

**CITY COUNCIL MEETING
TUESDAY, JUNE 13, 2017**

DOCUMENTS RECEIVED AFTER PUBLISHED AGENDA

Item # 2 CONS 17-327

Item #8 LB 17-022

Agenda Questions and Answers

Item #5 WS 17-032

Tennyson Corridor – Council Member Zermeño

From: Miriam Lens
Sent: Tuesday, June 13, 2017 6:56:59 AM (UTC-08:00) Pacific Time (US & Canada)
To: Francisco Zermeno; Elisa Marquez; Al Mendall; Marvin Peixoto; Sara Lamnin; Mark Salinas
Cc: Kelly McAdoo; Barbara Halliday; Michael Lawson; Maria Hurtado; Colleen Kamai; Yolanda Cruz; Denise Chan
Subject: Fwd: Tennyson Corridor & Hayward On!

Council Members,

Council Member Zermeno has asked that we share the information below with you.

Regards,

Miriam Lens, City Clerk

Begin forwarded message:

From: Francisco C Zermeno <machetez@sbcglobal.net>
Date: June 10, 2017 at 7:00:02 AM PDT
To: Miriam Lens <miriam.lens@hayward-ca.gov>, Kelly McAdoo <kelly.mcadoo@hayward-ca.gov>
Cc: Barbara Halliday <barbara.halliday@hayward-ca.gov>
Subject: Tennyson Corridor & Hayward On!
Reply-To: Francisco C Zermeno <machetez@sbcglobal.net>
Hola

please forward these recommendations to my colleagues and Staff
for this Tuesday's Work Session

much thanks!

Recommended Tennyson Corridor Improvements
By our
Tennyson Community Committee
5.24.2017

- 2 Marquee/Kiosks listing TC Businesses. Hesp & Tenn / Hunt & Tenn.
- Bicycle shop
- A delicatessen
- Fiber optics for better wifi
- Undergrounding of cable lines
- Par Course on Tennyson
- Ped/Bike crossing at BART
- Full Service Bank
- Coffee Shop
- Murals...diversity type...and César E. Chávez
- Green light poles, as those on Mission
- NO chain link fences

- Thematic look to storefronts
- Farmer's Market
- Move the old post office building on Hesp. to Whitman & Tennyson, for a Historical park
- Underpass at Amtrak

Thank you.

**Anything I can do for you?
Estoy a la orden.**

Hayward on!

josé francisco zermeño cárdenas

councilman/consejal, hayward

FPPC # 1253903

professor of Spanish/profesor de español, chabot college

business owner/comerciante, terlingua translation

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Consistency in Business, Education and Community.
Economy, Education & Public Safety,
for a Distinctive, Desirable, Safe, & Attractive Hayward.

**Please consider the environment before printing this e-mail.
Favor de considerar el ambiente antes de imprimir este correoé.
Pensez a l'environnement avant d'imprimer ce courriel s'il vous plaît.
Mangyaring isaalang-alang ang kapaligiran bago ilimbag ang kalatas na ito.**

**Please - remember, recology, respect, rethink, reduce, reuse, recycle, renew, refresh,
recover, restore, refuse, reintegrate, revitalize, replant, replanet, regreen, refurbish,
regrow, retree, recreate, regenerate, recharge, rebirth, rehabilitate, return, rebuild,
repurpose, reroot.**

I thank you for your support...it is special!

Shop Hayward First!

PUBLIC COMMENTS

George UBL

PLANNED DEVELOPMENT OF 13 LOTS AT 24765 HESPERIAN BLVD

Westwood Manor does not support this project

The plan shows 13 two story homes, nearly twice the square footage of the homes in the area now. Which would stand to reason more people and cars per household. Homes would be 10-15 feet apart. Where are all these cars going to park?

We already have traffic issues going in and out on West St and backup on Hesperian.

Looking to add 30+ cars going in and out Yew Ct. would be a nightmare.

Parking is already an issue now. Adding more homes in a smaller space will increase issue.

There are new homes and more homes going up around Greenwood Park. The back end of our neighborhood. All these homes are packed in, no yards, all concrete. Same thing proposed here.

