

SPECIAL CITY COUNCIL MEETING

DECEMBER 12, 2023

PRESENTATIONS

Item# 15

PH 23-049

Hayward Residential Design Study

Hayward Residential Design Study

Proposed Text & Zoning Map Amendments

Public Hearing with the City Council
December 12, 2023
Elizabeth Blanton, Senior Planner & Taylor Richard, Associate Planner





- ✓ Develop a **point system for façade design** standards
- ✓ Add **façade design** standards and incentivize **public art** in the **Mission Boulevard Code**
- ✓ Adjust point values for open space amenities and incentivize **rooftop amenities**
- ✓ Develop **mailbox security** standards
- ✓ **Increase parking requirements** for large detached residential units
- ✓ Clarify **unbundled parking** standard
- ✓ Modify **Transportation Demand Management (TDM)** standard

Previous Planning Commission & Council Feedback



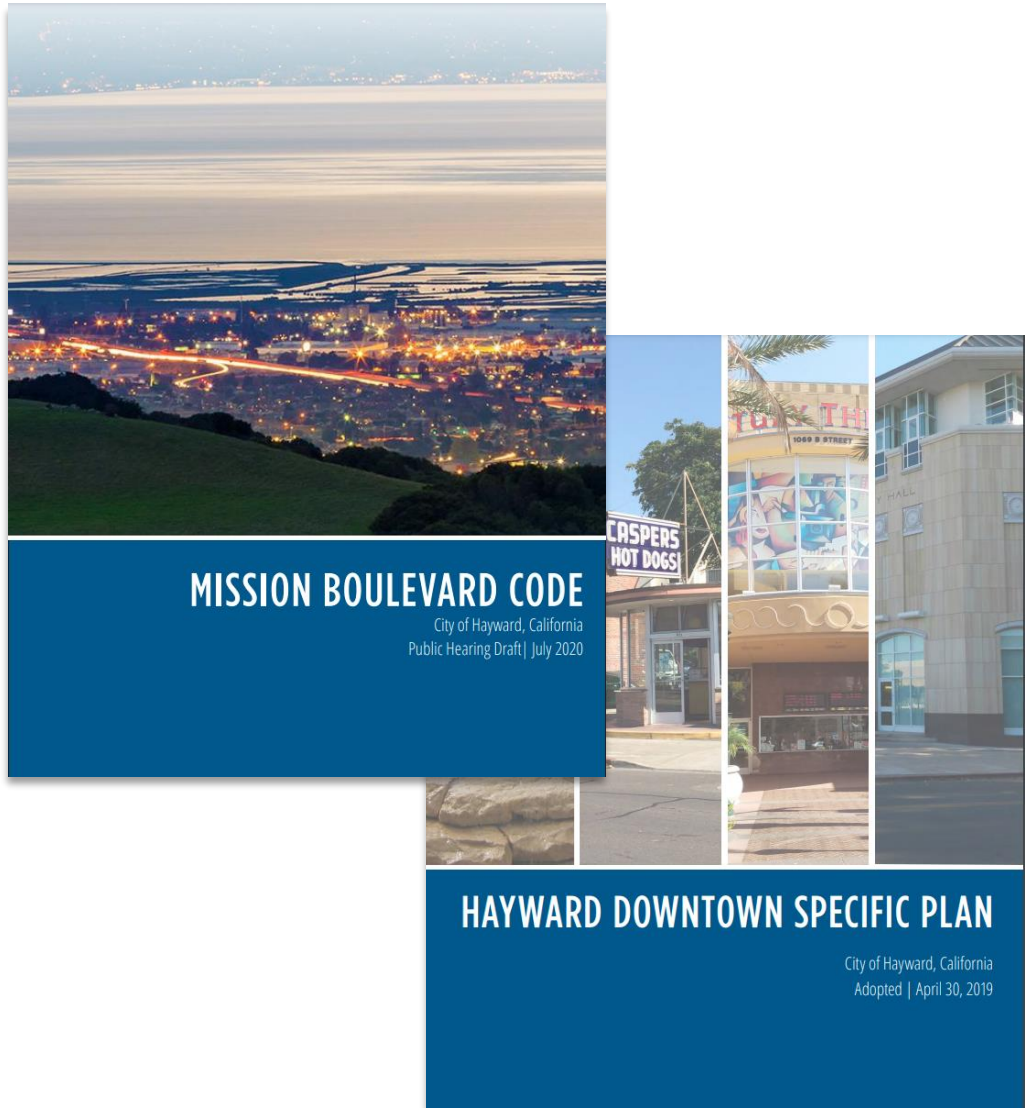
- ✓ Added standards related to **additions**
- ✓ Added a standard on **mailbox security**
- ✓ Revised the **open space amenity point system**
- ✓ Introduced **façade design point systems**

