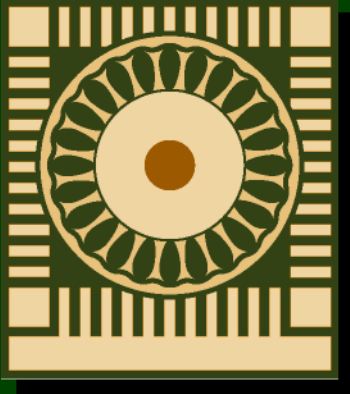


**CITY COUNCIL MEETING  
TUESDAY, JANUARY 12, 2016**

**PRESENTATIONS**



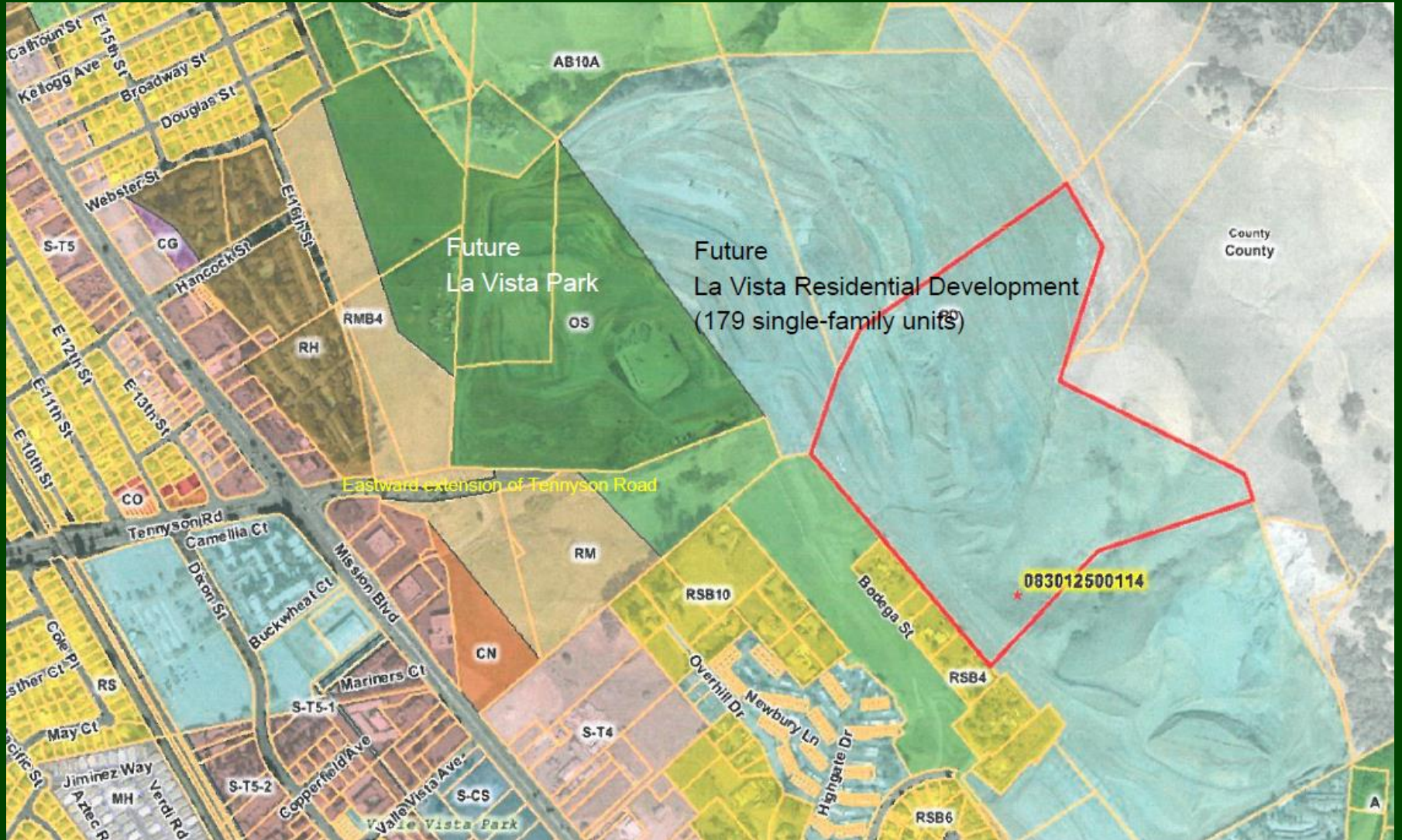
CITY OF  
**HAYWARD**  
HEART OF THE BAY