We are losing more and more greenery and adding more concrete.

From what we understand, this project is planning on closing Yew Ct. and use Sangamore St. as their construction project road to build these proposed 13 homes.

This goes right through the heart of **Westwood Manor**.

There are two sharp turns with red curbs on this proposed route.

All four courts on Sangamore, including the people on Sangamore and Yew Ct. would be using the same proposed construction route on Sangamore.

This heavy traffic will cause damage to the existing homes and roads.

Not to mention the hazards to the elderly, kids in the area and our pets.

Some years back we worked with this sitting to stop trucks from cutting through Westwood Manor to avoid the problems with trucks, by getting a sign put up stating No Trucks.

Suggestions if this project gets approved, which we do not support.

Plan an in/out access on Hesperian, maybe with signal at La Playa. With planning, it can be done.

I know they will say we can't close lanes on Hesperian. There are other projects on Hesperian that have closed lanes on Hesperian. Examples are the new storage unit by Mt. Eden H.S. and including the project going on at Mt. Eden H.S. Mt. Eden H.S project has developed an in/out access for the project on Hesperian.

All project work limited to Monday thru Friday 8-5. NO weekend work of any kind.

Tract (new) in/out access on Sangamore & Yew Ct. Only access to this new housing, NO.

The development is happening w/o city doing its part to accommodate new resident traffic control

Is developer chipping in money for the schools?

Things to consider for the residents at Westwood Manor.

Property tax break for the home owners, Pest control expenses.

Point of contact during this project to deal with problems or concerns. (there will be some)

Reduce the amount of homes proposed to allow more spacing and a larger open space area.

. Consider access in and out on Hesperian for these homes. Is one there now for the current home.

The current owner of this property has allowed trees to over grow and fall onto Hesperian and in one case the trees have fallen onto a home adjacent to his property and still there. See attached photos

Feel free to contact me as the point of contact for **Westwood Manor**

George UBL

NOTICE OF PRELIMINARY MEETING

The City of Hayward has received a Planned Development Rezone, Tentative Map 8359 and Site Plan Review for a new 13 lot development.

The property is at 24765 Hesperian Boulevard in a Single Family Residential (RS) Zoning District.

A preliminary meeting with the applicant will be held on Thursday, November 17, 2016, at 1:00 p.m. in the Permit Center Conference Room 1C, First Floor, City Hall, to provide the public an opportunity to review and comment on the proposed project. The City welcomes comments from neighboring property owners, residents & businesses and representatives of all concerned agencies and encourages you to attend.

This application will be considered at a public hearing before the Planning Commission. When the date has been set for the hearing, all surrounding occupants and property owners will be notified.

9454582006 C003



Planning Division
777 B Street, Hayward CA 94541-5007



If you are unable to attend the meeting and you would like to comment on this project, please contact:

Allen Baquilar Phone No. (510) 583-4111
Email: allen.baquilar@hayward-ca.gov

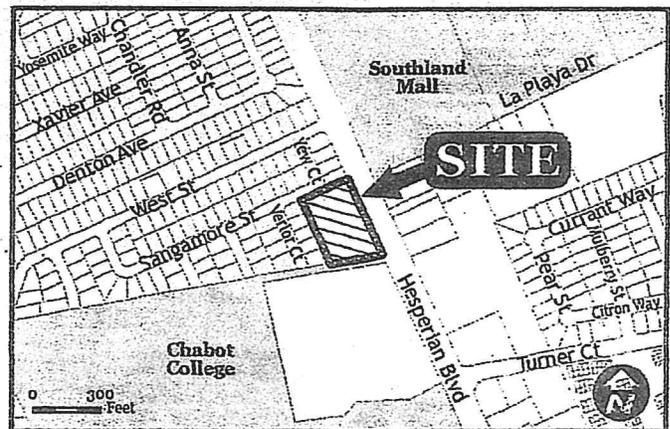
Leigha Schmidt (510) 583-4113
Email: leigha.schmidt@hayward-ca.gov

City of Hayward, Planning Division
777 "B" Street, Hayward, CA 94541
www.hayward-ca.gov | Fax No. (510) 583-3649



For disabilities assistance, call
48 hours in advance: (510) 583-4200
TDD: (510) 247-3340

Si necesita esta información en español, por favor llame al teléfono 510-583-4400.