Updates to Residential Districts



- ✓ **Increased parking requirement** for large detached residential units
- ✓ Revised **unbundled parking** standard
- ✓ Created a Transportation Demand Management (**TDM**) **point system**

Updates to Off-Street Parking Regulations



- ✓ Removed **lot coverage** standards
- ✓ Applied **open space amenities** point system
- ✓ **Mission Boulevard Code**
 - *Required landscape buffer abutting low scale development*
 - *Introduced building massing and façade design standards*
- ✓ **Downtown Development Code**
 - *Removed unit ranges for building types*
 - *Revised architectural standards for objectivity and clarity*

Updates to Mission Boulevard & Downtown Codes

Approve the proposed Zoning Text and Map Amendments, with the following amendments and recommendation:



Align the **unbundled parking standard** with State law (AB 1317).



Do not provide design points for **public art** along Mission Boulevard, because of lack of oversight.

- *Staff proposes keeping the points for public art along Mission Boulevard, but requiring that art pieces be approved through the City's Mural Art Program.*



Consider adjusting the total **façade design points** required for different development types.

Planning Commission Recommendation

STAFF RECOMMENDATION:

That the City Council adopts a resolution (Attachment II) supporting the proposed Text Amendments to Hayward Municipal Code Chapter 10, Articles 1, 2, 24, and 28 and related Zoning Map Amendments and finding the Amendments to be exempt from further environmental review pursuant to California Environmental Quality Act and introduces an ordinance (Attachments III) codifying the Amendments.

Reference Slides

Design Elements – 50 points required	Points
Variation of street-facing front façade plane by a minimum depth of 24 inches for the entire height of the structure	30
<p>At least every 30 feet along the street facing building façade, horizontal eaves shall be broken by at least one of these strategies:</p> <ul style="list-style-type: none"> •Inclusion of gables •Change in the roof height by a minimum of 2 feet •Inclusion of dormer windows 	30
A covered porch for each unit entrance with a minimum landing depth of 5 feet (excluding stairs), minimum landing width of 5 feet (excluding stairs), and minimum clear floor-to-ceiling height of 8 feet .	30
At least two distinct building materials that each make up at least 25 percent of the total building facades	20
At least one balcony for all street facing units with no dimensions less than 5 feet	20
A projected stoop for each unit entrance with a minimum overhang projection of 3 feet from the façade plane, minimum landing depth of 5 feet (excluding stairs), minimum landing width of 5 feet (excluding stairs), and minimum clearance of 8 feet from top of the landing to the underside of the overhang/canopy	20
Windows covering at least 20 percent of the total surface area of the front facing façade	20
At least one bay window or box window along the street-facing facades with a minimum projection of 18 inches from the façade	10
Window moldings at least 4 inches wide on all windows	10
Use of shutters on at least 50 percent of street facing windows	10

