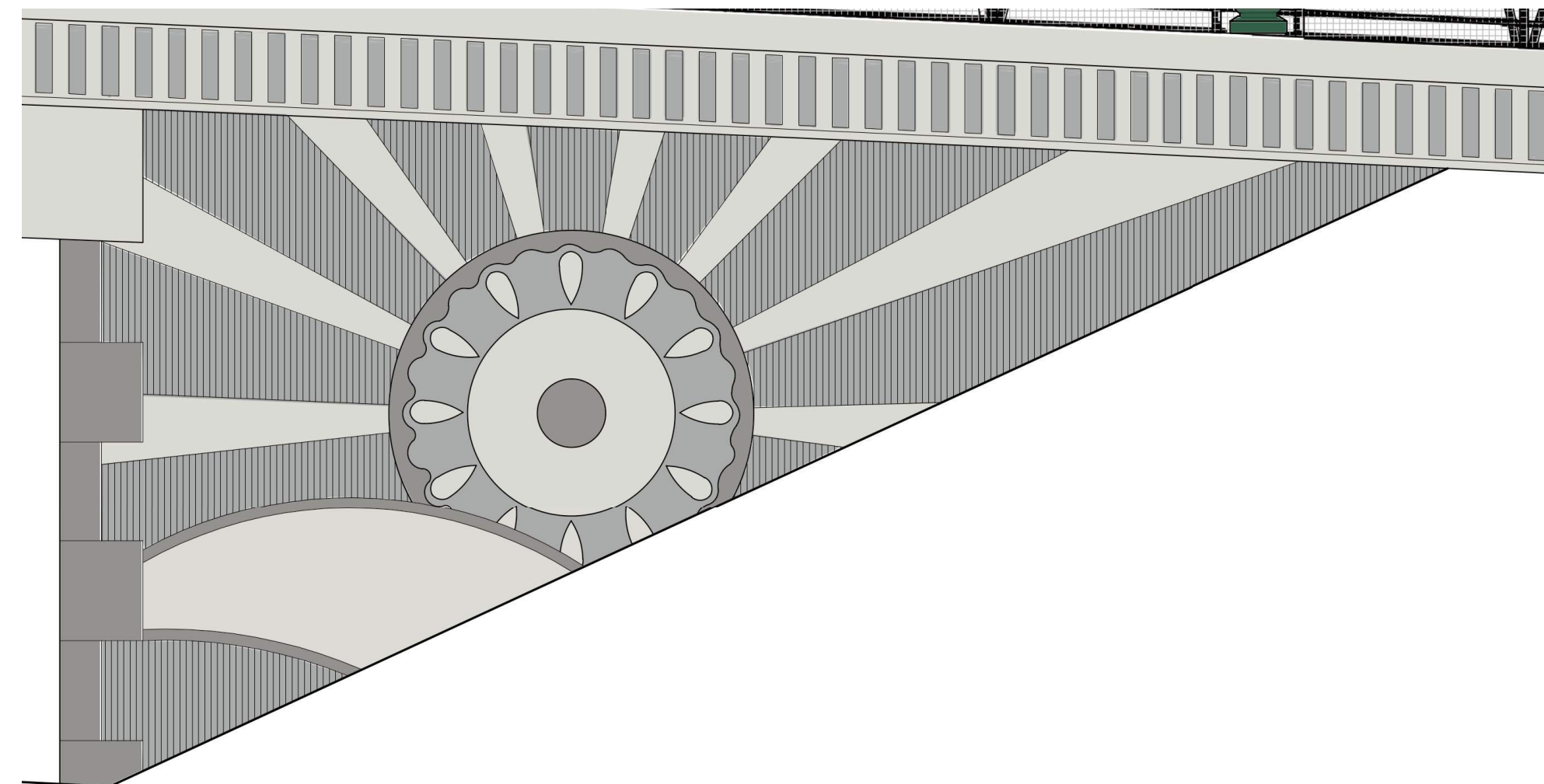
B COLUMN



COLUMN INSPIRATION



C VERTICAL ABUTMENT WALL

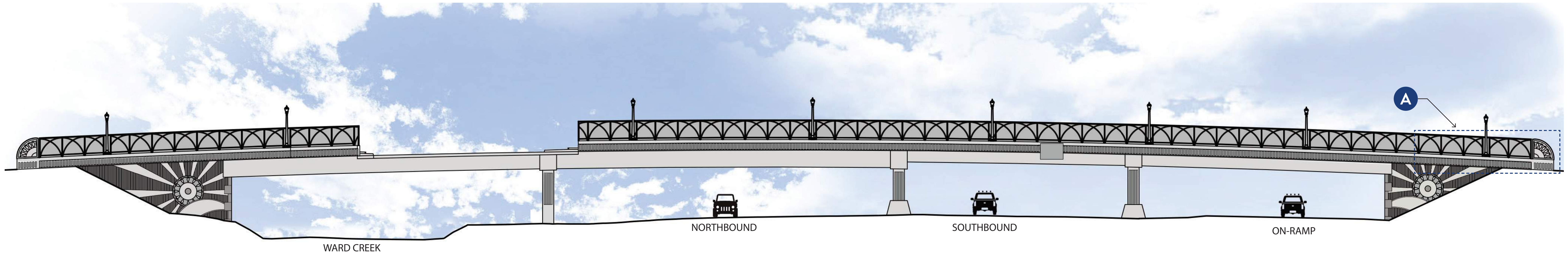


D WING WALL

INDUSTRIAL PARKWAY - STRUCTURE AESTHETICS

SEPTEMBER 12, 2023

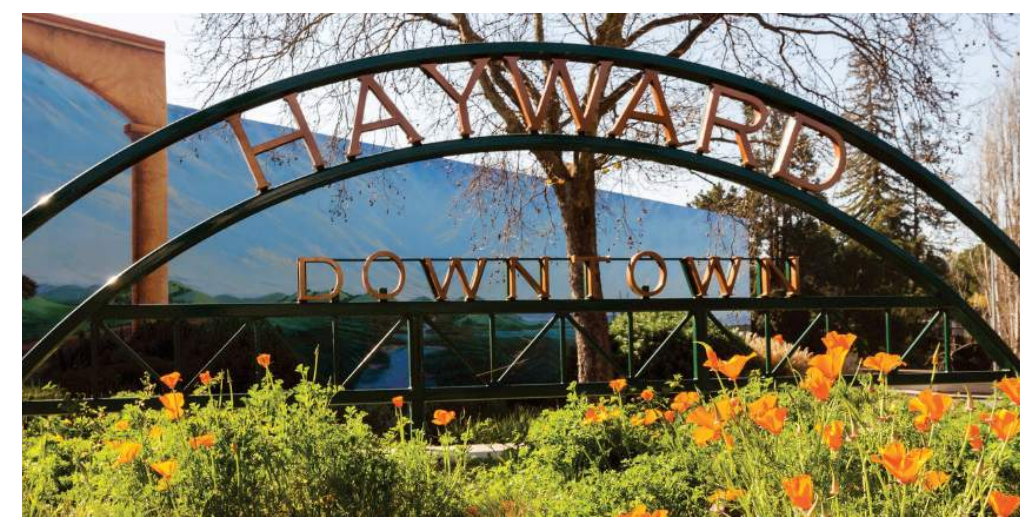
ART DECO THEME



BRIDGE ELEVATION



WIRE MESH FENCE BACKING



EXISTING ARCH INSPIRATION



CONCRETE BARRIER INSPIRATION - OPT. 1



FENCE INSPIRATION - OPTION 1



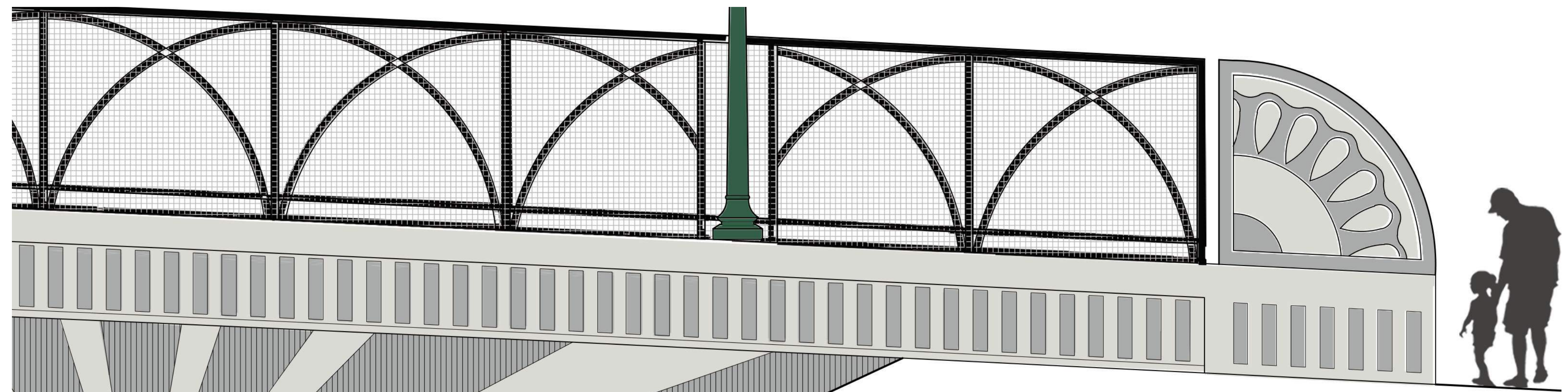
CONCRETE BARRIER INSPIRATION - OPT. 2



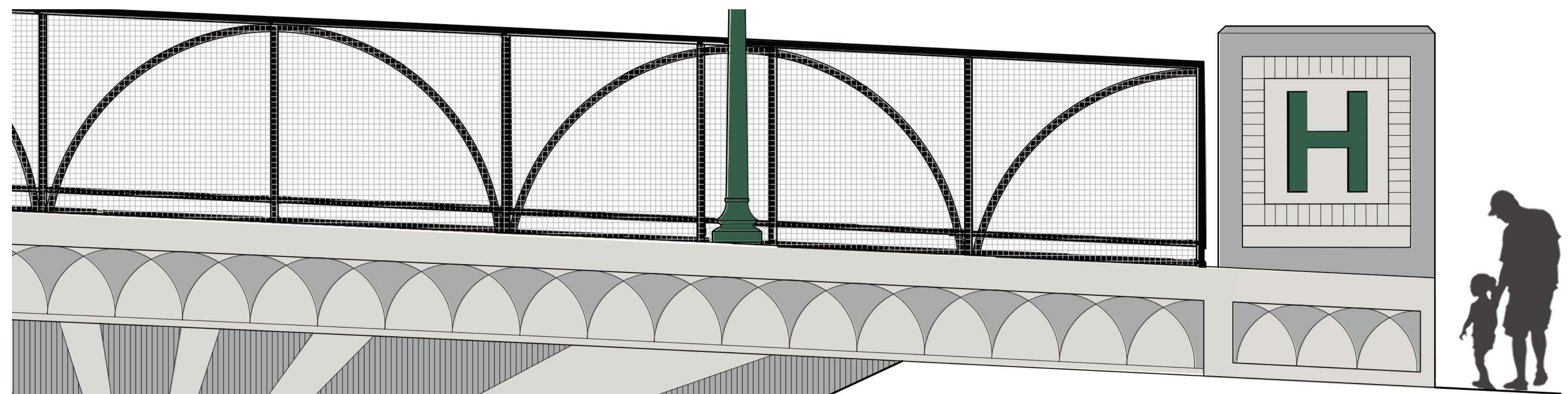
FENCE INSPIRATION - OPTION 2



CORBEL INSPIRATION

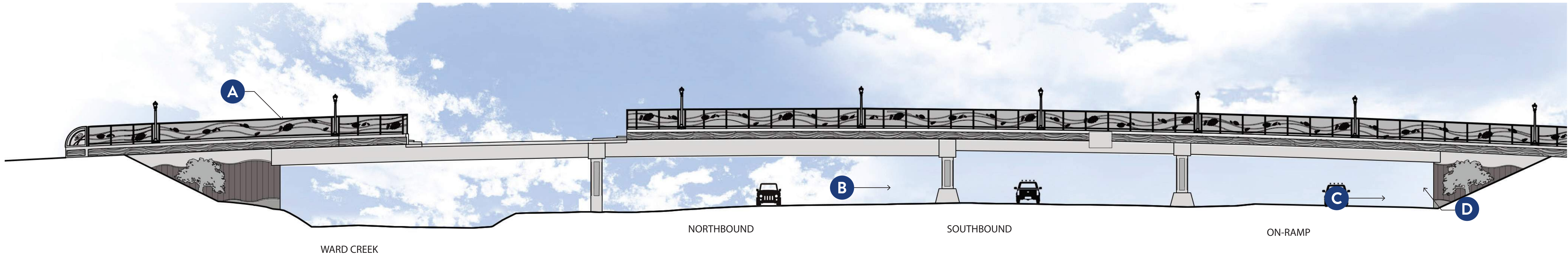


A FENCING AND CORBEL ENLARGEMENT - OPTION 1

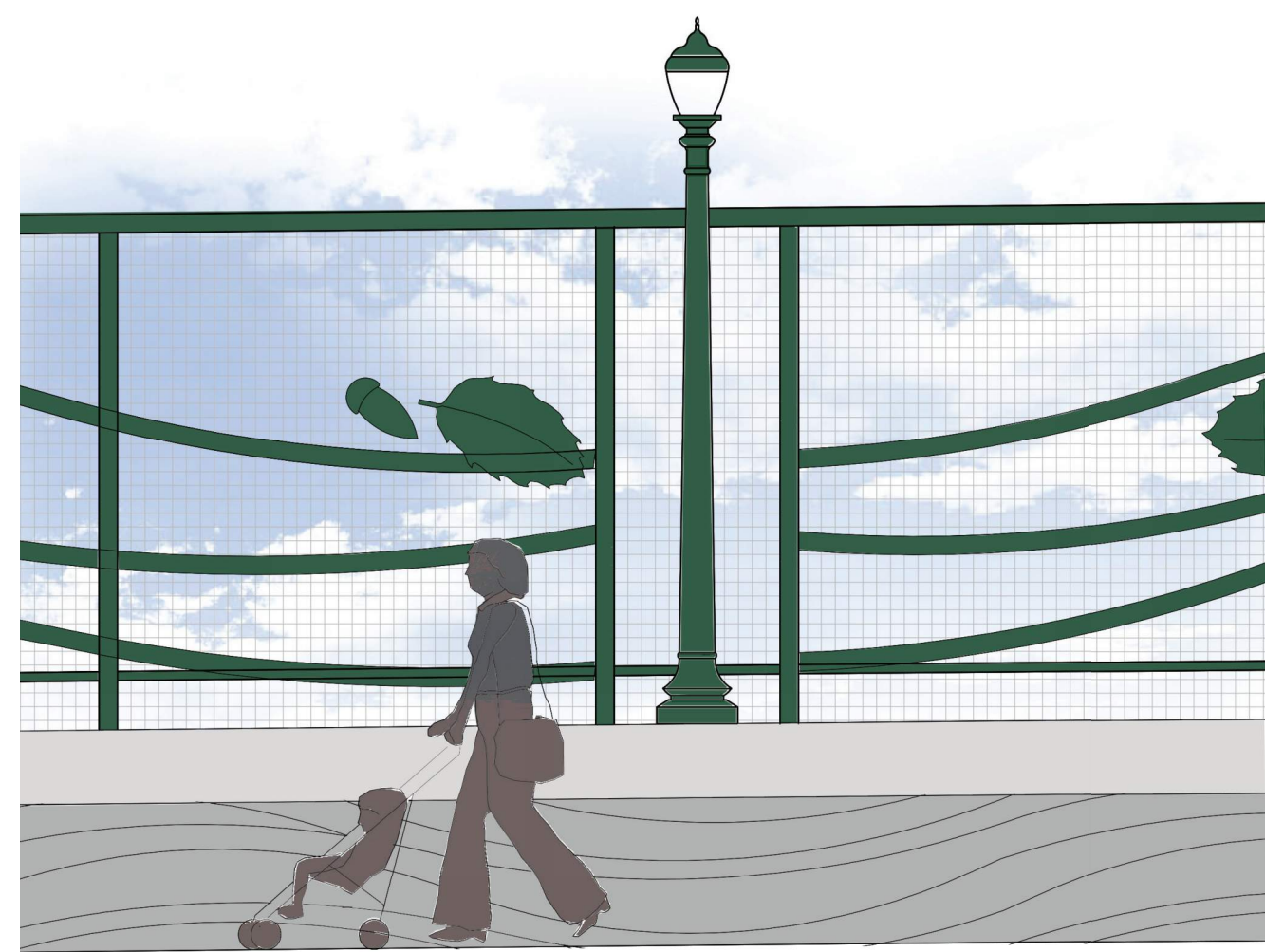


A FENCING AND CORBEL ENLARGEMENT - OPTION 2

OAK LEAF THEME



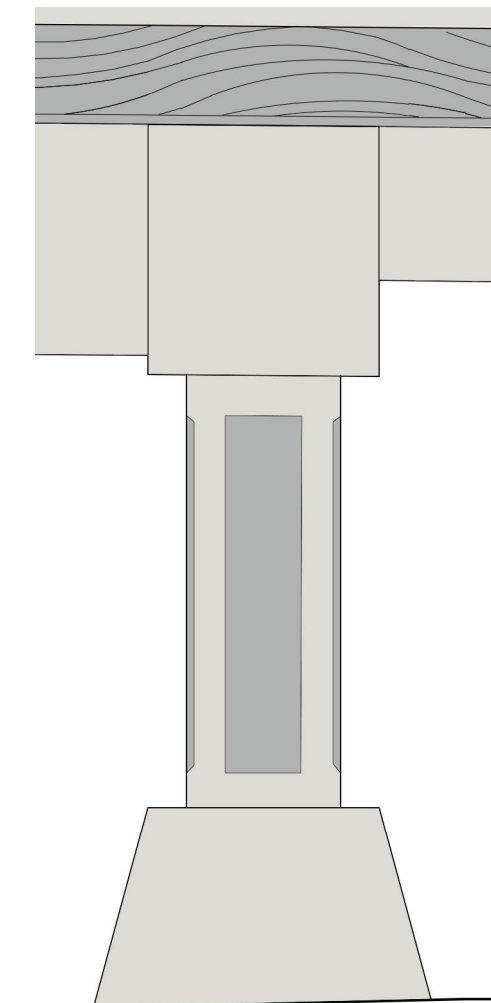
BRIDGE ELEVATION



A LIGHTING