Area Map for 24765 Hesperian Boulevard



Reference:
20160551 TTM 8359, ZC, SPR
John Treble (Applicant)
Ailinh Tran (Owner)



April 6, 2017

Subject: Community Meeting May 1, 2017 regarding Application No 201605551 for 13-Unit Subdivision at 24765 Hesperian Blvd

Dear Neighbor,

Three Cedars, LLC submitted to the City of Hayward on October 19, 2016 an application for Rezoning, Vesting Tentative Tract Map and Site Plan Review Application No 201605551 for a 13-Unit Subdivision at 24765 Hesperian Blvd. If approved, this project would result in development of 13 single family homes on the lot.

Our application received several comments and questions that were forwarded to us from Leigha Schmidt, Senior Planner for the City of Hayward. We would like to meet and discuss those comments with you and your fellow neighbors at a community meeting.

Please join us on **Monday, May 1, 2017** at the Hampton Inn Hayward located at 24137 Mission Blvd from 6:00 PM to 8:00 PM.

Leigha Schmidt, Senior City Planner, will also be at the meeting to answer questions about the application status and process. If you cannot attend the meeting, please feel free to email us any questions or comments at john.treble@threecedarsllc.com or contact Leigha Schmidt, Project Planner, at leigha.schmidt@hayward-ca.gov or at 510-583-4113.

We look forward to the opportunity to meet and hear from you and your neighbors.

Sincerely,

John Treble

Hesperian Blvd



HESPERIAN BOULEVARD (ROW VARIES)

LOT 4
BLOCK 10
TRACT 1407
34 MAPS 68

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

YEW COURT (50' ROW)

DMA 2

DMA 1

STREET A

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

SANGAMORE STREET (50' ROW)

LOT 5
BLOCK 8
TRACT 1407
34 MAPS 68

LOT 4
BLOCK 8
TRACT 1407
34 MAPS 68

LOT 3
BLOCK 8
TRACT 1407
34 MAPS 68

LOT 2
BLOCK 8
TRACT 1407
34 MAPS 68

LOT 1
BLOCK 8
TRACT 1407
34 MAPS 68

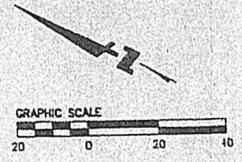
LANDS OF
STATE OF CALIFORNIA &
SOUTH COUNTY COLLEGE