**La Vista Park Conceptual Plan**  
**January 12, 2016**  
**City Council Work Session**

David Rizk  
City of Hayward Development Services Director

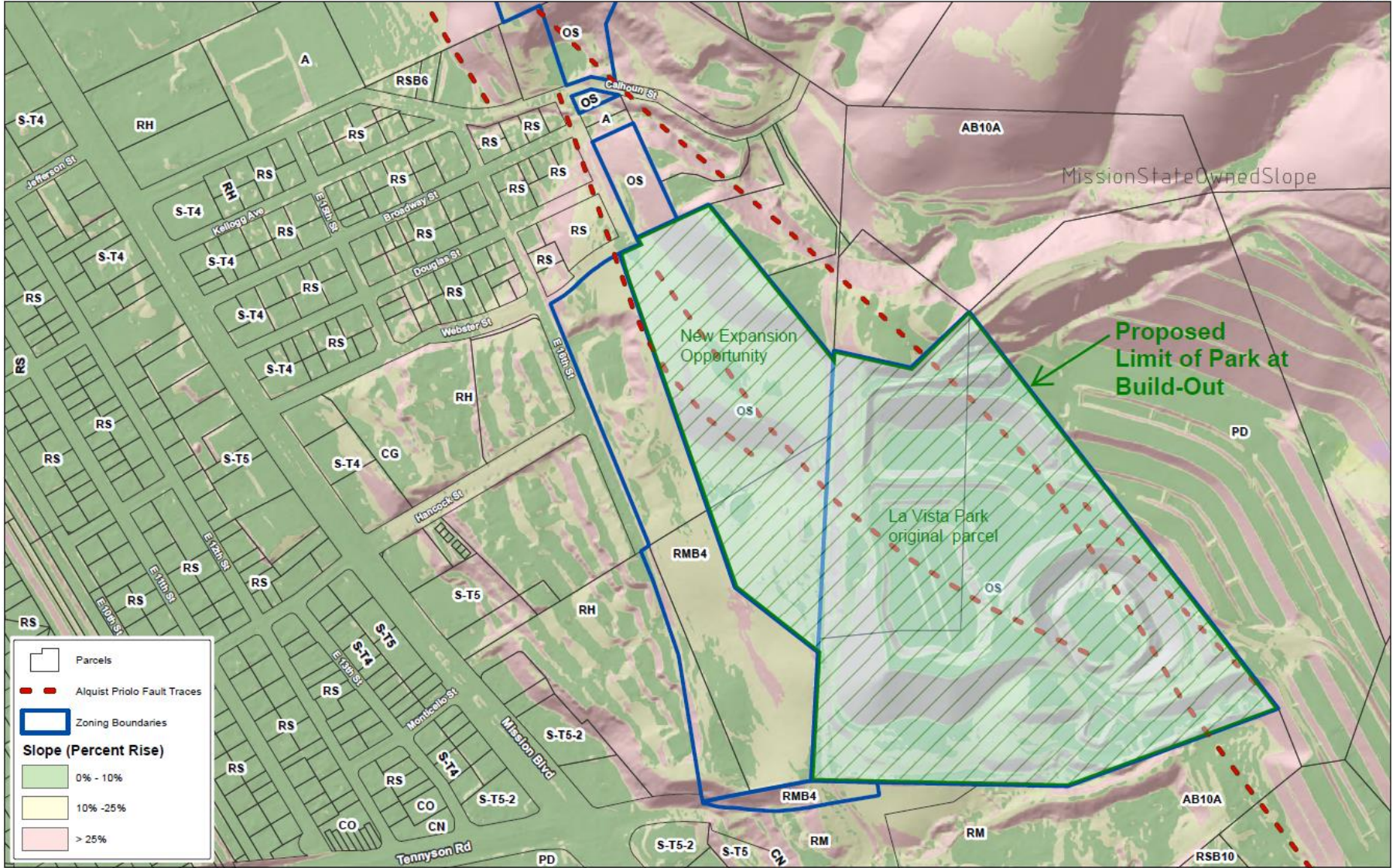


# Location/Vicinity



# Location/Constraints

Mission Blvd / State Owned Parcels: Slope



# 2005 Approval



## ALTERNATIVE PARK PLAN W/ COMMUNITY CENTER

MAY 25, 2005

### LA VISTA

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



The DeSilva Group

GATES & ASSOCIATES  
LANDSCAPE ARCHITECTURAL  
LAND PLANNING ARCHITECTURE  
2000 TOWN CENTER DRIVE, SUITE 200  
SAN FRANCISCO, CA 94102  
TEL: 415.774.8174 FAX: 415.774.8175  
WWW.GATES.COM