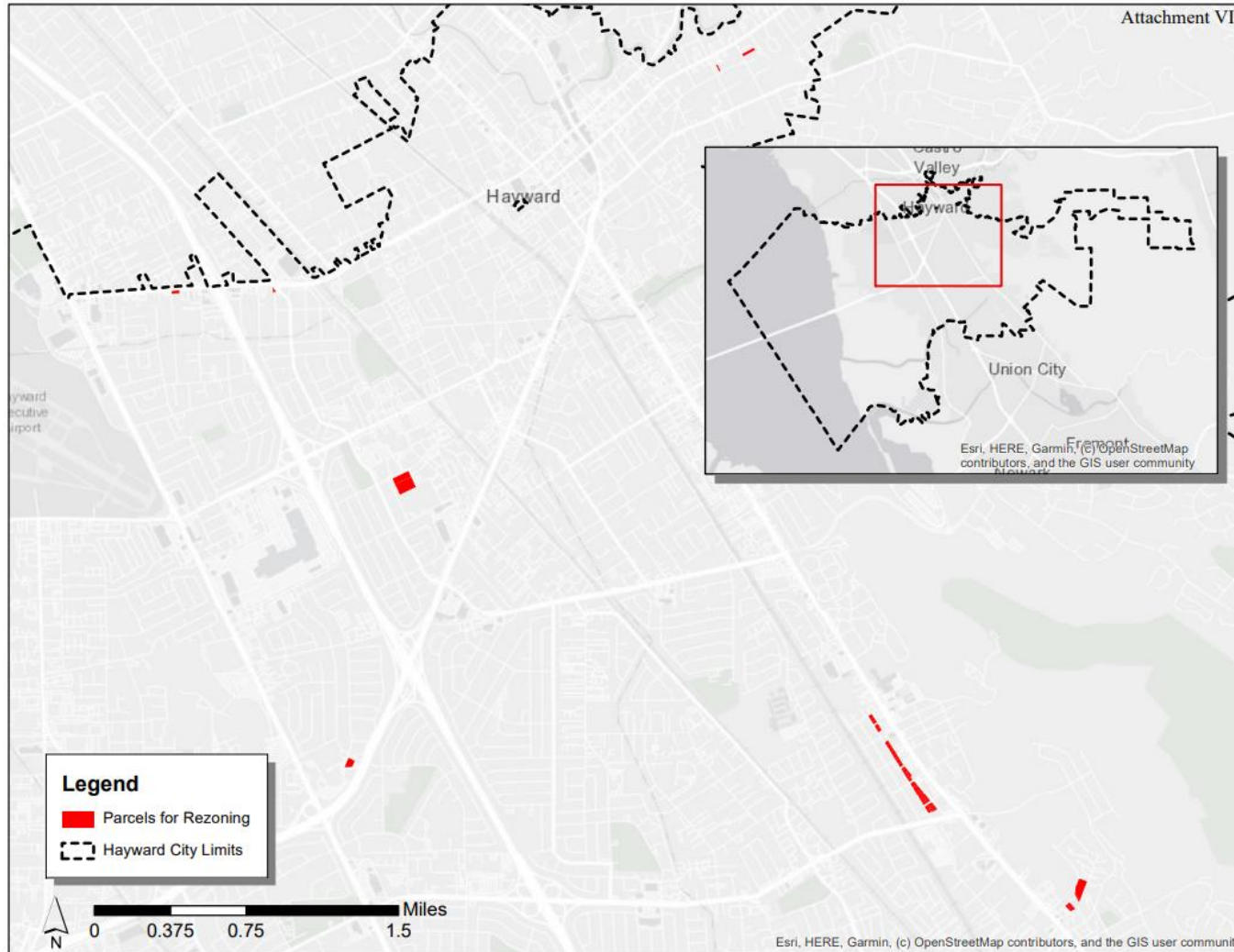
Detached Residential, Duplex & Triplex Façade Design Point System