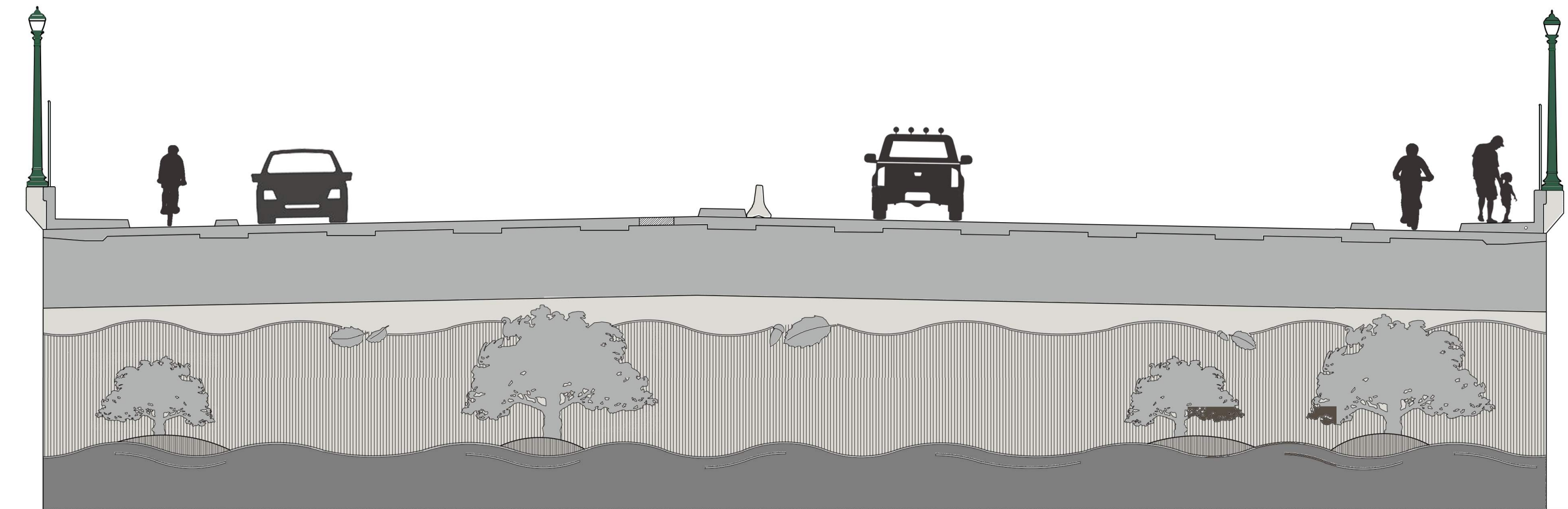
LIGHTING INSPIRATION



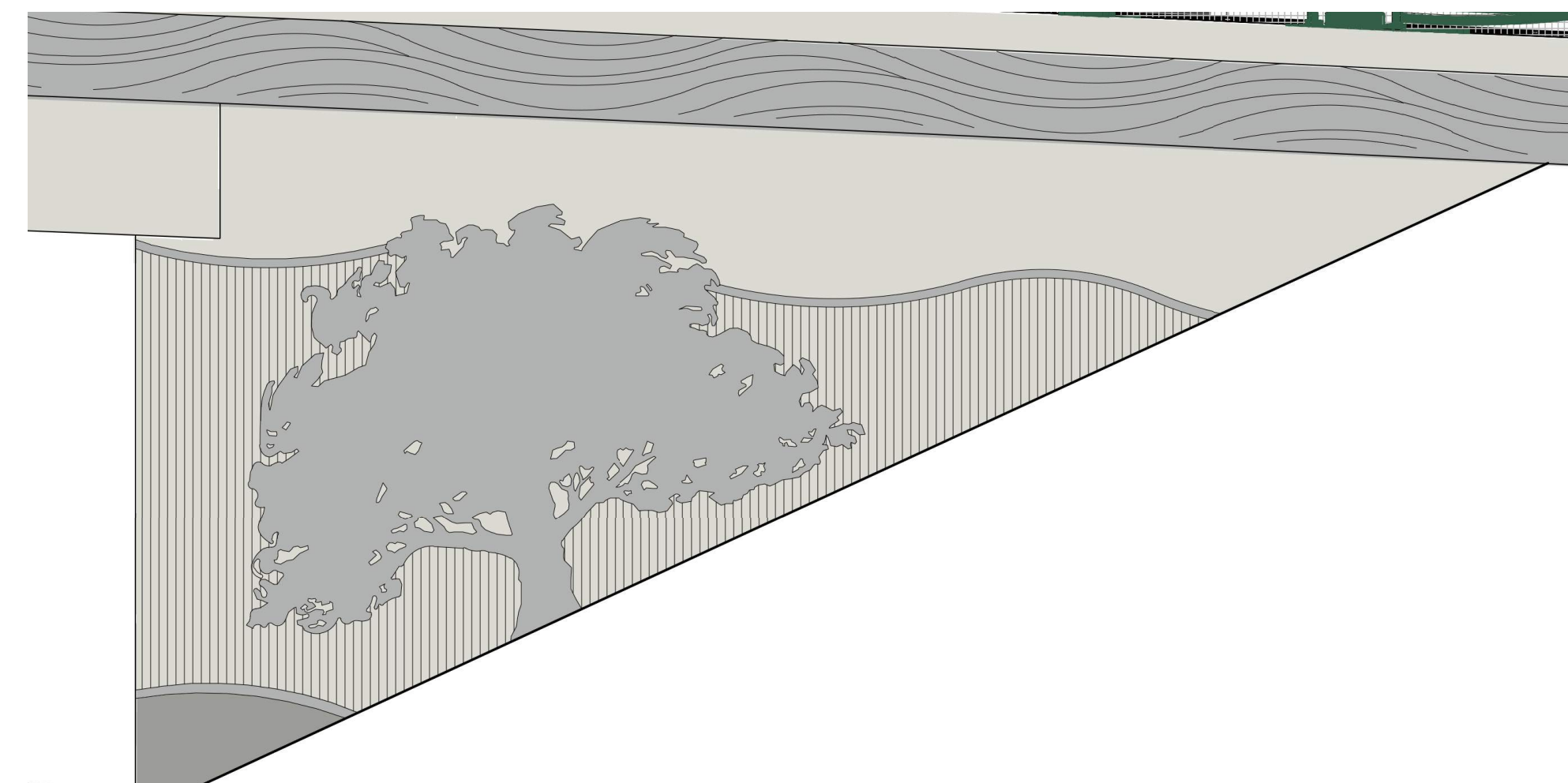
B COLUMN



COLUMN INSPIRATION



C VERTICAL ABUTMENT WALL

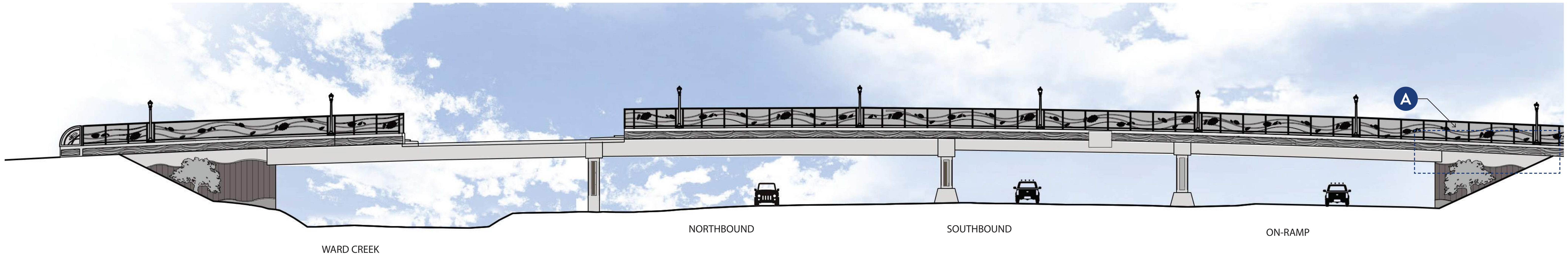


D WING WALL



WING WALL INSPIRATION

OAK LEAF THEME



BRIDGE ELEVATION



WIRE MESH FENCE BACKING



CORBEL INSPIRATION



CONCRETE BARRIER INSPIRATION - OPT. 1



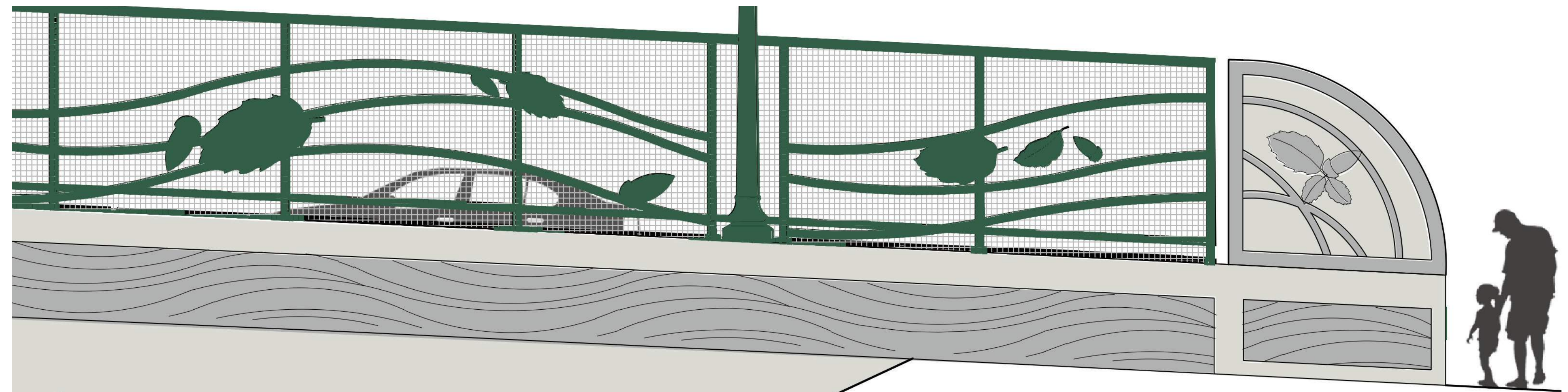
FENCE INSPIRATION - OPTION 1



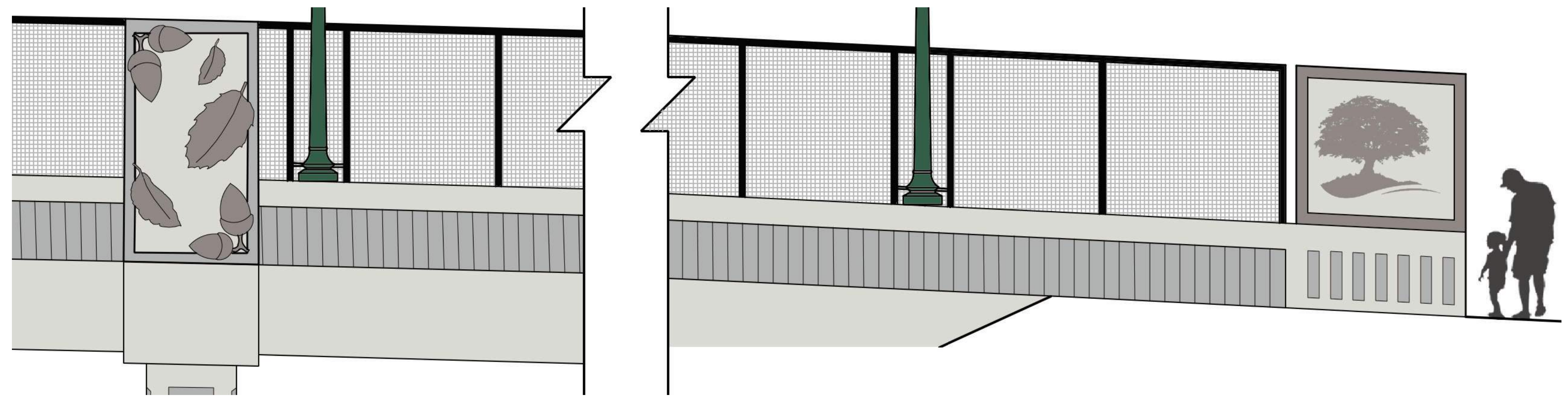
CONCRETE BARRIER INSPIRATION - OPT. 2



FENCE INSPIRATION - OPTION 2

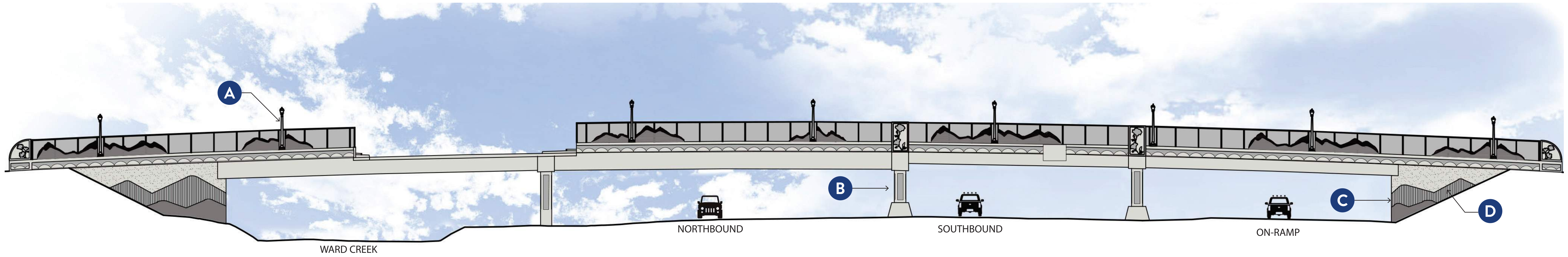


A FENCING AND CORBEL ENLARGEMENT - OPTION 1

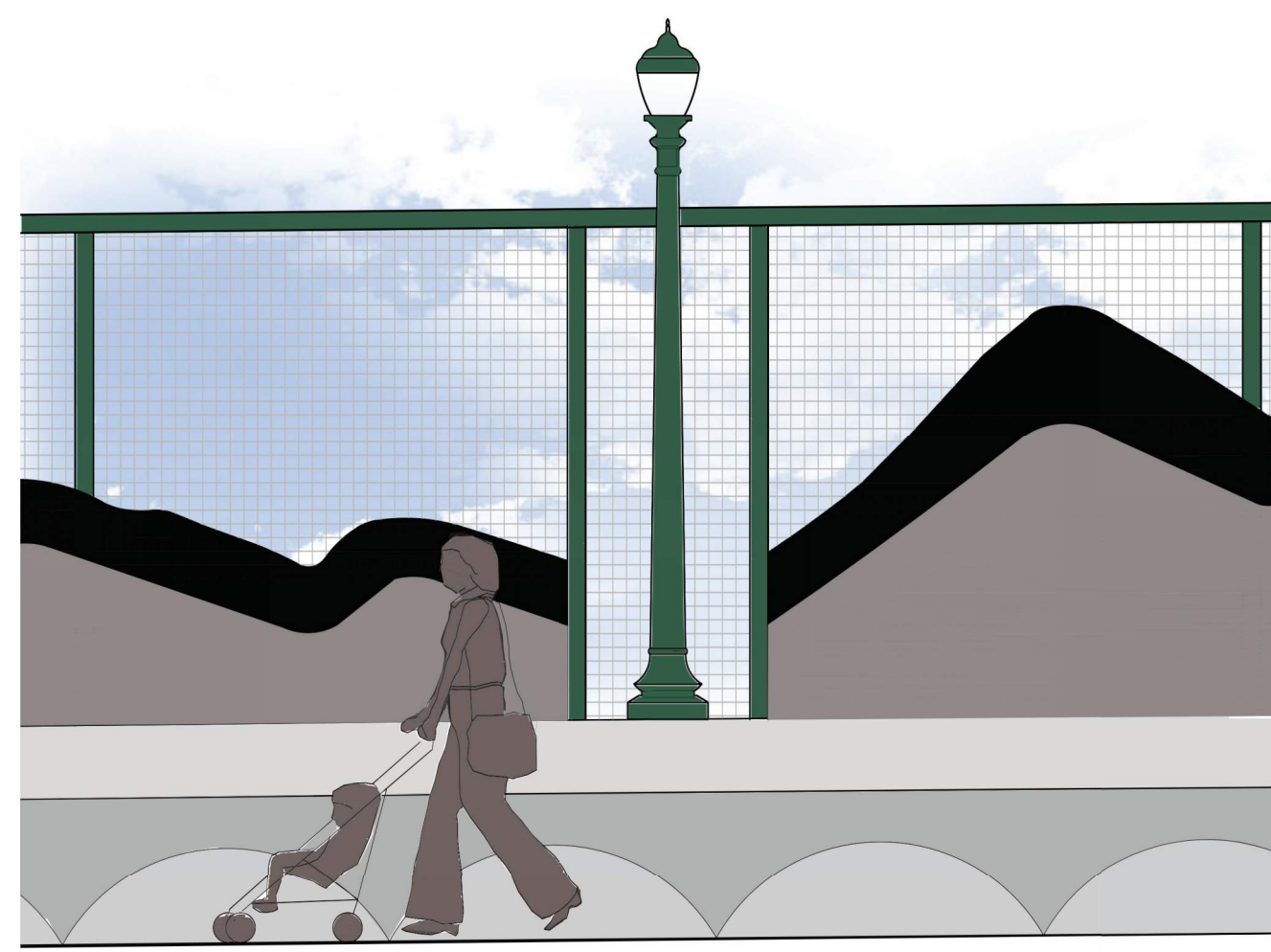


A FENCING AND CORBEL ENLARGEMENT - OPTION 2

HAYWARD HILLS THEME



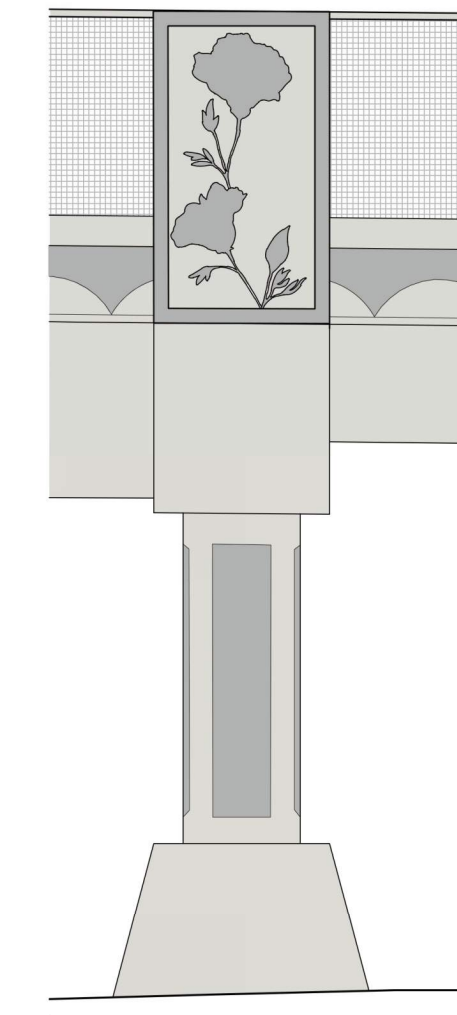
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A LIGHTING