SHEET NUMBER

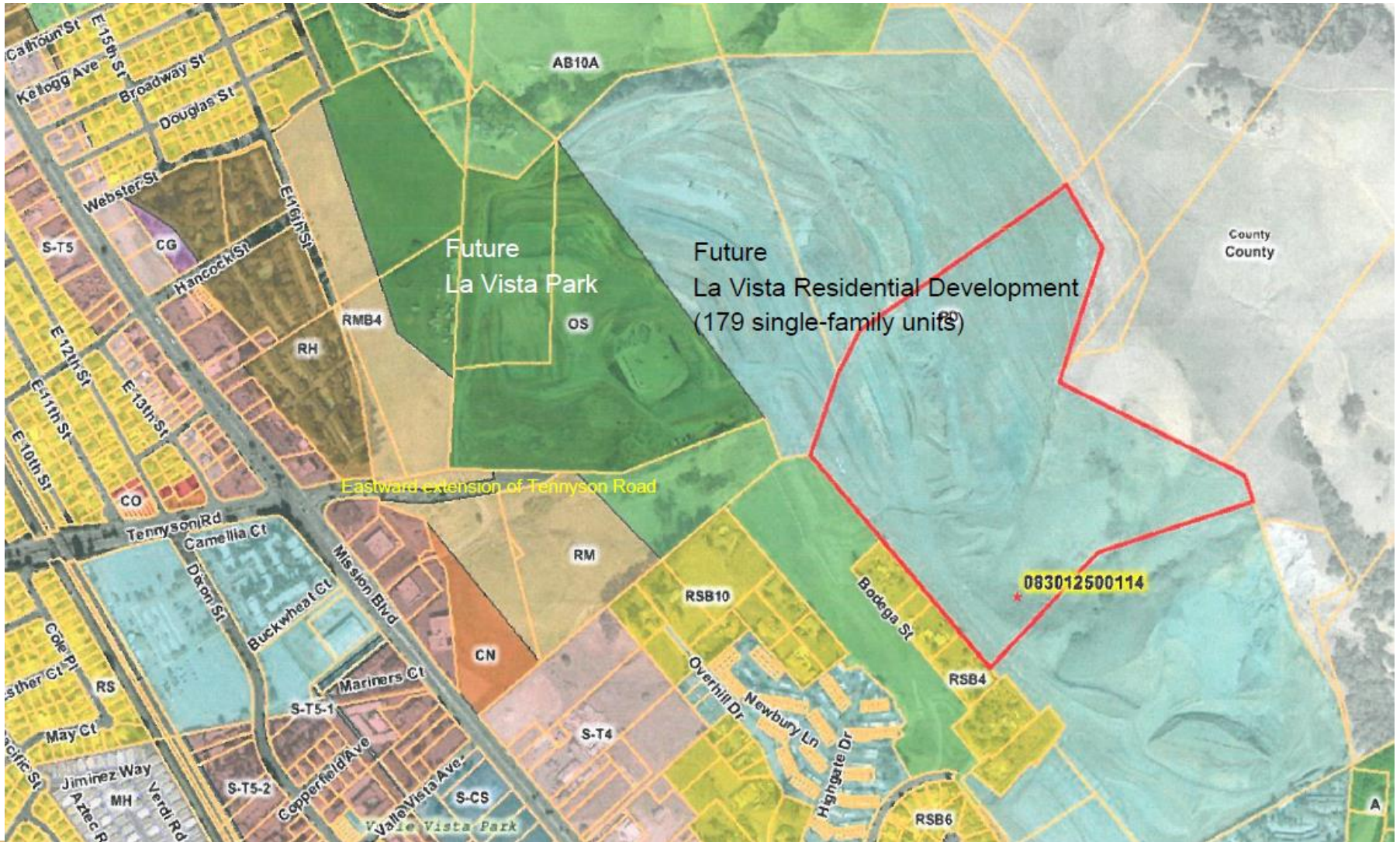
L.12

13 OF 13

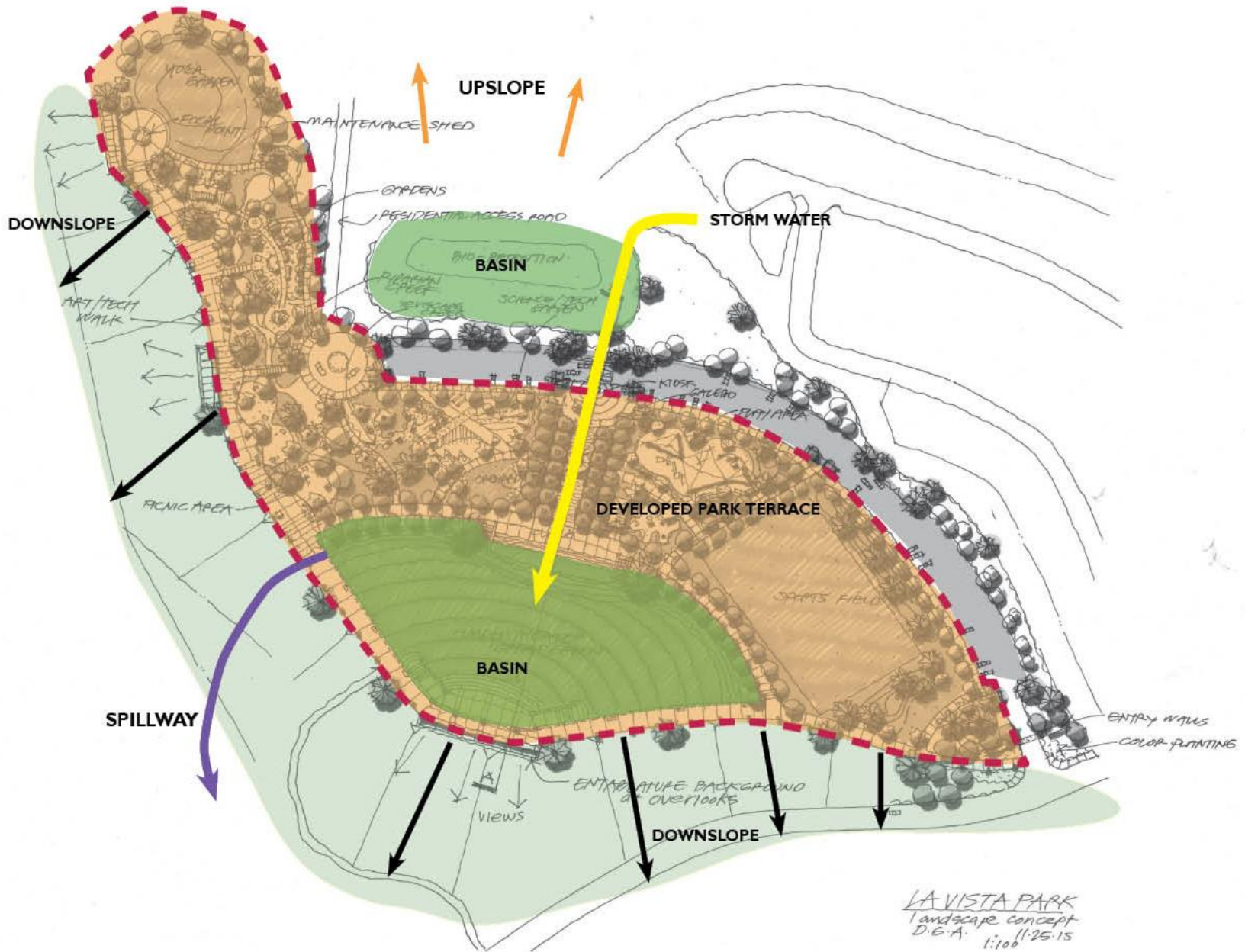


**La Vista Park  
City Council Session  
January, 2016**

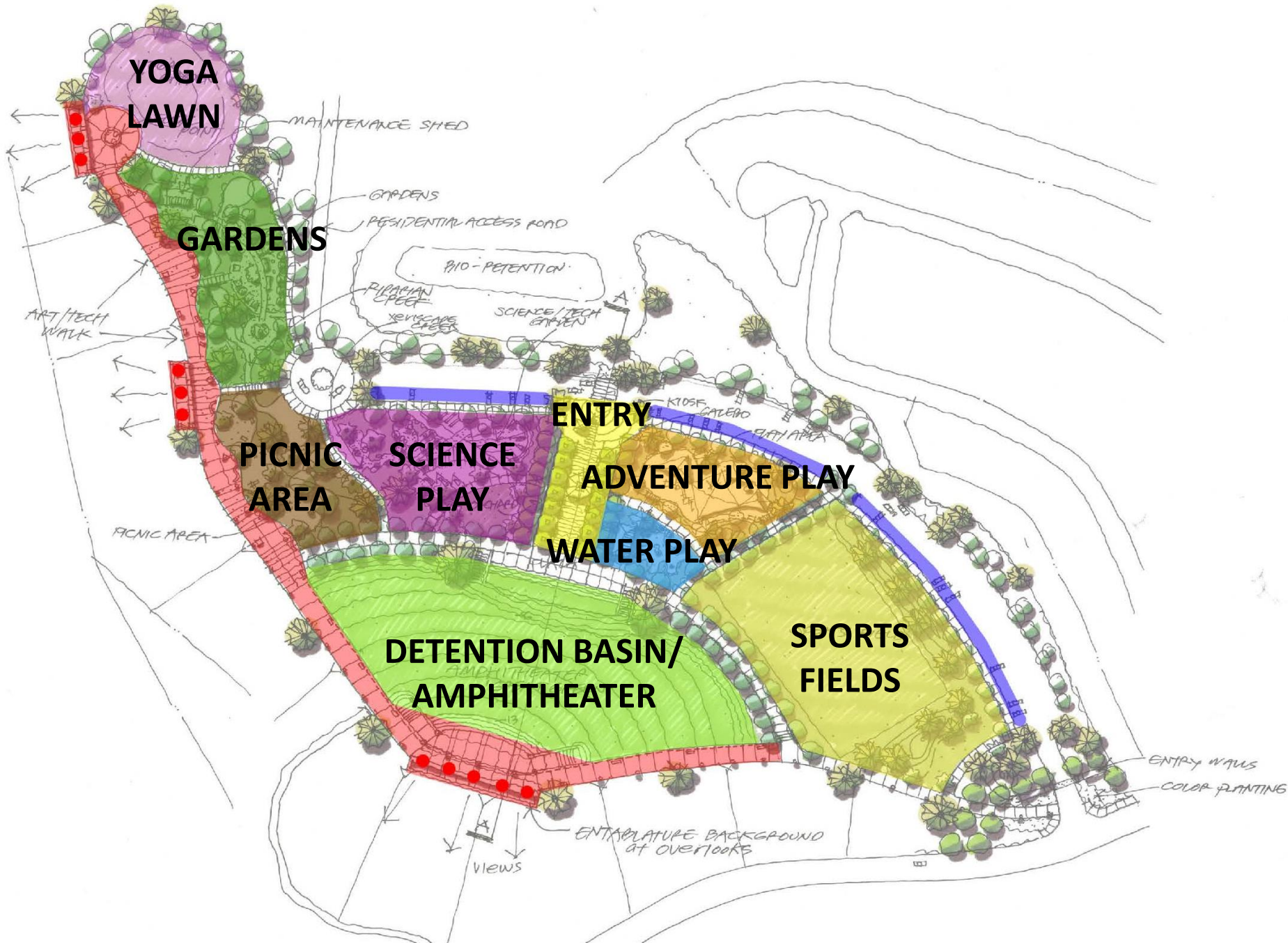
# Location/Vicinity



# Site Opportunities and Constraints







# View/Art Zone



# Sports Zone



# Play Zone



# Science/Technology Zone

# Garden/Yoga Zone



# Amphitheater Zone

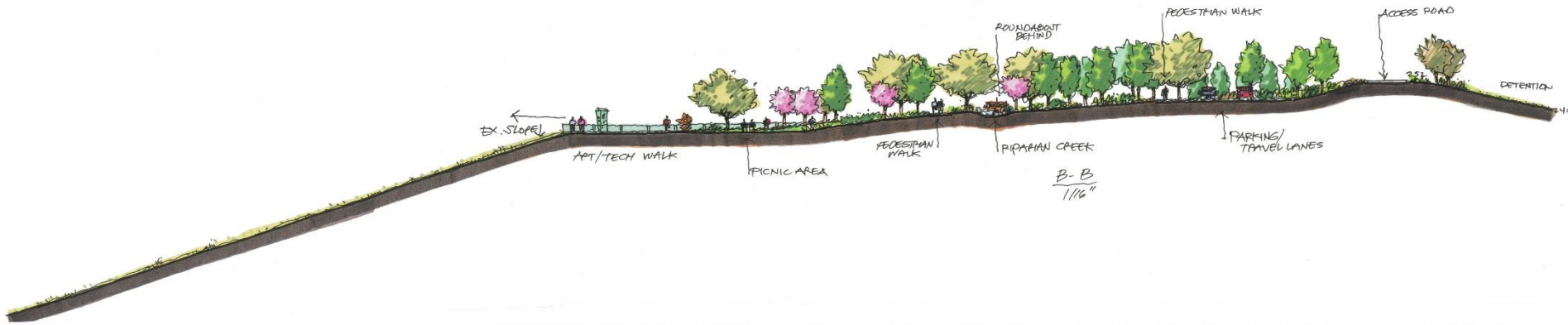


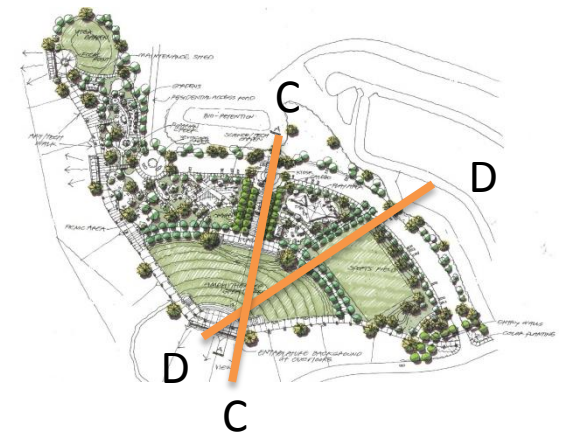
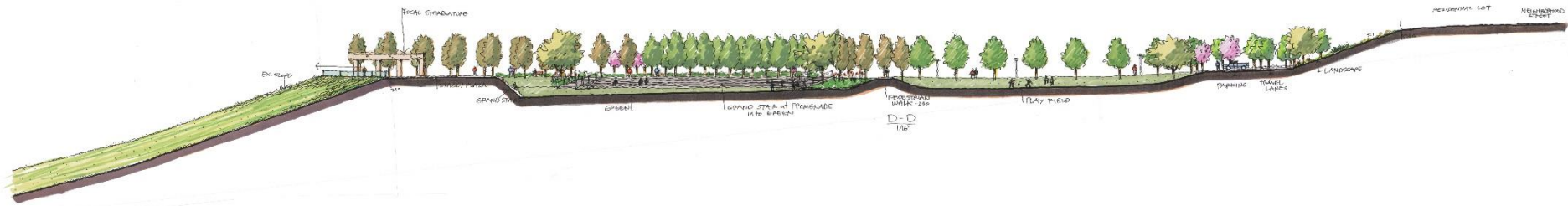
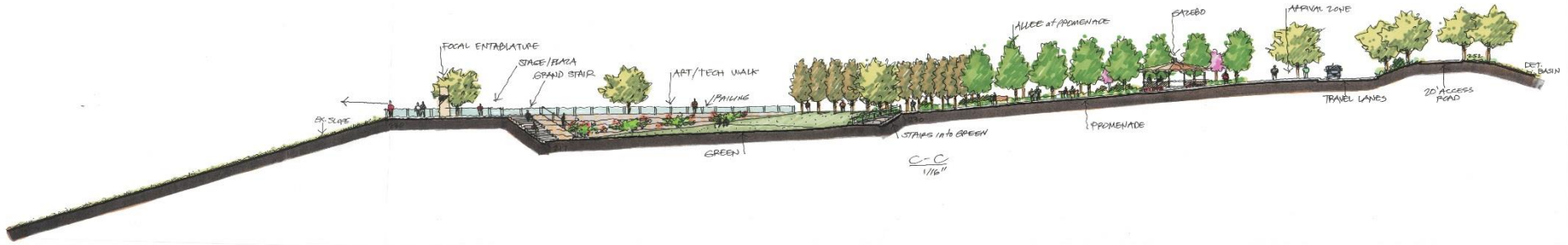
# Entry Plaza Zone











# Parking and Circulation

- TRAFFIC FLOW
- NEIGHBORHOOD ACCESS
- PARKING
- MAINTENANCE PATH



# Phasing Plan – Phase 1

- GRADED AREA AND NEW UTILITY ZONE
- ↔ ACCESS ROAD
- █ BASIN
- █ PARKING