Design Elements – 100 points required for 4-10 units; 125 points required for 11+ units	Points
Balconies on at least 50 percent of street facing units with no dimensions less than 5 feet	50
A covered porch for each ground floor unit with a minimum landing depth of 5 feet (excluding stairs), minimum landing width of 5 feet (excluding stairs), and minimum clear floor-to-ceiling height of 8 feet	50
A projected stoop for each ground floor unit with a minimum overhang projection of 3 feet from the façade plane, minimum landing depth of 5 feet (excluding stairs), minimum landing width of 5 feet (excluding stairs), and minimum clearance of 8 feet from top of the landing to the underside of the overhang	35
A projected stoop for the primary building entrance with a minimum overhang projection of 5 feet from the façade plane, minimum landing depth of 5 feet (excluding stairs), minimum landing width of 8 feet (excluding stairs), and minimum clearance of 8 feet from top of the landing to the underside of the overhang	35
At least one of the building material treatments: <ul style="list-style-type: none"> •Use of a siding or cladding material on the ground floor building facades that differs from the materials used above the ground floor •Use of at least two distinct building materials that each make up at least 25 percent of the total building facades 	35
Variation in roof height or parapet by at least 2 feet	35
Roof overhang of at least 2 feet along all street facing facades	35
Upper story step back of at least 5 feet along at least 75 percent of street facing facades	35
Use of horizontal window overhangs with a depth of at least 18 inches covering the entire length of the window on at least 25 percent of street facing windows	35
Windows covering at least 20 percent of the total surface area of the front facing façades	35
Cornices along the top of all building facades that are at least 6 inches deep	25
At least one sconce light fixture every 15 feet along the street facing facades	25
At least one horizontal decorative band that is either: <ul style="list-style-type: none"> •A building material that is different from abutting façade materials •Projects at least 2 inches along at least 50 percent of the building facades 	20
Window moldings at least 4 inches wide on all windows	20
Use of shutters on at least 50 percent of street facing windows	20

Multi-Unit Residential Façade Design Point System

Design Elements – 70 points required	Points
Balconies on at least 50 percent of street facing units with no dimensions less than 5 feet	50
Use of a siding or cladding material on the ground floor building facades that is different from the materials used above the ground floor	35
At least two distinct building materials that each make up at least 25 percent of the total building facades	35
Variation in roof height or parapet by at least 2 feet	35
Roof overhang of at least 2 feet along all street facing facades	35
Upper story step back of at least 5 feet along at least 75 percent of street facing facades	35
Use of horizontal window overhangs with a depth of at least 18 inches covering the entire length of the window on at least 25 percent of street facing windows	35
Windows covering at least 20 percent of the total surface area of the front facing façades	35
Cornices along the top of all building facades that are at least 6 inches deep	25
At least one sconce light fixture every 15 feet along the street facing facades	25
A mural or wall mounted sculpture that is at least 200 square feet along a street-facing façade. The art piece must be approved through the Mural Art Program.	25
<p>At least one horizontal decorative band that is either:</p> <ul style="list-style-type: none"> • A building material that is different from abutting façade materials • Projects at least 2 inches along at least 50 percent of the building facades 	20
Window moldings at least 4 inches wide on all windows	20
Use of shutters on at least 50 percent of street facing windows	20

Mission Boulevard Façade Design Point System



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

General Plan/Zoning Consistency- Rezoning

Item# 17

LB 23-045

Public Safety Committee



Council Public Safety Committee Formation

December 12, 2023



HAYWARD

Proposed Committee Format

The resolution before you tonight will do the following:

- Establish a Council Public Safety Committee
 - Comprised of three Council Members
 - Meet Quarterly
 - Meetings will be accessible remotely for the public and recordings will be posted on the website
- Dissolve the Police Department's Community Advisory Panel
- Consolidate existing committees by dissolving the Airport Committee and moving its items to the Infrastructure Committee
 - Move the Infrastructure meetings to bimonthly, instead of quarterly
 - Alternate locations between City Hall and the Airport