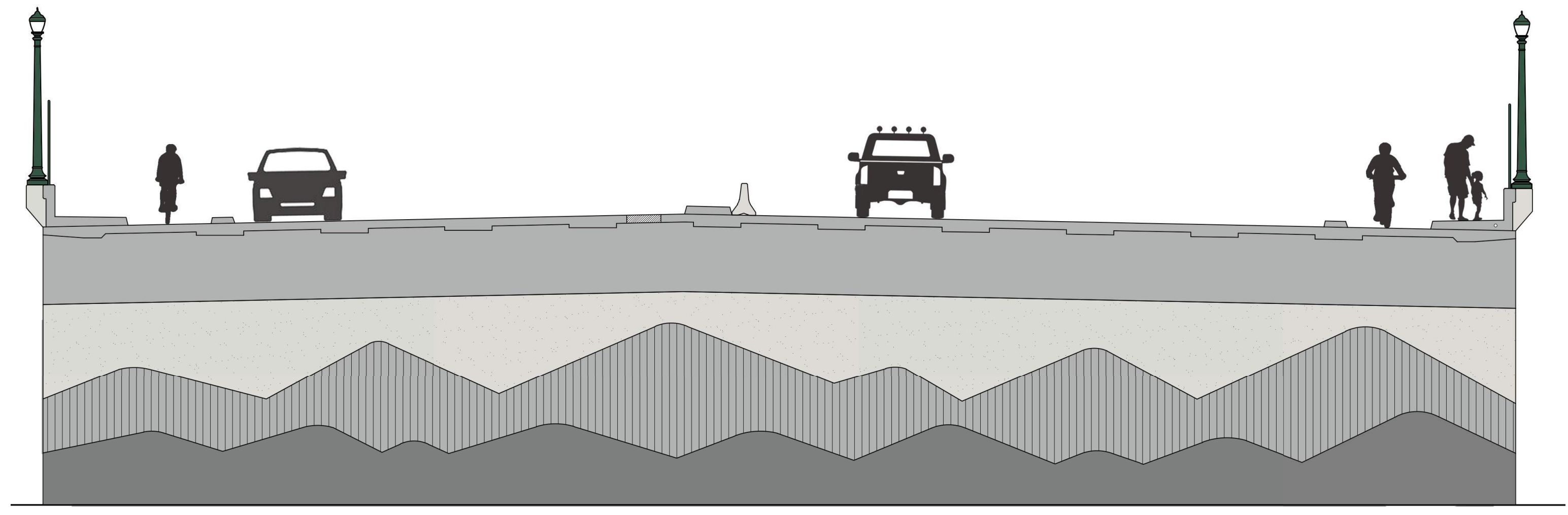
LIGHTING INSPIRATION



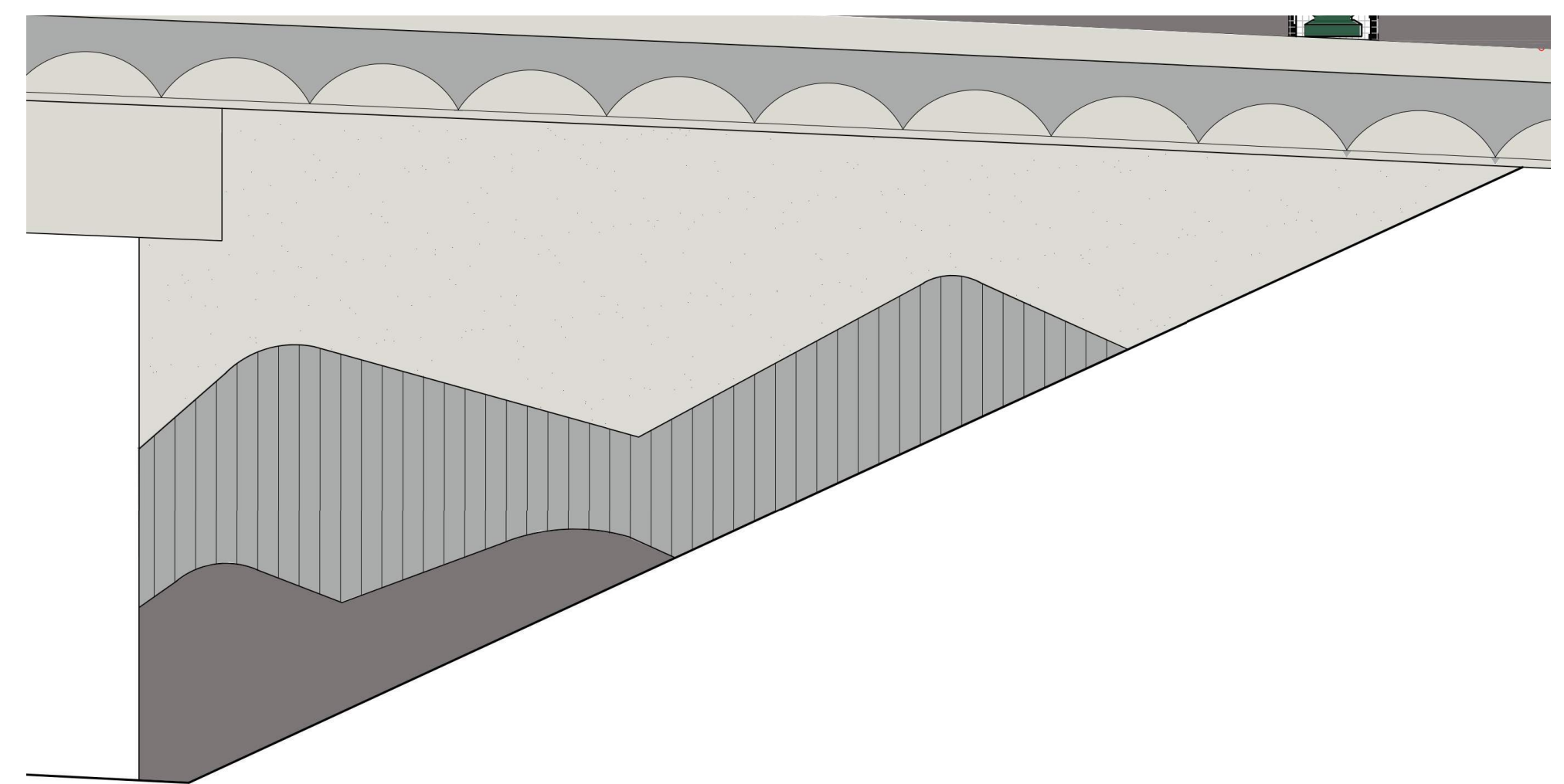
B COLUMN



C COLUMN INSPIRATION



C VERTICAL ABUTMENT WALL



D WING WALL

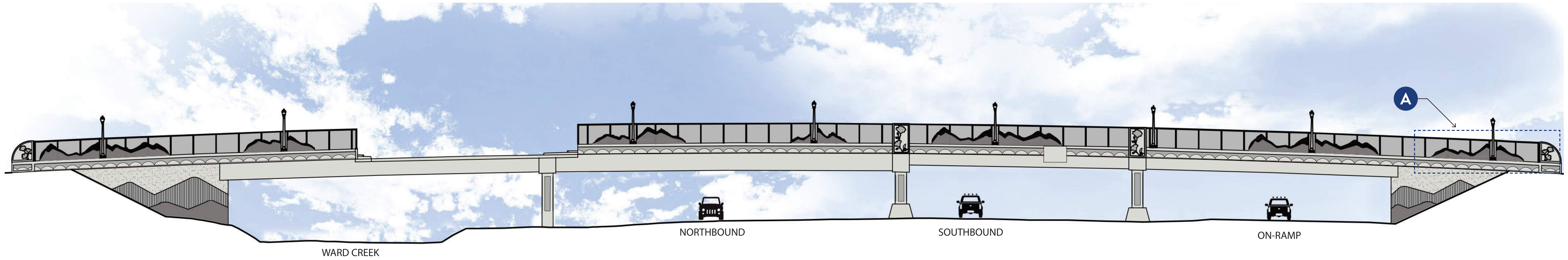


WING WALL INSPIRATION

INDUSTRIAL PARKWAY - STRUCTURE AESTHETICS

SEPTEMBER 12, 2023

HAYWARD HILLS THEME



BRIDGE ELEVATION



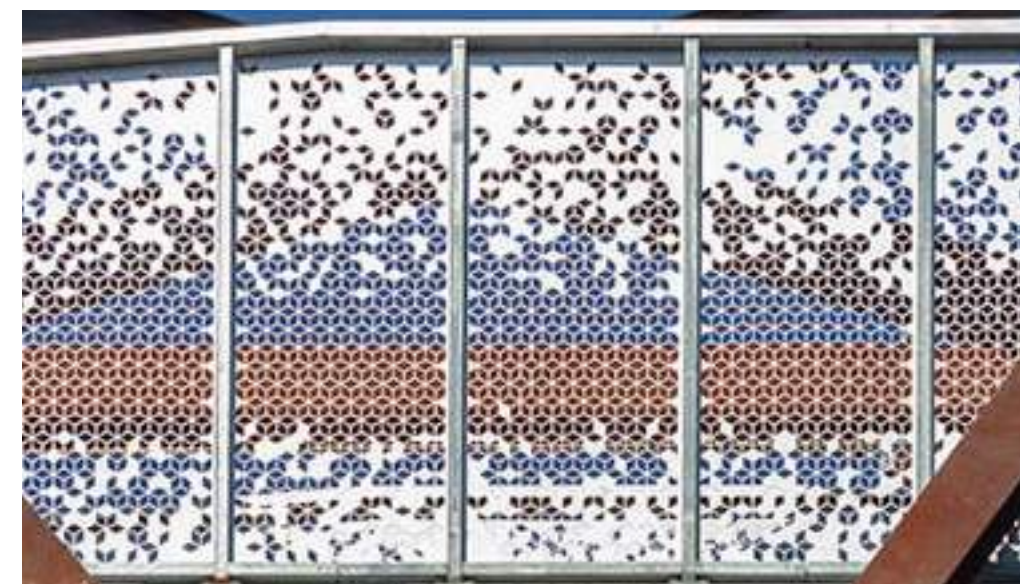
WIRE MESH FENCE BACKING



CORBEL INSPIRATION



CONCRETE BARRIER INSPIRATION - OPT. 1



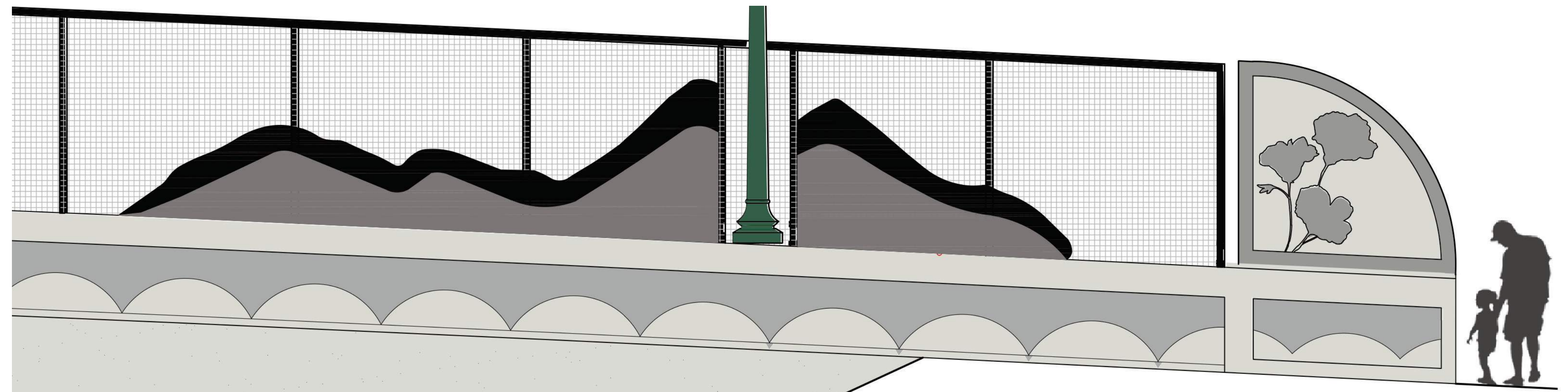