- █ TEMPORARY TURF AREA



# Phasing Plan



- Phase I
- Phase II
- Phase III

LA VISTA PARK  
Landscape concept  
D.B.A. 11.25.15  
1:100

# Community Meeting Recap




## LA VISTA PARK

As we envision various options for La Vista Quarry Park, it is important to understand your priorities and overarching goals. Please take a few minutes to provide your opinion on what you think has greatest importance. Please circle the following:

1 = Most Important  
5 = Least Important

### Overarching Park Goals

1	2	3	4	5	Create a major destination for the community	4
1	2	3	4	5	Create a range of activities that are not found in other parts of the community.	4
1	2	3	4	5	Create a range of activities from very active sports to zen-like passive events.	6
1	2	3	4	5	Celebrate the views	11
1	2	3	4	5	Provide Gathering Space for Intimate Events (Ex: art classes, weddings)	4
1	2	3	4	5	Provide Gathering Space for Large Events (Ex: Concerts, Performances, Fairs)	3
1	2	3	4	5	Incorporate sustainable landscape practices (minimize water use; use native plants)	10
1	2	3	4	5	Promote healthy lifestyle (walkability, bike amenities, community gardens)	9
1	2	3	4	5	Incorporate innovative technology in site amenities	11



# Community Meeting Recap

**DO YOU PREFER?  
NATURAL STYLE**  
*¿QUE PREFIERE? ESTILO NATURAL?*

**LA VISTA PARK**  
HAYWARD, CA

**DO YOU PREFER?  
CONTEMPORARY STYLE**  
*¿QUE PREFIERE? ESTILO CONTEMPORÁNEO?*


**LA VISTA PARK**  
HAYWARD, CA



# Community Meeting Recap


## WHAT PERFORMANCE / CULTURAL PARK USES DO YOU LIKE?

¿QUE USOS ACTUALES DEL PARQUE LES GUSTA?