Current Committee Meeting Schedule

	Council Committee	Meeting Schedule	J	F	M	A	M	J	J	A	S	O	N	D
1	Appointed Officers Committee	As necessary												
2	Airport Committee	Quarterly, 4th Thurs												
3	Budget and Finance Committee	Monthly, 1st Wed												
4	Economic Development Committee	Monthly, 1st Mon												
5	Infrastructure Committee**	Quarterly, 4th Wed												
6	Homelessness-Housing Task Force	Quarterly, 1st Thurs												
7	Sustainability Committee	Bimonthly, 2nd Mon												

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1	Appointed Officers Committee	As necessary												
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3	Economic Development Committee	Monthly, 1st Mon												
4	Infrastructure Committee	Bimonthly, 4th Wed												
5	Homelessness-Housing Task Force	Quarterly, 1st Thurs												
6	Sustainability Committee	Bimonthly, 2nd Mon												
7	Proposed Public Safety Committee	Quarterly, TBD												

Recommended Public Safety Committee Agenda Items

- Response statistics
- Presentation of department annual reports with metrics
- HEART program updates
- Dispatch updates
- Emergency Management Plan review – Council’s role in an emergency
- Use of drones in Fire response
- Ambulance request for proposals
- Police building design
- Police training curriculum and schedule
- Community Emergency Response Team (CERT) program changes
- AB 481 annual report (military equipment use policy)
- Hazmat program updates
- Aircraft rescue and firefighting vehicle replacement
- Public safety technology

Transparency and Public Participation Features

- Agendas and staff reports will be published at least 72 hours in advance for public review consistent with Brown Act regulations.
- Meetings will be fully open and accessible to the public.
- Meetings will include an opportunity for comments from members of the public.
- Staff will create an “interested parties” email list and provide meeting reminders several weeks in advance with a list of upcoming agenda topics.
- Meetings will be held after 5:30pm to better accommodate public attendance.
- Meetings will be hybrid so members of the public can watch and provide comments remotely. Recordings will be posted online for those who are unable to attend.
- Members of the public can provide written comments ahead of time, which will be provided to staff and Committee Members ahead of the meeting.

Next Steps

- Mayor will adjust Committee appointments by early January.
- The first Public Safety Committee meeting will be in February.
- The combined Infrastructure Committee will meet in its new format in February.
- At the February Strategic Roadmap retreat, Council will have an opportunity to review the FY25 work plan for all Council Committees.

Item# 18

LB 23-047

FY 2024 Salary Plan Amendment

Adopt a Resolution Approving an Amendment to the City of Hayward Salary Plan for FY 2024

Presenter: Brittney Frye, Director of Human Resources

Amendments to the City of Hayward Salary Plan for FY24

Contract-Based Adjustments

BARGAINING UNIT	INCREASE	FISCAL IMPACT
Hayward Police Management Unit (HPMU)	18.45% effective August 28, 2023	Approximately \$447,678 to the General Fund for FY 2024.
Hayward Police Officer's Association (HPOA)	5% effective January 1, 2024	Approximately \$1,535,556 to the General Fund and \$30,570 to the Measure C Fund for FY 2024. Total Fiscal Impact: \$ 1,566,126

Salary Adjustments

CLASSIFICATION	INCREASE	FISCAL IMPACT
Reserve Officer Coordinator (H455)	4% effective January 1, 2024	Approximately \$2,289 to the General Fund for FY 2024.
Chief of Police (P500)	9.51% effective August 28, 2023	Approximately \$37,044 to the General Fund for FY 2024.
Mayor and Councilmember (E100 & E110)	Effective January 1, 2024: Salary for Councilmember will increase from \$26,224 to \$43,305 Salary for Mayor will increase from \$41,958 to \$69,288	Approximately \$187,388 annually. The additional fiscal impact for FY 2024 is approximately \$93,694 to the General Fund.