FENCE INSPIRATION - OPTION 1



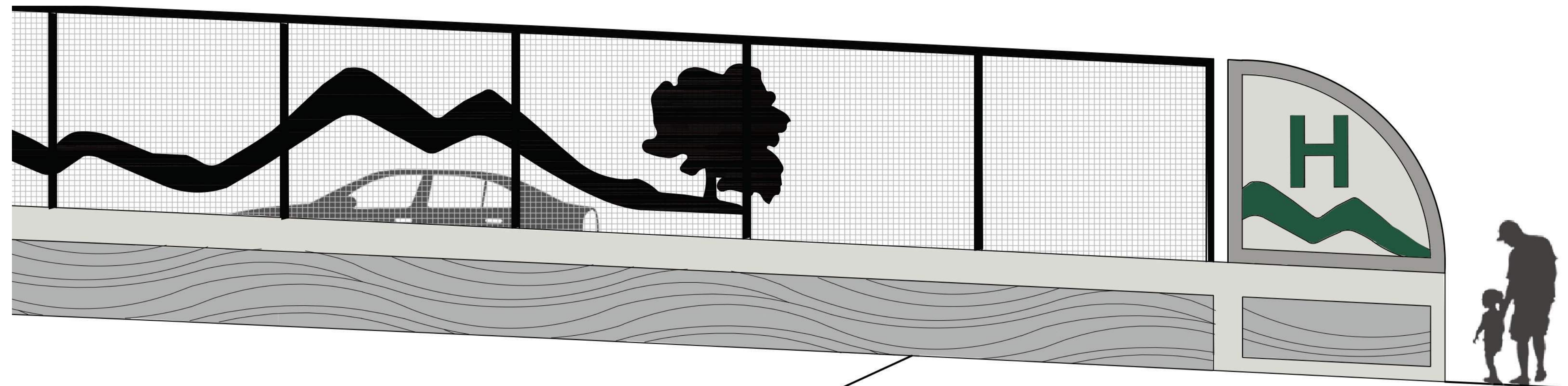
CONCRETE BARRIER INSPIRATION - OPT. 2



FENCE INSPIRATION - OPTION 2

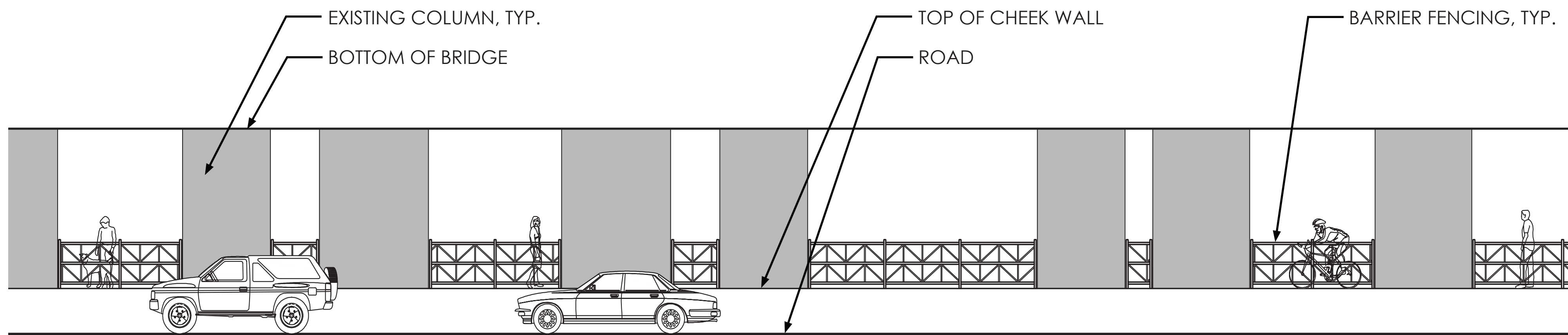


A FENCING AND CORBEL ENLARGEMENT - OPTION 1

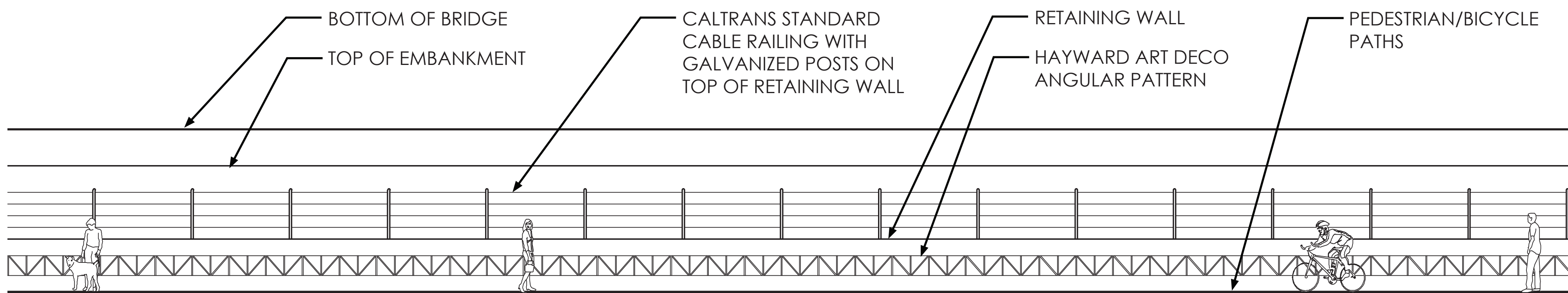


A FENCING AND CORBEL ENLARGEMENT - OPTION 2

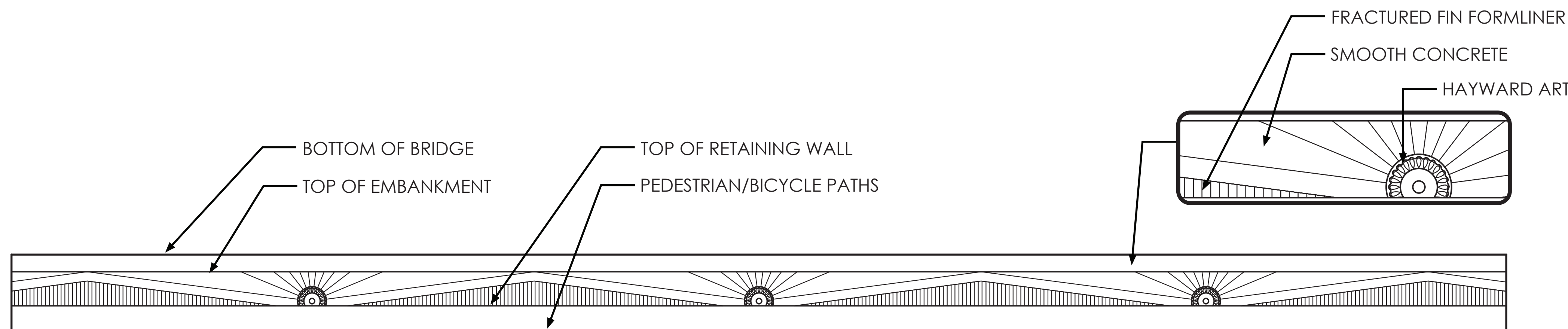
ART DECO THEME



A BARRIER FENCING



B RETAINING WALL & FENCING



C CONCRETE EMBANKMENT



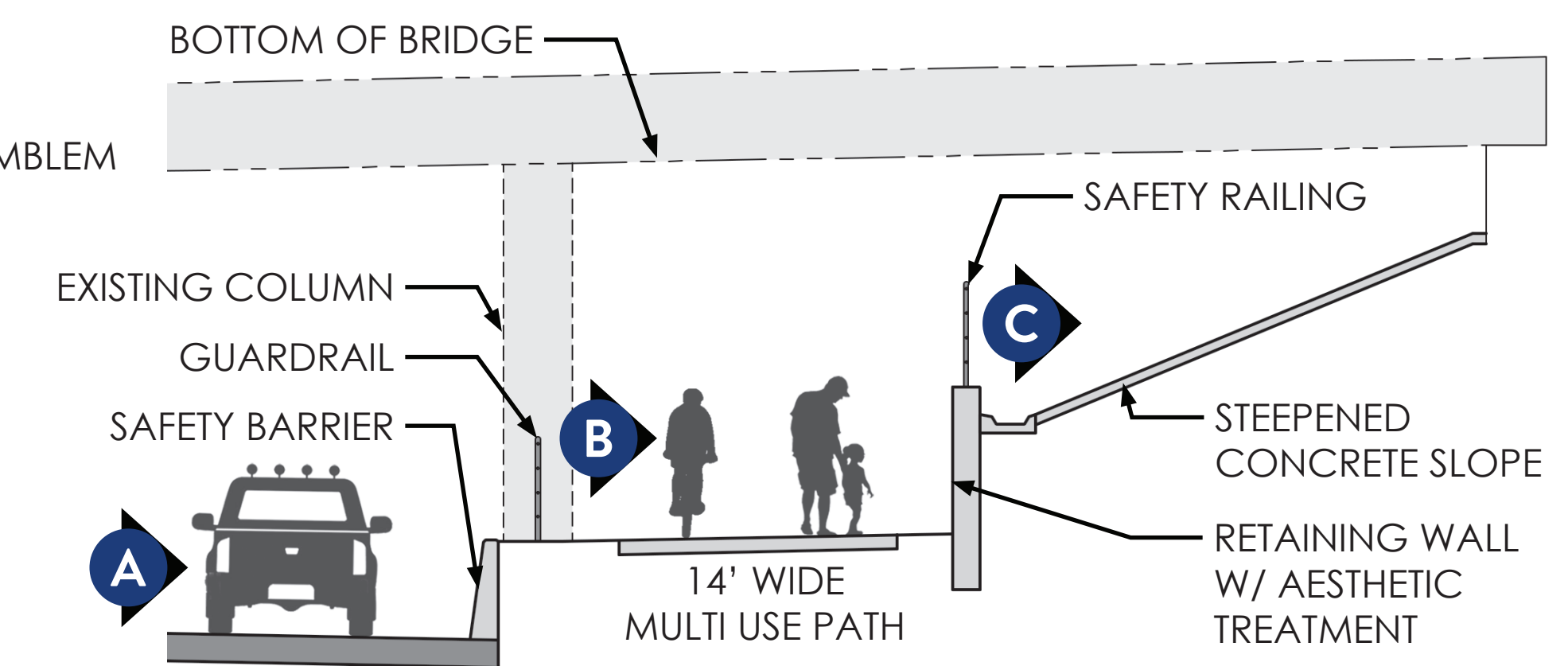
CITY OF HAYWARD ART DECO FENCING INSPIRATION