AMPHITHEATER / STAGE  
ANFITEATRO / ESCENARIO

*with food guests*




TRAIN  
TREN

*Distraction of attention  
to central area*




PUBLIC ART  
ARTE PÚBLICO

*scattered throughout  
park*




ART CLASS  
CLASE DE ARTE

*many different classes*




TECHNOLOGY AREA  
ÁREA DE TECNOLOGÍA

*No change*




COMMUNITY FAIR  
FERIA COMUNITARIA

*each an festival  
each park preparation*



DOG PARK  
PARQUE PARA PERROS

*add shade structures*




PETTING ZOO  
ZOOLOGICO DE ANIMALES ACARIABLES

OTHERS?  
¿OTRAS IDEAS?


**GATES ASSOCIATES**  
LANDSCAPE ARCHITECTURE

## WHAT PLAY AMENITIES DO YOU LIKE?


¿QUE USOS ACTUALES DEL PARQUE LES GUSTA?




MANIPULATION PLAY  
JUEGO DE MANIPULACION




SPLASH PAD  
JUEGOS DE AGUA




DESTINATION PLAY  
PARQUE GRANDE DE JUEGOS




CONTEMPORARY PLAY  
JUEGOS CONTEMPORÁNEA




MUSIC PLAY  
JUEGO DE MÚSICA



CLIMBING WALL  
MURO DE ESCALADA



ALL ABILITIES PLAY  
JUEGOS PARA TODOS



THEMED PLAY  
JUEGO TEMÁTICA

OTHERS?  
¿OTRAS IDEAS?

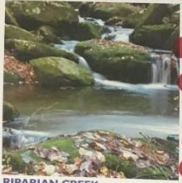
*Repeat only 100% community*

**GATES ASSOCIATES**  
LANDSCAPE ARCHITECTURE

# Community Meeting Recap

## WHAT PASSIVE / NATURAL PARK USES DO YOU LIKE?

¿QUE USOS ACTUALES DEL PARQUE LES GUSTA?



RIPARIAN CREEK  
ARROYO



YOGA  
YOGA



BOCCE BALL  
BOCHAS



CHESS  
AJEDREZ

*Remove soft Pine Park*

OTHERS?  
¿OTRAS IDEAS?



GARDEN  
JARDIN



SEATING WITH VIEWS  
ASIENTOS CON VISTA



NATURE TRAILS  
SENDEROS



HORSESHOES  
JUEGO DE HERRADURAS

*not a community garden  
touching garden*

*Drive Night Time activity*

*handicap accessible  
shelton and h-bone*

## WHAT SPORTS AMENITIES DO YOU LIKE?

¿QUE USOS ACTUALES DEL PARQUE LES GUSTA?



SOCCER  
FUTBOL



SAND VOLLEYBALL  
VOLEIBOL EN LA ARENA



BMX PUMP TRACK  
CURSO DE BICICLETA/BMX



ROCK CLIMBING  
ESCALADA DE ROCA

OTHERS?  
¿OTRAS IDEAS?

*Scatterboard use!  
Pine Park!  
DUG Golf*



BASEBALL  
CAMPOS DE BÉISBOL



PAR COURSE  
ÁREA DE EJERCICIO



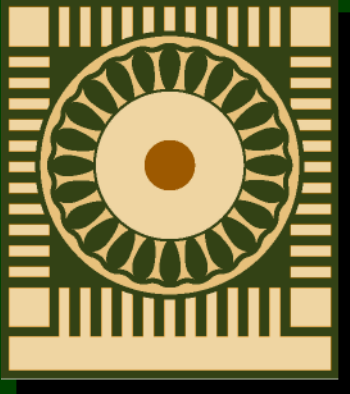
BASKETBALL  
BALONCESTO



TRAILS  
SENDEROS

*several scattered around*

*Trail to Garin  
handicap accessible*



CITY OF  
**HAYWARD**  
HEART OF THE BAY

**Overlook Terrace**  
**Overlook Terrace, LLC**  
**January 12, 2016**  
**City Council**

Michael Christensen, Assistant Planner  
Planning Division  
Development Services Department