CALTRANS STANDARD CABLE FENCING



CITY OF HAYWARD ART DECO WALL INSPIRATION

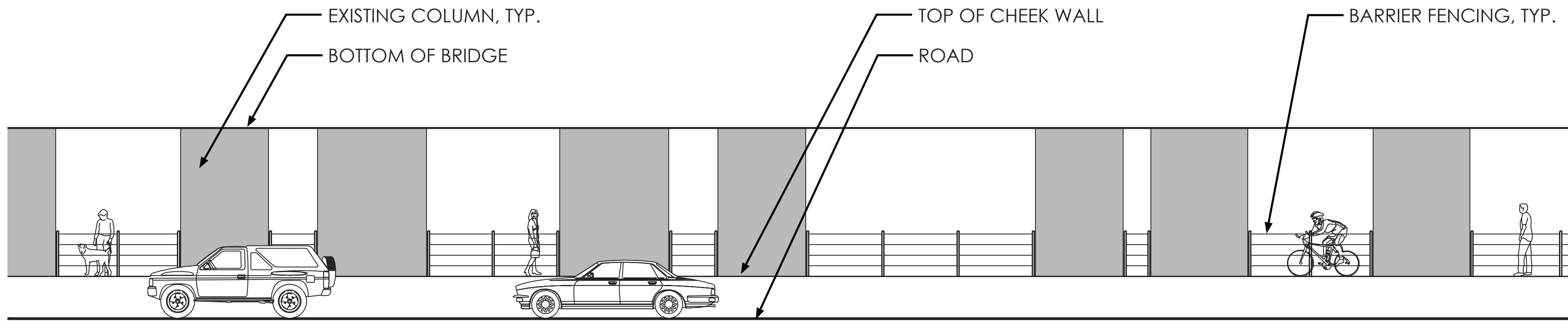


PED/BIKE SPACE AT WHIPPLE ROAD UNDERCROSSING

WHIPPLE ROAD - UNDERCROSSING AESTHETICS

SEPTEMBER 12, 2023

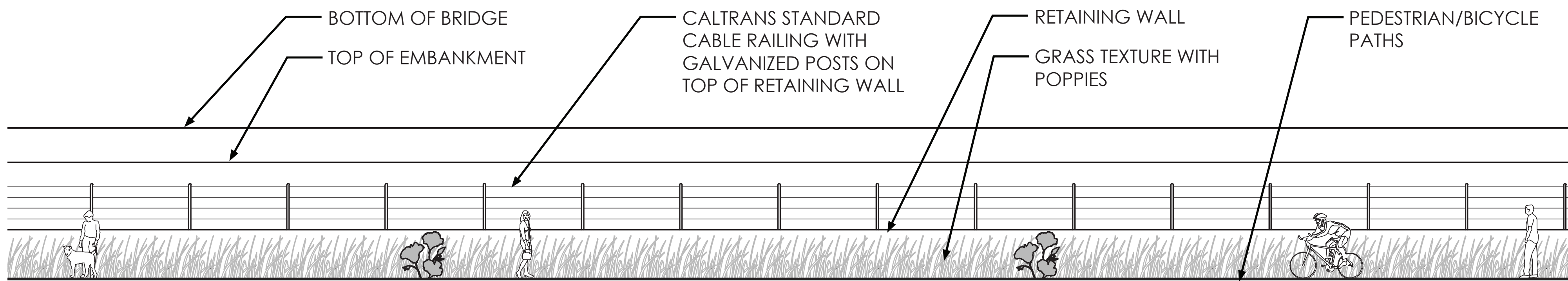
OAK LEAF THEME



A BARRIER FENCING



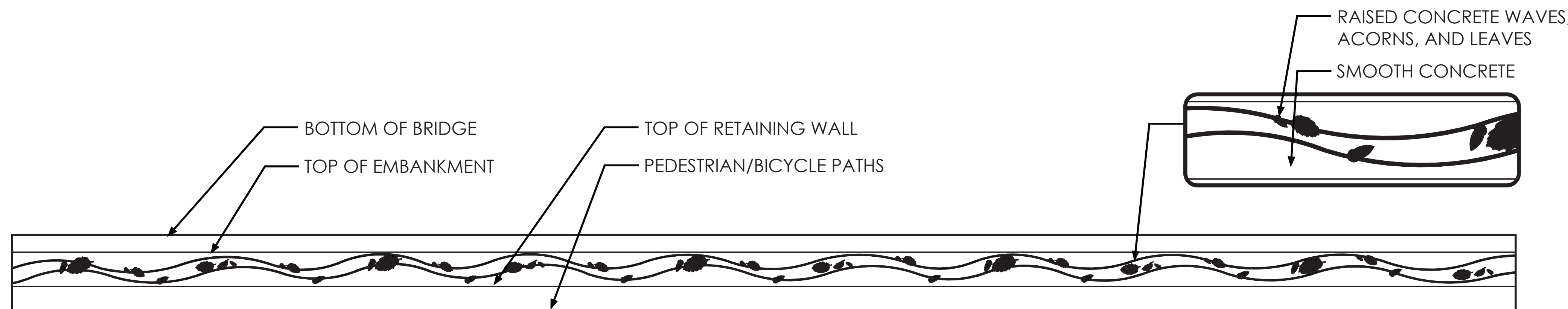
CALTRANS STANDARD CABLE FENCING



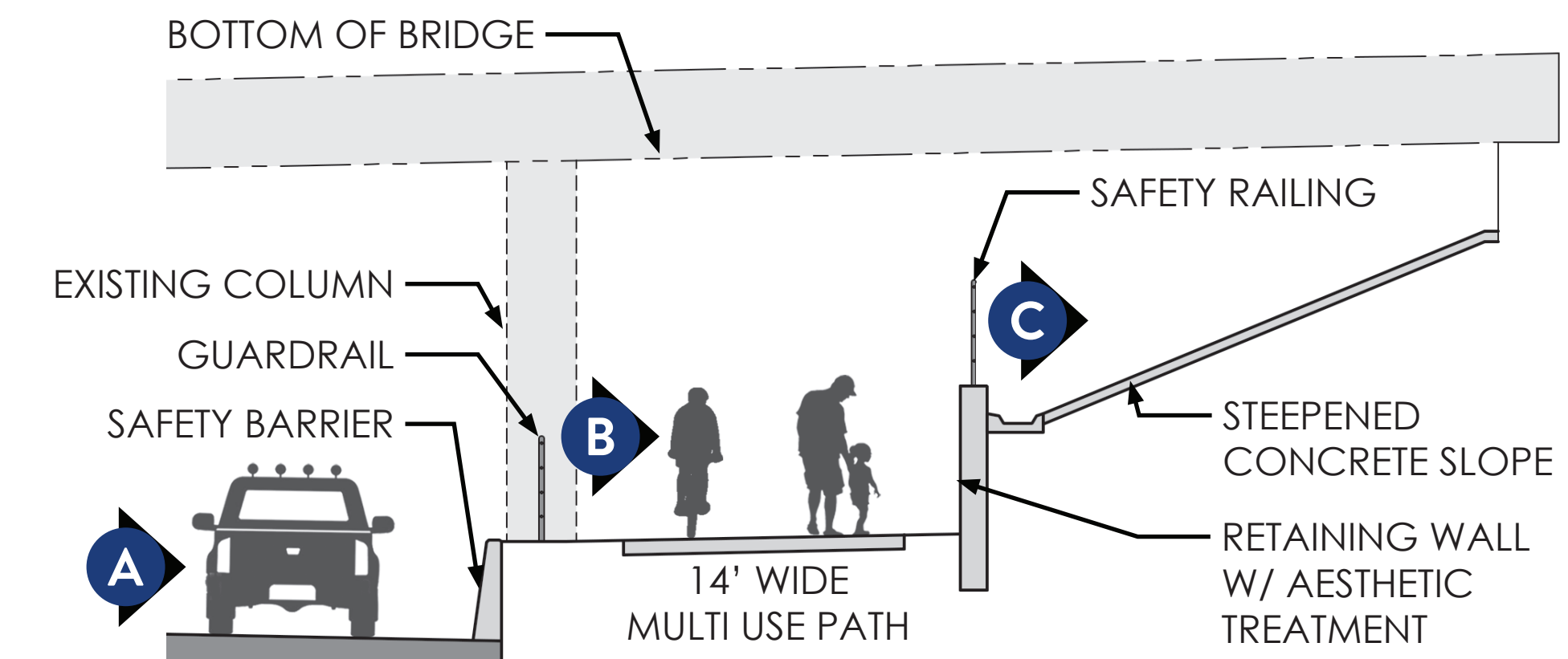
B RETAINING WALL & FENCING



GRASS TEXTURE INSPIRATION



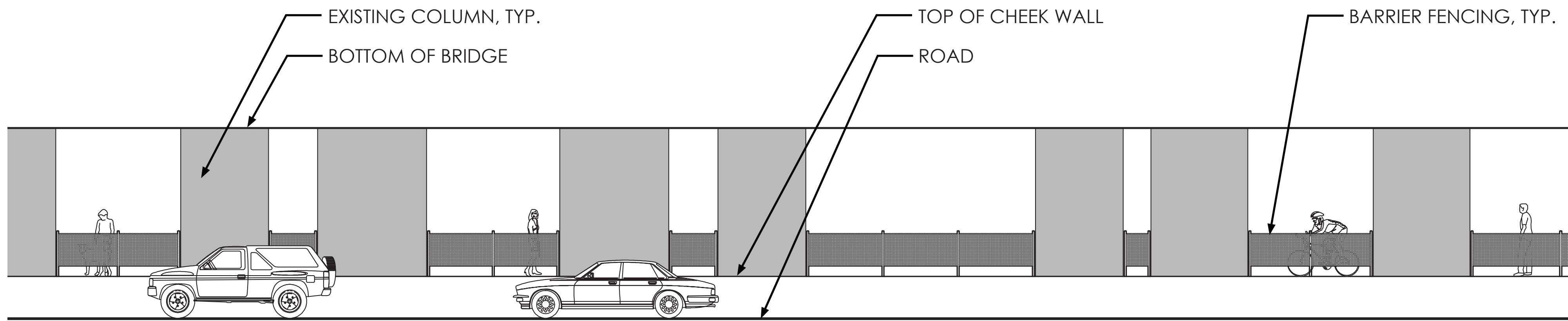
C CONCRETE EMBANKMENT



WHIPPLE ROAD - UNDERCROSSING AESTHETICS

SEPTEMBER 12, 2023

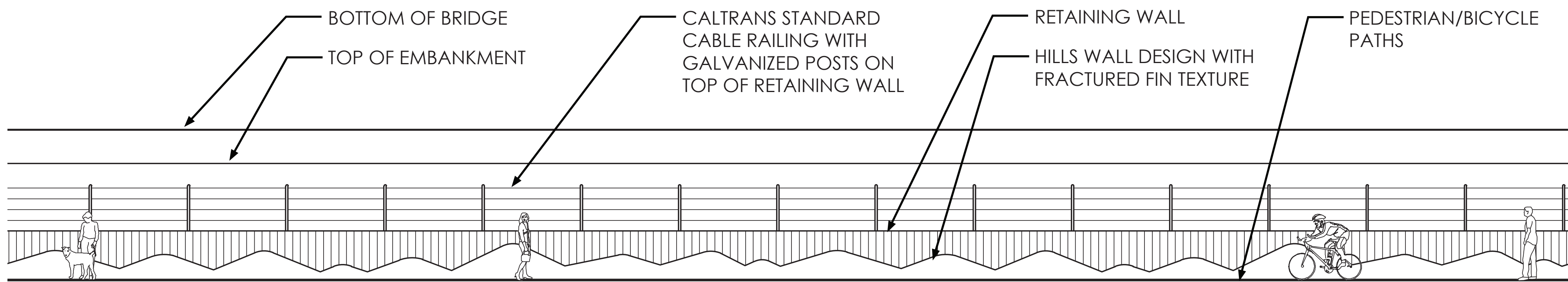
HAYWARD HILLS THEME



A BARRIER FENCING



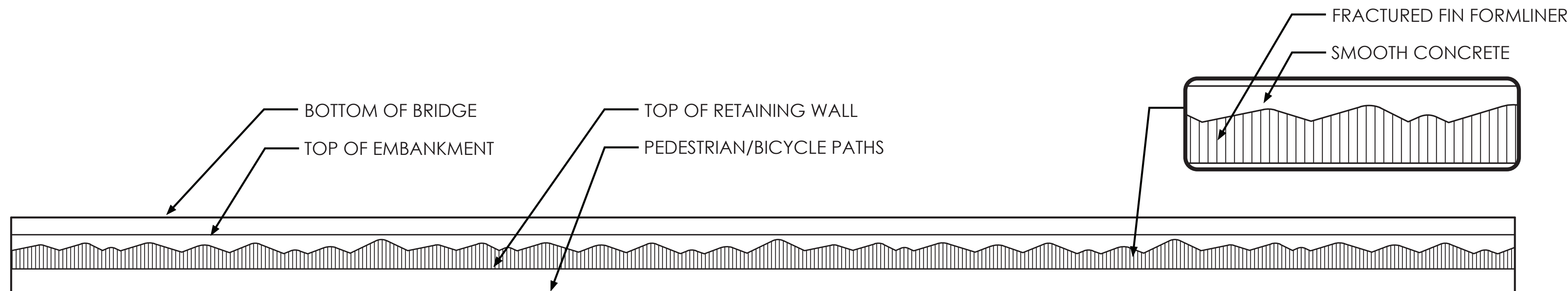
WIRE MESH FENCE INSPIRATION



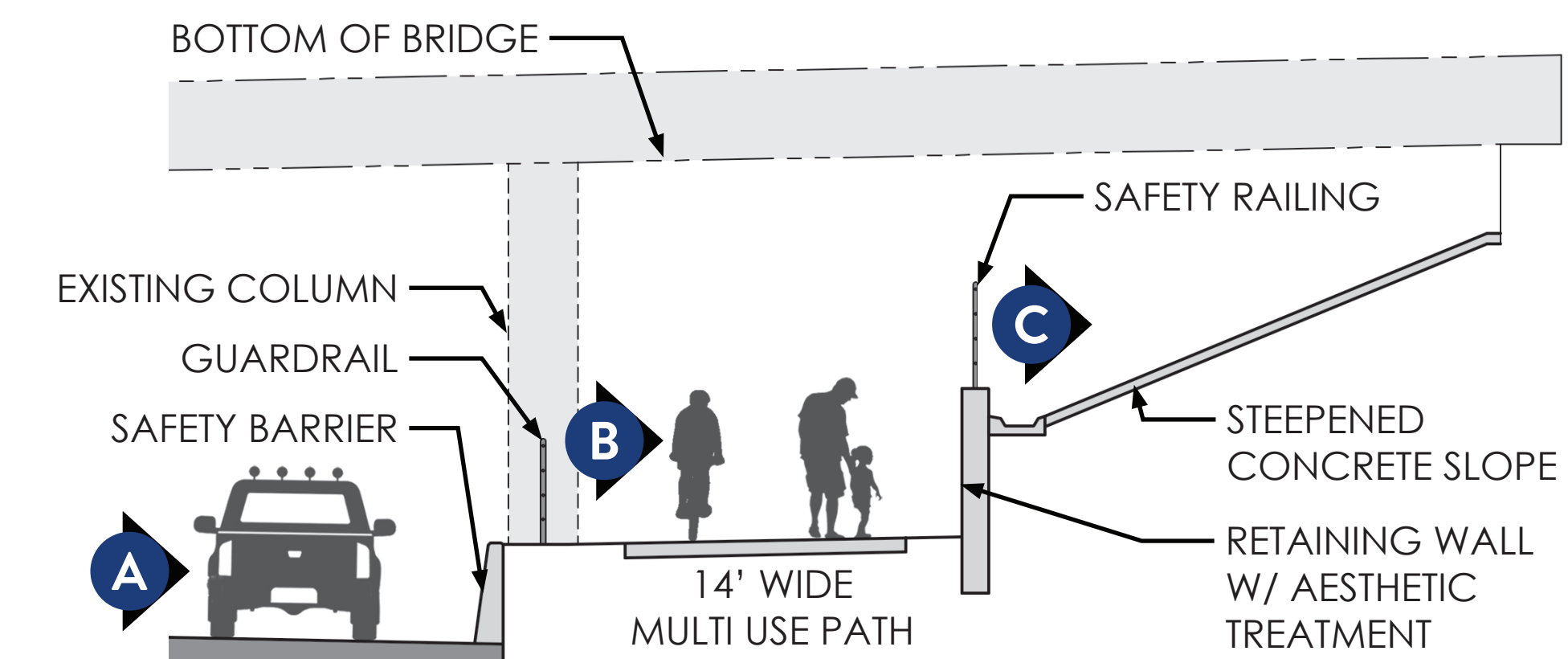
B RETAINING WALL & FENCING



CALTRANS STANDARD CABLE FENCING



C CONCRETE EMBANKMENT



PED/BIKE SPACE AT WHIPPLE ROAD UNDERCROSSING

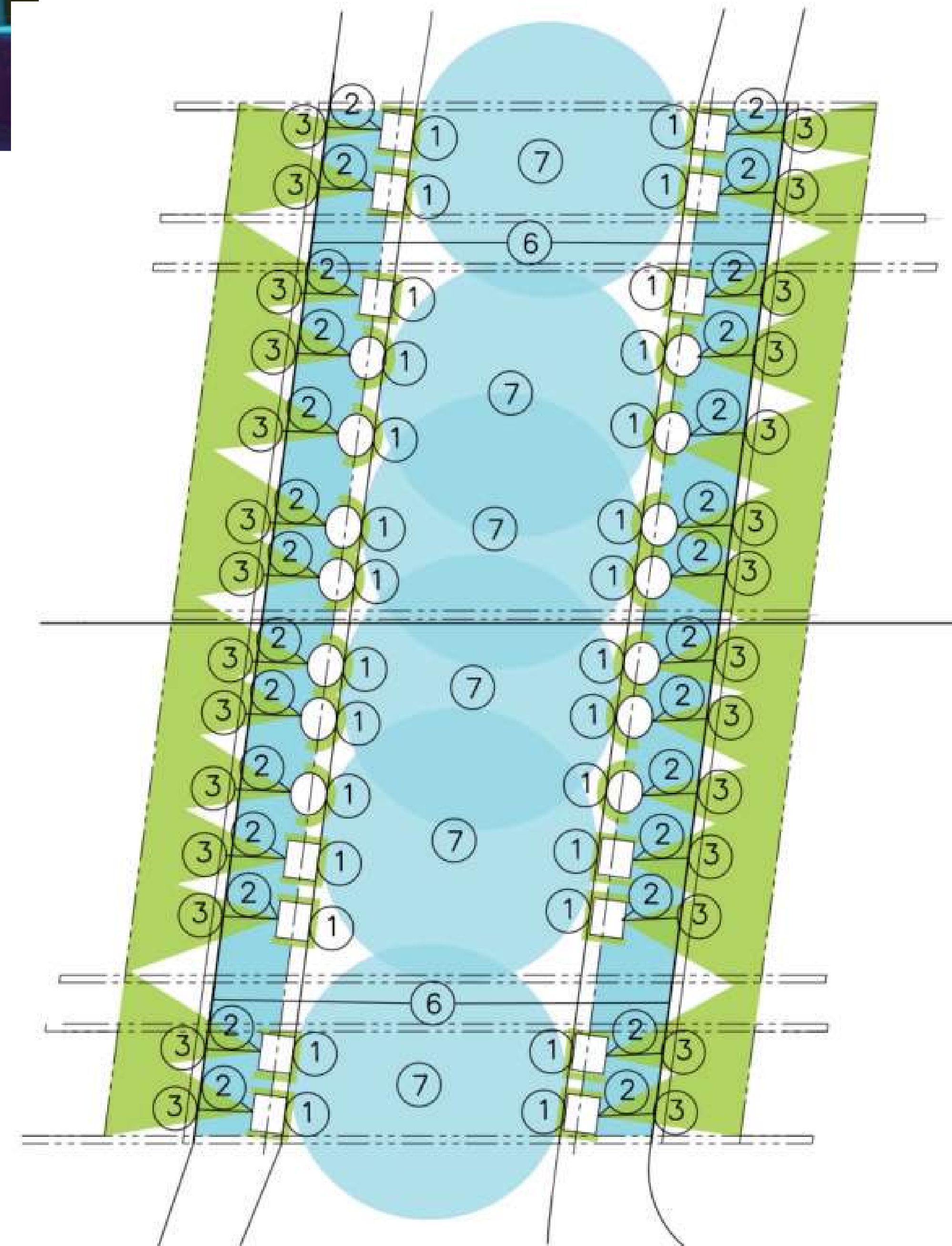
WHIPPLE ROAD - UNDERCROSSING AESTHETICS

SEPTEMBER 12, 2023

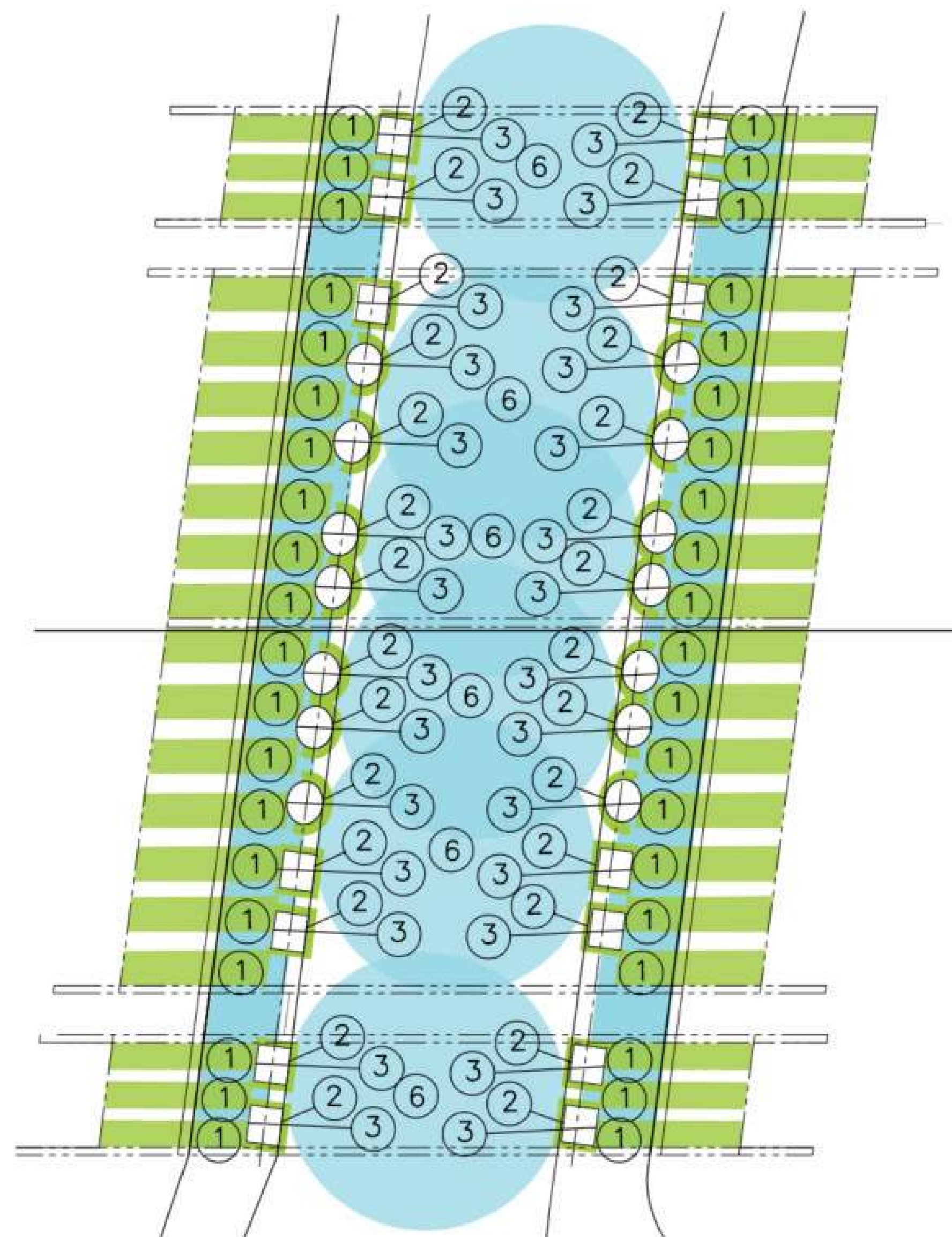
LIGHTING OPTION 1



- 1 Colored light for downlights mounted on beam front side (roadway side) mounted on top of columns to wash front and sides of columns along vehicle travel way (place conduit up one column and then along face of beam).
- 2 Colored lighting on back side of column beam to wash columns and other colored lights directed to provide color on sloped area.