# Project #201501012

Location





# Project #201501012

*Elevations*



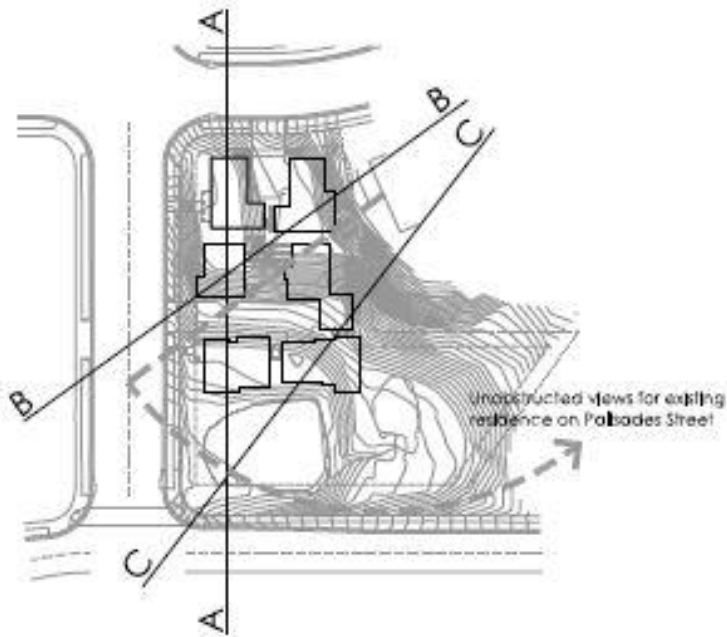
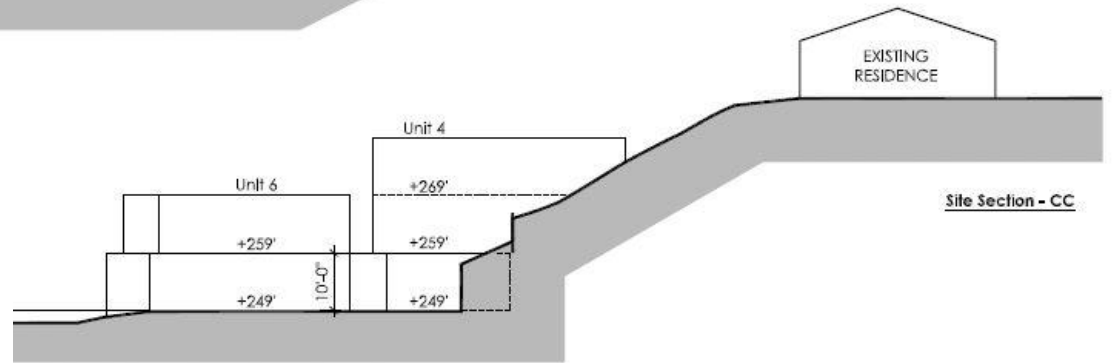
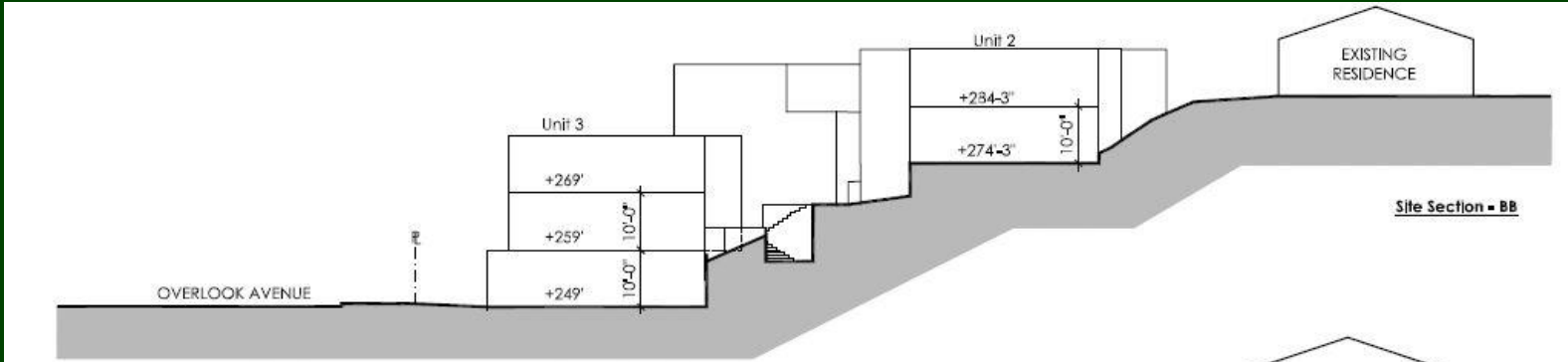
# Project #201501012

*Elevations*



# Project #201501012

## View Study







## Deviations from code standards:

- Lot size, setbacks, and lot coverage
- More parking than required
- Less dwelling units than allowed

## Amenities in excess of code standards:

- Large area protected from future development
- Solar panels and electric vehicle charging systems

## Findings of Environmental Analysis:

- Grasses on site are largely non-native. The only native shrubs observed were coyote brush.
- Southern terraces have several red willow trees, which thrive in wetland areas. The two southern terraces have strong indicators of potential hydrophytic vegetation (wetland plants).
- Special-status species wildlife is unlikely to be found on the site.

Project design is consistent with the recommendations of the Environmental Assessment to avoid any potential biological impact.

Condition of Approval #59 is revised to state:

- One twenty-four-inch box tree shall be planted at every twenty to forty feet on center along ~~Austin~~ Overlook Avenue and ~~Huntwood Avenue~~ Palisade Street.

Condition of Approval #120.g is renumbered to #100.g and is revised to state:

- Daily clean-up of trash and debris shall occur on ~~Austin Avenue,~~ ~~Huntwood Avenue,~~ Overlook Avenue, Palisade Street, and other neighborhood streets utilized by construction equipment or vehicles making deliveries.

Additional Conditions of Approval are renumbered for consistency with no change in content.

Staff recommends that the City Council:

1. Adopt a Resolution, reflecting the changes identified by staff, to adopt the Negative Declaration and approve the Vesting Tentative Tract Map; and
2. Introduce an Ordinance approving the Zone Change from Sustainable Mixed Use to Planned Development.

Questions?



# City of Hayward Livestock Regulations

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City Council

# Main Changes



- ▶ New permit process for hens, ducks, pigeons, and other small fowl.
- ▶ New regulations for hens, ducks, pigeons, etc.
- ▶ Beekeeping allowed in residential areas.
- ▶ New regulations for bees.