- 3 White lighting on back side of column beam to provide general lighting of pathway.
- 4 Fence/railing, about 3-1/2 feet high, on roadway side of pathways with integrated white downlights in top rail of fence to wash pathway. Fence posts could also have an integrated lighting element, if needed.
- 5 Perforated metal panels attached to roadway side of fence/railing and be a bright color. A top portion of panel to be unperforated to shield integrated lights to avoid glare in eyes of drivers.
- 6 Thicken retaining wall behind pedestrian pathway and cut in soffit along the bottom of the wall to provide a white light wash across the pathway.
- 7 White downlights to light roadway.



LIGHTING OPTION 2

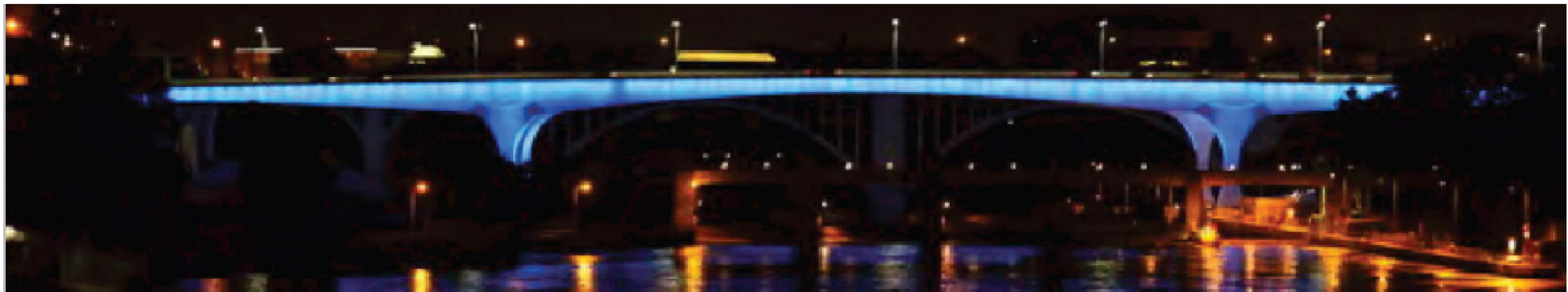
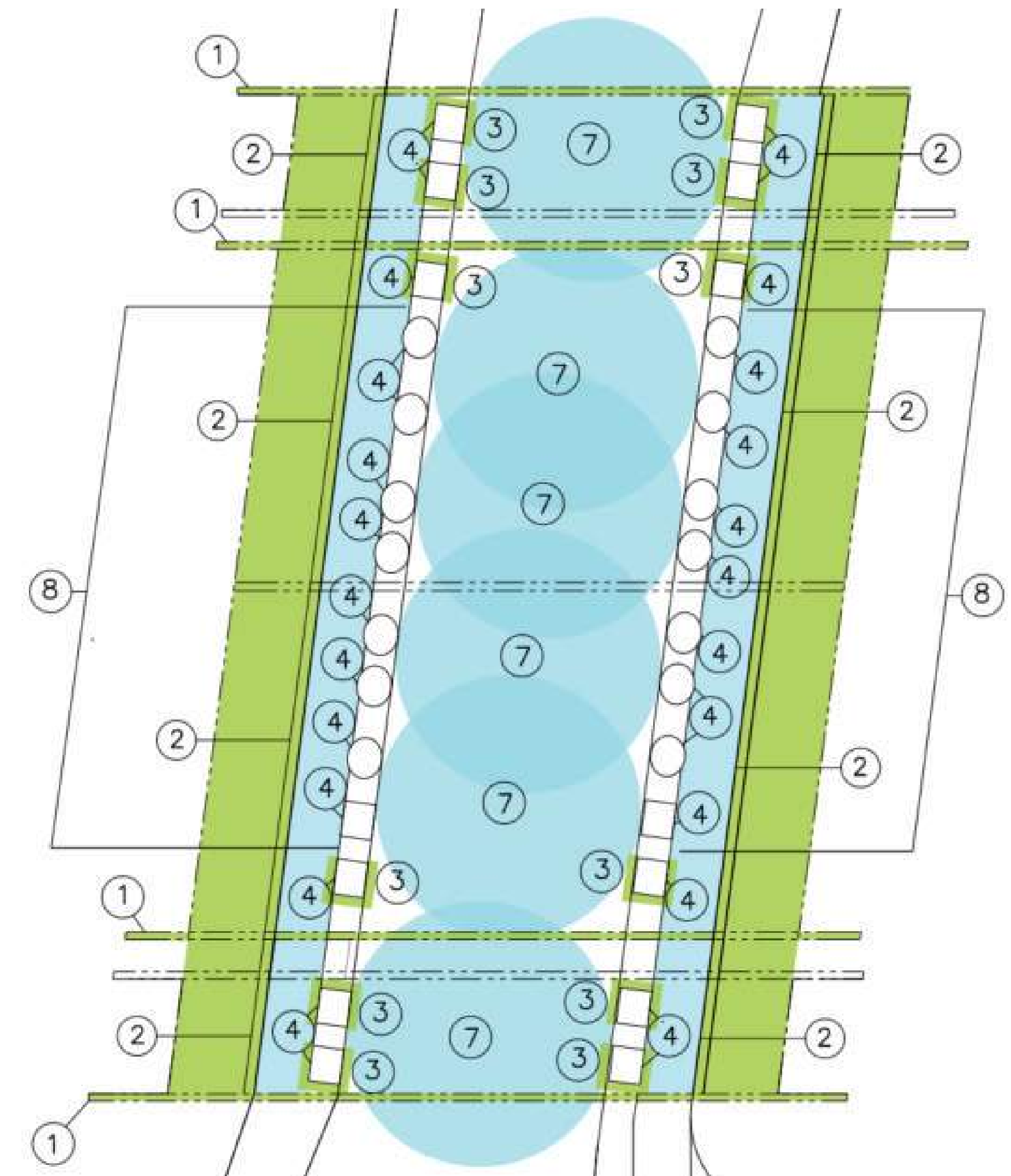


- 1 Colored lights to wash soffits over pathway and sloped area (all or every other soffit)
- 2 Colored light for downlights on column beam ("front side") to wash columns, same as Option 1.
- 3 White lighting on "back side" of column beam to provide general lighting of pathway, same as Option 1.
- 4 Fence/railing, about 3-1/2 feet high, on roadway side of pathways with integrated white lighting to wash pathway, same as Option 1.
- 5 Metal panel extending a short distance down from top of fence/railing on the roadway side to avoid glare in eyes of drivers.
- 6 White downlights to light roadway.

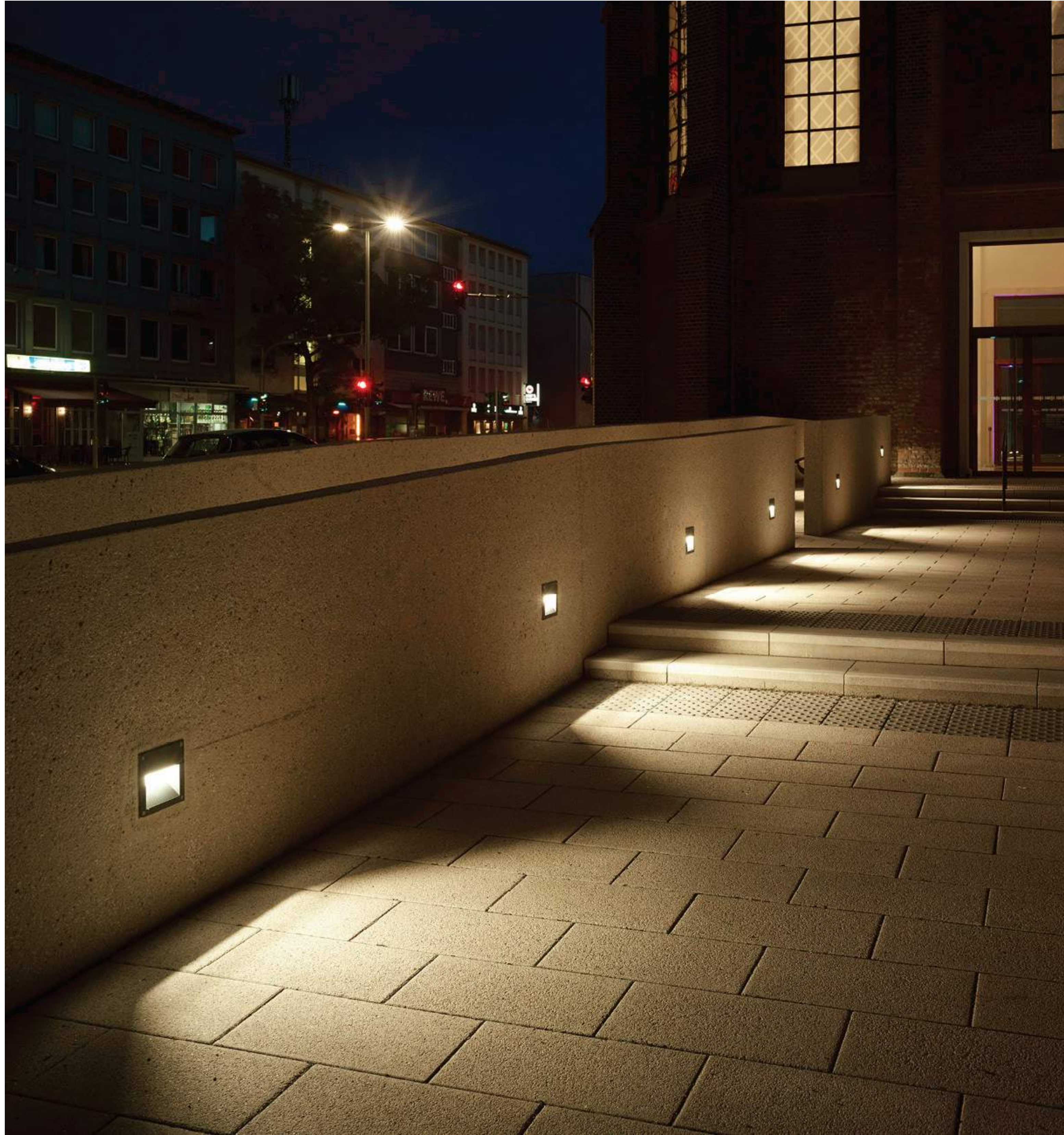
LIGHTING OPTION 3



- ① Colored LED strip light wash of elevated outside freeway overpass sides (two each direction – on- or off-ramp and main structure)– Light strip on/ along face or under and above sidewall lip to wash face of structure.
- ② Make retaining wall about a foot higher behind pedestrian pathway to "hide" and place colored lights to wash slope.
- ③ Colored down lights on column beam to wash columns along vehicle travel way, pathway, and visible side.
- ④ White lighting on "back side" of column beam to provide general lighting of pathway.
- ⑤ Fence/railing, about 3–1/2 feet high, on roadway side of pathways with integrated white lighting to wash pathway.
- ⑥ Metal panel extending a short distance down from top of fence/railing on the roadway side to avoid glare in eyes of drivers.
- ⑦ White downlights to light roadway.
- ⑧ Optional colored down lights on "back side" of columns to wash columns on pathway side only.



ADDITIONAL ARCHITECTURAL FOCUSED LIGHTING



WHIPPLE ROAD - UNDERCROSSING LIGHTING

SEPTEMBER 12, 2023

TRAFFIC SIGNAL & WAYFINDING SIGNAGE



CITY OF HAYWARD TRAFFIC SIGNAL & STREET LIGHTING



CITY OF HAYWARD PEDESTRIAN POLE LIGHTING WITH WAYFINDING SIGNAGE



CITY OF HAYWARD WAYFINDING SIGNAGE

MISCELLANEOUS HIGHWAY AESTHETICS



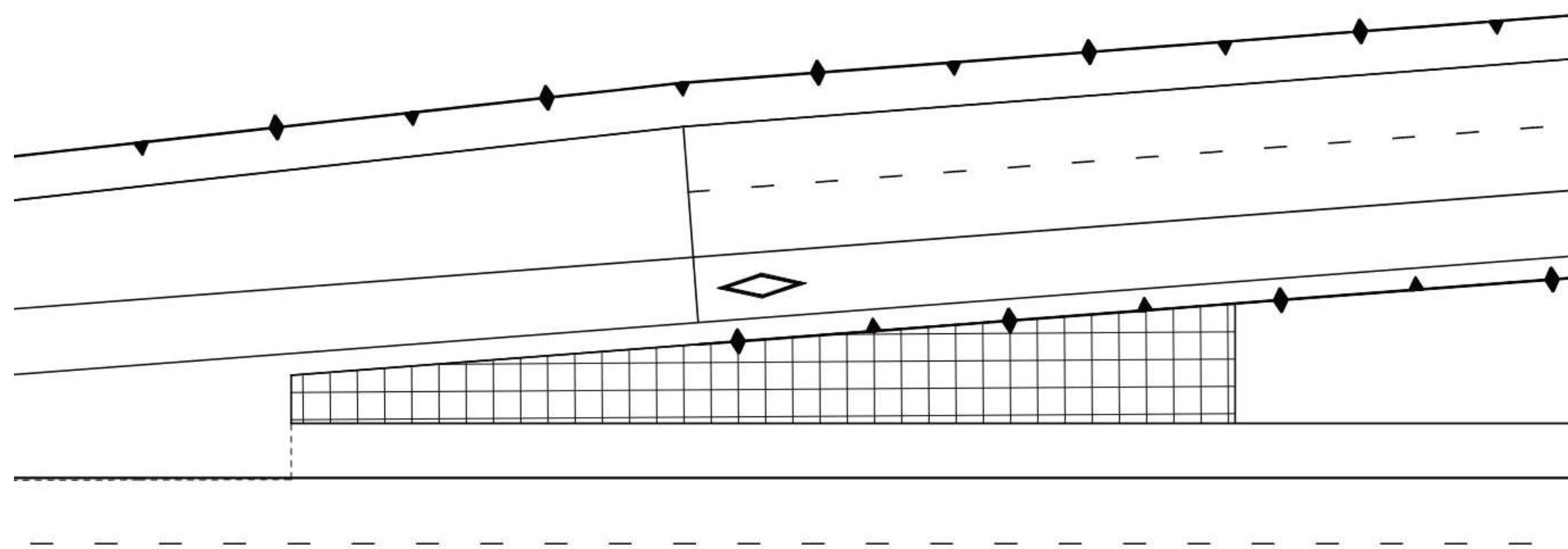
NEW CALTRANS MEDIAN CONCRETE BARRIER DESIGN



MEDIAN CONCRETE BARRIER INSPIRATION



SOUNDWALL

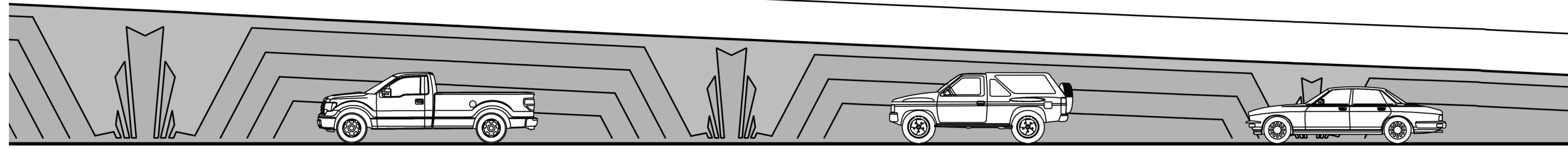


GORE PAVING

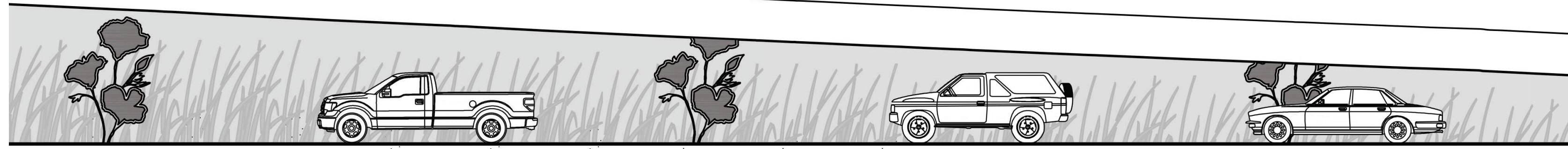
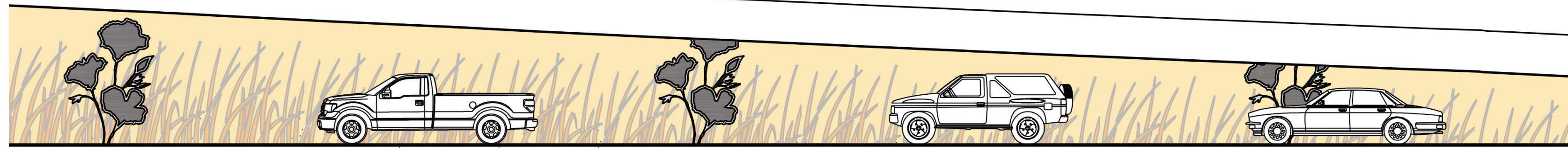


GORE PAVING AT 92/880 INTERCHANGE

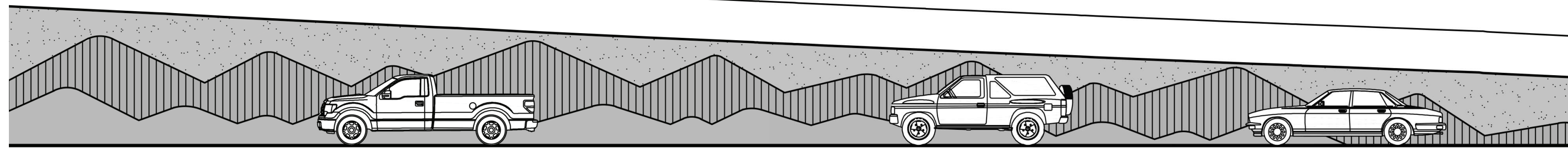
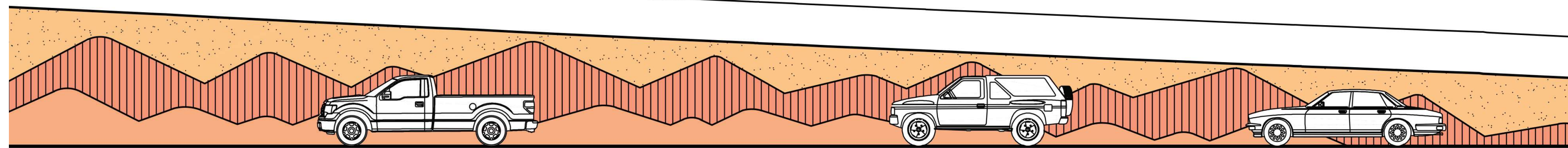
RETAINING WALL OPTIONS



RETAINING WALL OPTION 1 - ART DECO THEME



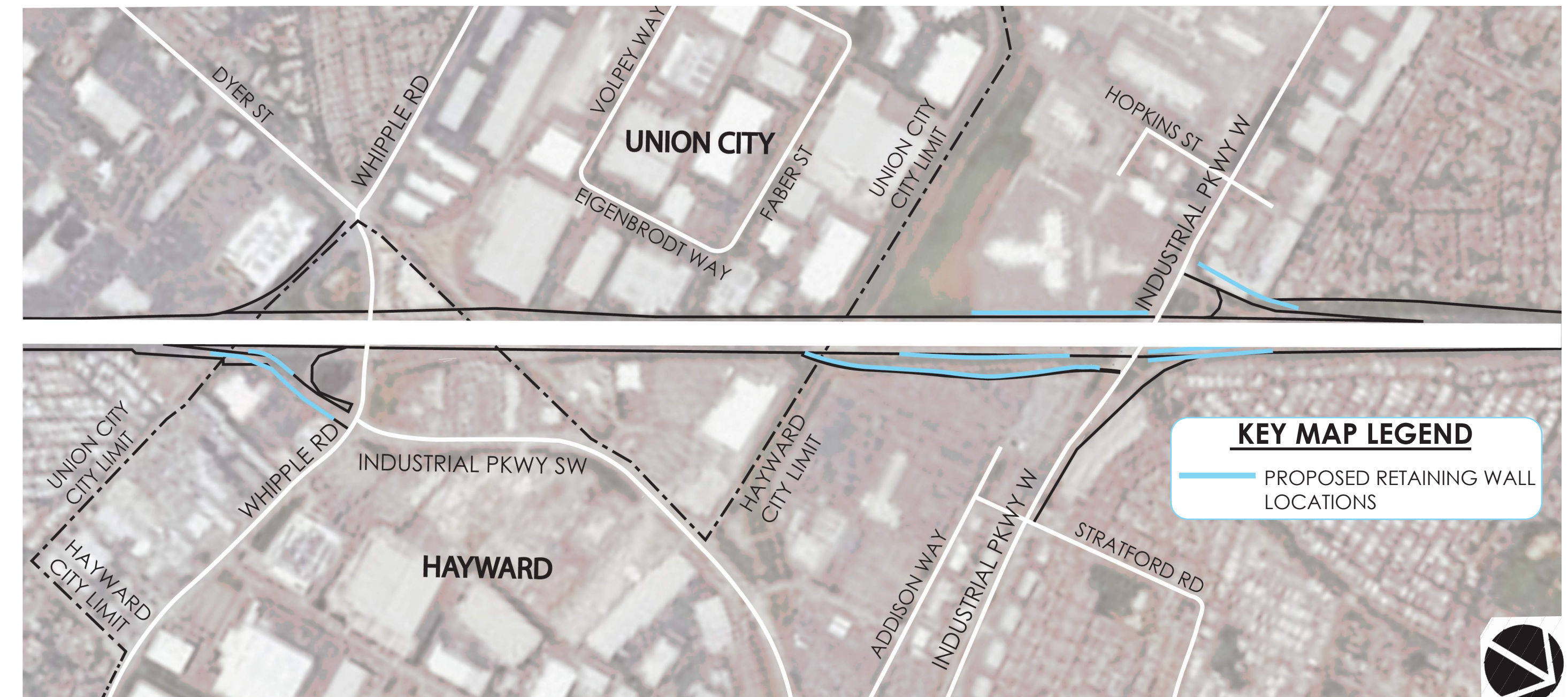
RETAINING WALL OPTION 2 - OAK LEAF THEME



RETAINING WALL OPTION 3 - HAYWARD HILLS THEME

INDUSTRIAL PARKWAY - STRUCTURE AESTHETICS

SEPTEMBER 12, 2023



**Russell City
Energy Center**

ITEM #13

LB 23-036



City Council

Calpine Clean Energy Fund

September 12, 2023



Background

- Russell City Energy Center (RCEC) experienced an explosion and fire on May 27, 2021.
- City entered into a Coordination, Resiliency, and Action Agreement with Calpine.
- Initial Agreement included donations for:
 - Fire Dept. Haz Mat Response Vehicle (\$150,000); and
 - Russell City Reparative Justice Project (\$20,000).
- Additional settlement negotiations resulted in \$1,250,000 for clean energy & energy efficiency projects.