# Regional Background



City	Permit Type/Allowance	Allowance	Cost of Permit
Berkeley	No permit required.	No limit unless nuisance is caused	n/a
Concord	Discretionary permit issued by Planning Division.	Chickens permitted if parcel is 20,000 square feet or larger. No more than 12 fowl shall be allowed for up to the first 20,000 square feet of land. One additional fowl may be permitted for each additional 1,500 square feet of land area. Livestock, companion animals, and fowl maintained under this article are intended for private, noncommercial use.	\$389
Fremont	Ministerial permit issued by Animal Control.	Sliding scale with four chickens allowed for lots of at least 6,000 square feet, increasing to twenty-five for lots of at least one acre in size.	\$122-\$184 depending on number of years
Hayward	Discretionary permit issued by Planning Division.	For lots of at least 5,000 square feet, maximum number is set at the discretion of the Planning Director, with a minimum of 200 square feet of open area per bird.	\$500
Livermore	Ministerial permit issued by Animal Control.	Maximum 10 hens per lot, roosters not allowed. Site is inspected by animal control prior to approval and may be re-inspected at any time.	\$15 for 1 calendar year
Pleasanton	No permit required.	No permit required for the keeping of six or fewer chickens.	n/a
San Carlos	No permit required.	Maximum of 4 poultry or rabbits if a minimum 35 foot setback from any residence can be met.	
San Jose	No permit required.	No permit required for the keeping of six or fewer chickens.	n/a
San Mateo	Ministerial permit issued by Building Division.	Maximum of 10 animals allowed.	\$28.29
San Francisco	No permit required.	No permit required for the keeping of four or fewer chickens.	n/a
San Leandro	No permit required.	No permit required for the keeping of four or fewer chickens.	n/a



# Implementation



## KEEPING CHICKENS in the CITY OF SAN DIEGO

In January 2012 the City of San Diego amended its Municipal Code to allow residents of single family homes, community gardens, and retail farms to keep and maintain chickens. The specific regulations are located in Section 42.0709 and can be found by downloading the following: [Chap 04 Art 02 Div 07, Animals and Poultry](#).

The number of chickens that may be kept on your property is based on how far the chicken coop is from your property lines (zone setback).

Generally, most single family homes in the City of San Diego would be allowed up to five chickens provided the chicken coop were located in the rear yard, 5 feet from side property lines, and 13 feet from the rear property line.

For specific information regarding the zone setback for your property go to the following link and type in your address: [View your property by address](#). You will then receive the zone name for your property. A link to "More Info" takes you to another page that directs you to the regulations for your zone. When viewing the regulations go to the Development Regulations Table for your zone and look up "Setback Requirements." You can also call the Development Services Department's information line at (619) 446-5000, provide your address and request the name of your zone and the zoning setback information. You will



### BENEFITS

There are many benefits that come with backyard chickens.

- A healthy adult hen generally lays up to 300 eggs a year. Five hens would supply approximately 30 eggs a week which would meet the needs of a typical family of four.
- Backyard eggs contain 25 percent more vitamin E, 33 percent more vitamin A, and 75 percent more beta carotene.
- Home raising reduces the need for transporting eggs from farm/factory to store to home resulting in a reduction in carbon emissions and packaging materials.
- Many see a benefit in knowing that the chickens are raised and fed in humane conditions.
- Chicken manure can be added to compost piles or used directly as a fertilizer when tilled into the soil.

### RISKS

Health risks that can result from handling chickens or anything in the areas they occupy. Young children and those with immune impairment are especially at risk. Chickens may have Salmonella germs in their droppings and on their bodies even though they appear healthy. Salmonella can make people sick with

### REDUCING THE RISKS

- Do not let children younger than 5 years of age handle or touch chickens without supervision.
- Wash hands thoroughly with soap and water immediately after touching chickens or anything in the area where they occupy. Avoid touching your mouth before washing your hands. Use hand sanitizer if soap and water are not readily available.
- Adults should supervise hand washing for young children.
- Wash hands after removing soiled clothes and shoes.
- Do not eat or drink in the area the chickens occupy.
- Do not let chickens inside the house or in areas where food or drink is prepared, served, or stored, such as kitchens, pantries, or outdoor patios.
- If you have free-roaming live poultry, assume that where they live and roam is contaminated.
- Clean equipment and materials associated with raising or caring for chickens such as coops, feed containers, and water containers, outside the house, not inside.



### SUMMARY OF REGULATIONS

Chickens may be kept and maintained within on property developed with a with a single family residence, a community garden, or a retail farm in accordance with the following:

- No roosters are permitted.
- Up to five chickens may be kept when the coop is located outside of all required setbacks.
- Up to fifteen chickens may be kept when the coop is located 15 feet from all property lines and outside of all required setbacks, whichever is greater.
- Up to 25 chickens may be kept when the chickens are located at least 50 feet from any building used as a residence.
- A chicken coop shall be provided and must be predator proof, easily cleaned, well vented and large enough to provide for the free movement of the chickens.
- The outdoor enclosure shall be predator proof, easily cleaned, fenced to keep the chickens on the property and a minimum of 10 square feet per chicken.



### FREQUENTLY ASKED QUESTIONS

*Are chickens dirty?*

As with any animal, chickens can be "dirty" if they are not properly cared for. A chicken that is properly cared for is just as clean as a well cared for dog or cat.

*Are chickens noisy?*

Roosters are noisy and prohibited. A hen will cackle at times during the day, and will occasionally squawk, but these, and most other sounds, are not very loud, and are quieter than most everything else that occurs in the surrounding neighborhood. Hens sleep once it is dark.

# Recommendation



That the City Council approves the proposed amendments to Hayward Municipal Code (HMC) including Section 10-1.200, Single-Family Residential (Attachment I), Section 10-1.300: Residential Natural Preservation District (Attachment II), Section 10-1.2700: General Regulations (Attachment III), and Section 10-1.3500: Definitions (Attachment IV); and approves related new fees (Attachment V) associated with updates to the City of Hayward Livestock Regulations.