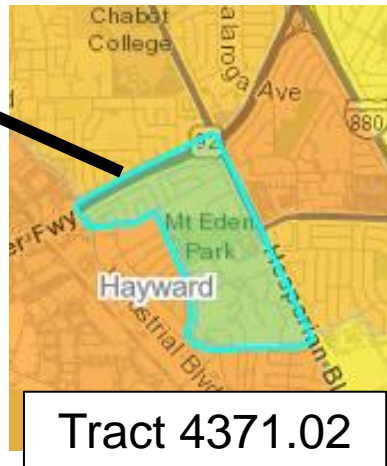
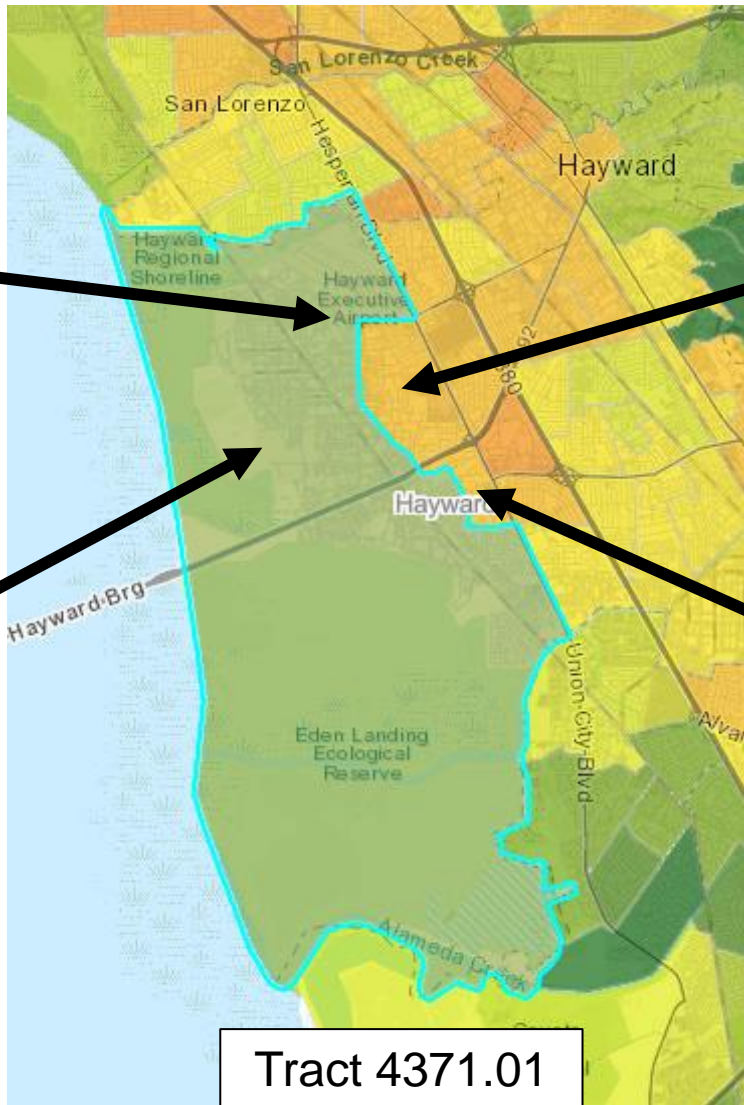
Calpine Clean Energy Fund

- Staff recommends \$922,000 be used for the solar and batteries at Fire Station 6 and Fire Training Center.
- Staff recommends \$328,000 be used for residential energy efficiency and clean energy.

Census Tracts Near Russell City Energy Center

Fire Station 6 & Training Center

Russell City Energy Center



Population of the Three Census Tracts

	Census Tract 4371.01	Census Tract 4372.00	Census Tract 4371.02	Totals
Population	7,867	7,489	4,521	19,877
Estimated Households	2,538	2,416	1,458	6,412
Estimated Low-Income Households	634	604	365	1,603

Heat Pump Water Heaters

- Staff recommends installing electric heat pump water heaters (HPWH) in homes
- Replace approximately 80 – 100 natural gas water heaters



Photo credit: Efficiency Maine

Heat Pump Water Heaters

- New Bay Area Air District rules will require that only electric HPWH can be installed starting in 2027
- Program can help residents prepare for the new rules

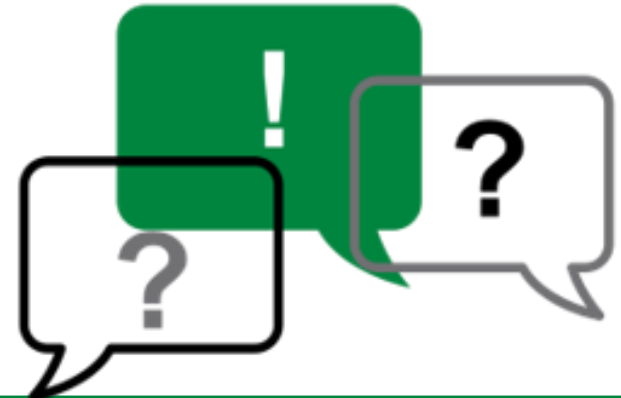


Photo credit: Peninsula Clean Energy

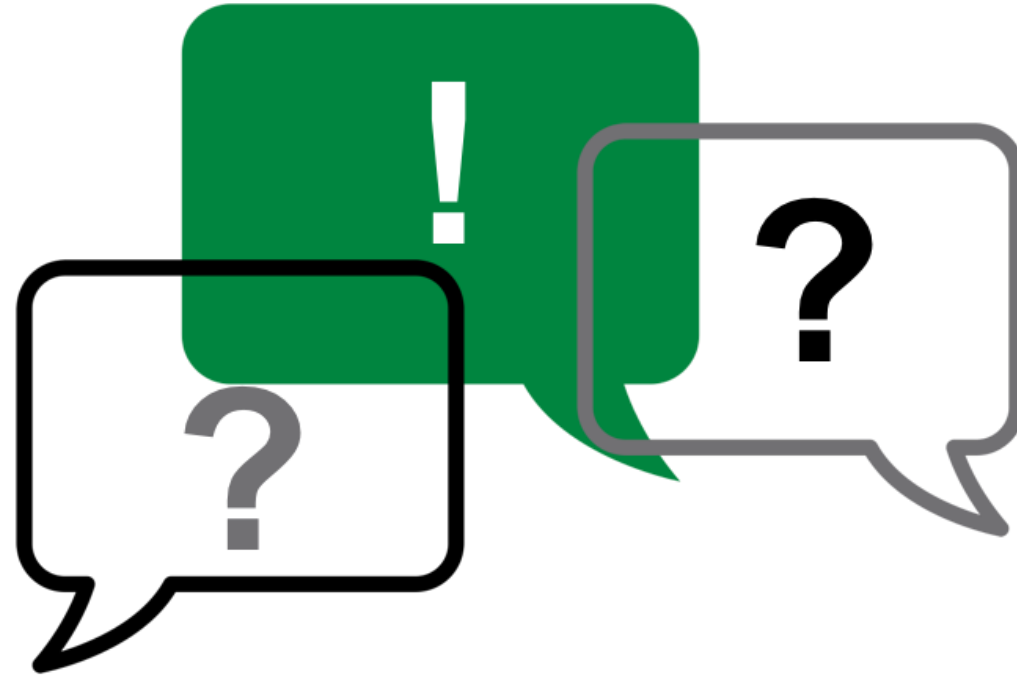
Staff Recommendation

That Council:

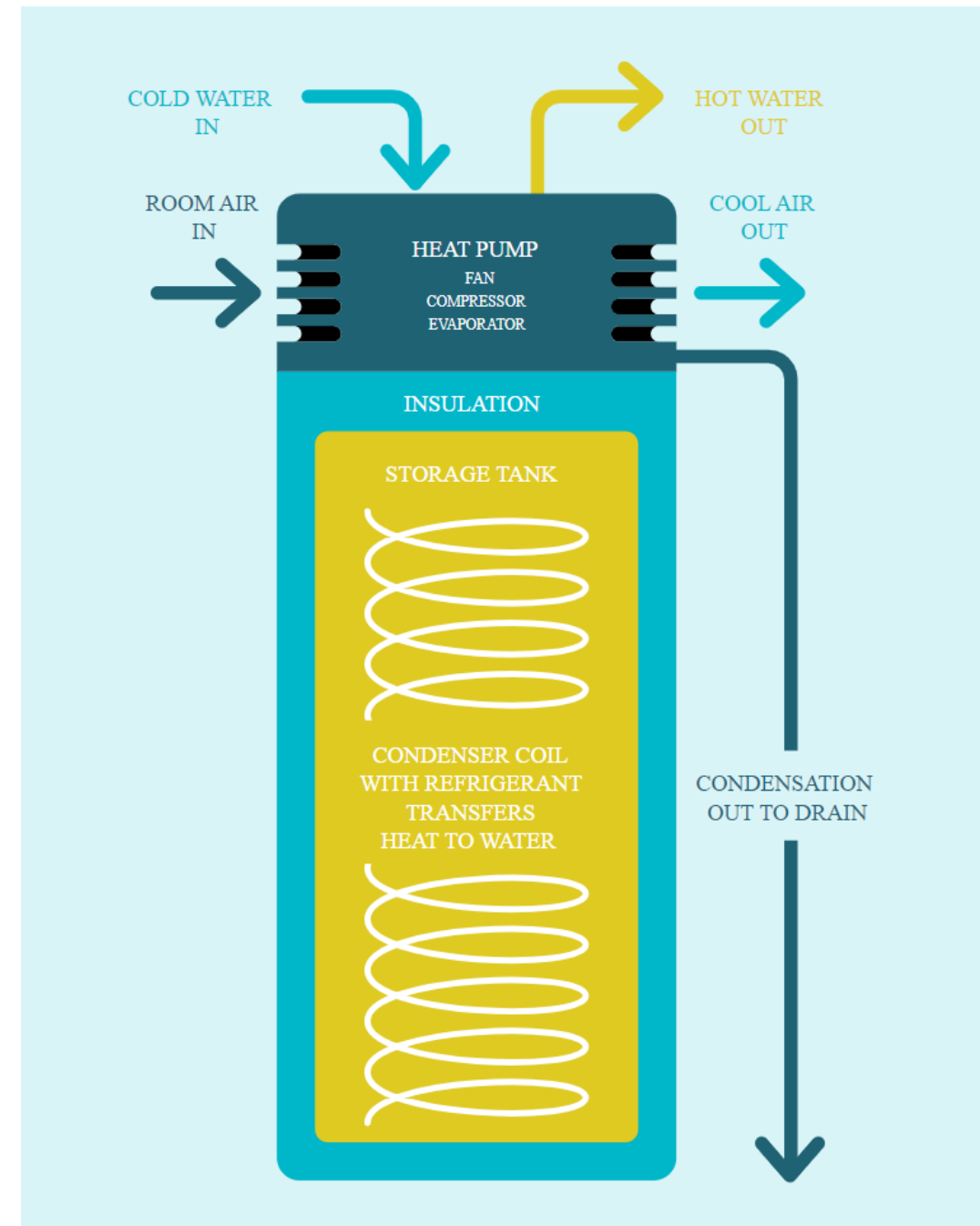
- 1) Accepts public comments; and
- 2) Comments on this report; and
- 3) Adopts the resolution.



Discussion



How Does a HPWH Work?



BAAQMD Appliance Rules

Two rules were amended to support improvements to regional air quality and public health:

- Regulation 9, Rule 4: Nitrogen Oxides from Fan Type Residential Central Furnaces, and
- Regulation 9, Rule 6: Nitrogen Oxides Emissions from Natural Gas-Fired Boilers and Water Heaters.

Rules apply only to new appliances, and do not mandate retrofitting of existing appliances.

- 2027 – only zero NOx water heaters can be sold or installed in the Bay Area.
- 2029 – only zero NOx furnaces can be sold or installed in the Bay Area.
- 2031 – only zero NOx large commercial water heaters can be sold or installed in the Bay Area

More information at: <https://www.baaqmd.gov/rules-and-compliance/rule-development/building-appliances>

**Lease Obligation
Refinancing**

ITEM #14

LB 23-037



CITY OF HAYWARD & PUBLIC FINANCING AUTHORITY

REFINANCING OF THE 2015 CERTIFICATES OF PARTICIPATION

LIBRARY PROJECT FINANCING

NHA | ADVISORS
Financial & Policy Strategies.
Delivered.

September 12, 2023

Background

- ▶ June 20, 2023 – Council and authorized staff to work with the City’s Municipal Advisor and bond team to prepare the documents necessary for a refinancing of the 2015 Certificates of Participation.
- ▶ The 2015 Certificates of Participation funded construction of:
 - 21st Century Library
 - Community Learning Center
 - Plaza Improvements
- ▶ Net present value savings is projected to be approximately \$1.7 million, and the aggregate cash flows savings is estimated to be in excess of \$10 million.
- ▶ The 2014 Lease Refinancing:
 - Finance Director determines it is in the best interests of the City to proceed without positive net present value savings from the refunding of the 2014 Lease Payments

Refinancing Process

June

- Council Approval of Refinancing and Legal Documents

Early September

- Council Approval of Disclosure Document

October

- Close Refinancing

July-August

- Market Assessment
- Credit Process

Mid-September

- Lock Interest Rates

Credit Rating

- ▶ Standard & Poor's (S&P) Global Rating reaffirmed the City's General Fund credit rating of AA, with a stable outlook.

- ▶ S&P Global Rating issued the second highest rating grade in the investment grade scale for general fund credits, issuing an opinion of very strong capacity to meet financial obligations.

Preliminary Official Statement (POS)

- POS is distributed to potential investors
- POS must include all information that would have actual significance in deliberations of reasonable investor when deciding to buy or sell the 2023 Refunding Certificates of Participation
- Financial and operating data related to the City's General Fund.
- Key sections:
 - Appendix B ("City of Hayward General Financial and Demographic Information") -- includes information about the City's General Fund budget (including the adopted fiscal year 2023-24 budget), historical General Fund revenues and expenditures, reserve policies, pension and other retirement benefits (including their actuarial funded status)
 - Appendix C -- contains the City's Annual Comprehensive Financial Report for the fiscal year ended June 30, 2022
 - "CONSTITUTIONAL AND STATUTORY LIMITATIONS ON TAXES AND APPROPRIATIONS" -- describes constitutional and statutory limitations on receipt of revenues and expenditures of funds
 - "RISK FACTORS" -- highlights various risk factors related to the City's General Fund.

The ask of Council tonight..

- ▶ Staff is requesting adoption of a resolution approving the amended savings requirement for the proposed refunding of outstanding lease payment obligations and approving POS and purchase agreement for the 2023 Refunding Certificates of Participation.