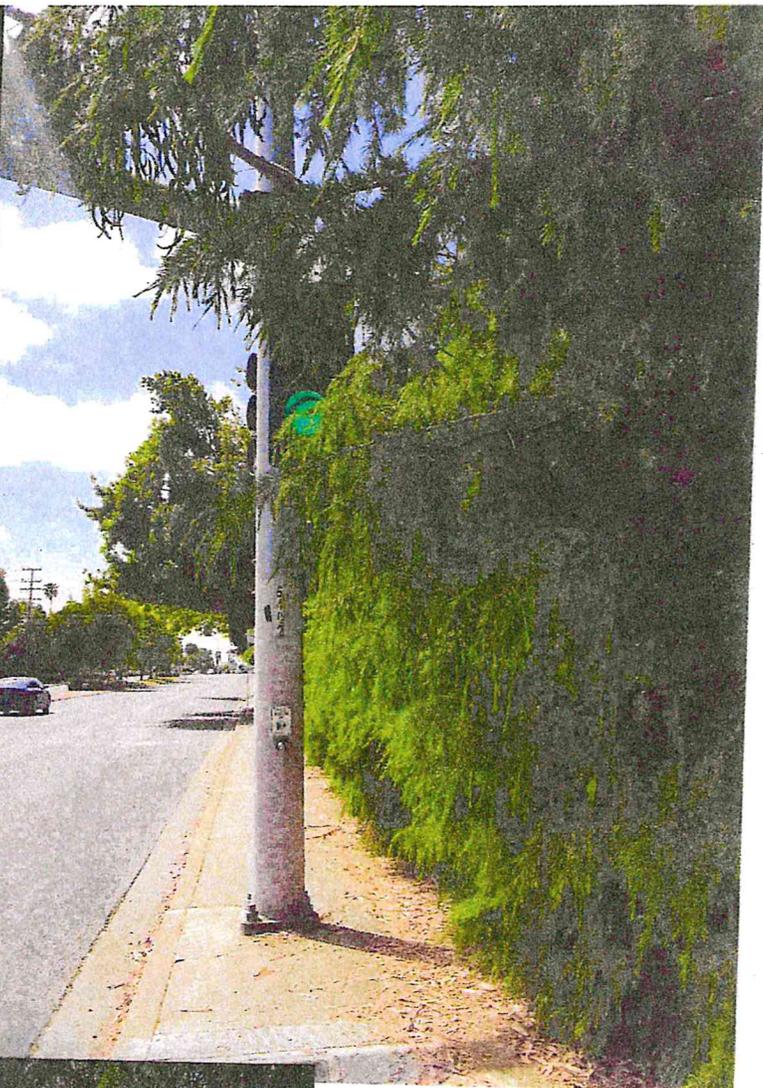
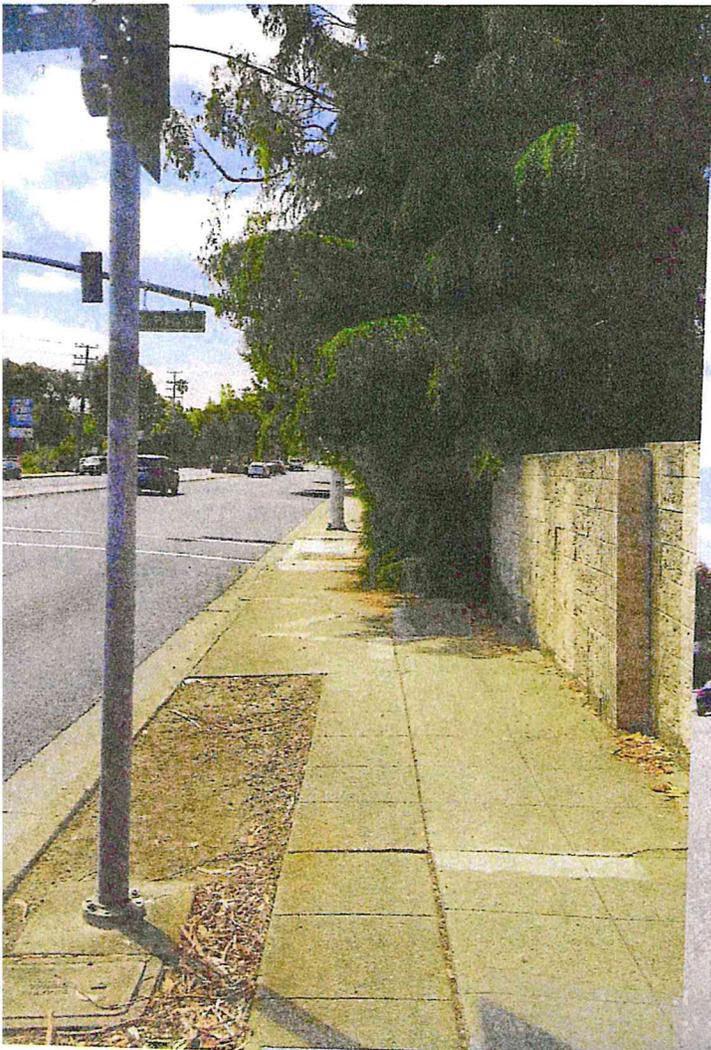
-  IMPERVIOUS ROOF AREA
-  IMPERVIOUS PAVEMENT AREA
-  IMPERVIOUS CONCRETE AREA
-  PERVIOUS LANDSCAPE AREA
-  BIORETENTION AREA
-  DRAINAGE MANAGEMENT AREA (DMA)

DRAINAGE MANAGEMENT AREA TABLE
BIORETENTION SIZING - COMBINATION FLOW AND VOLUME METHOD

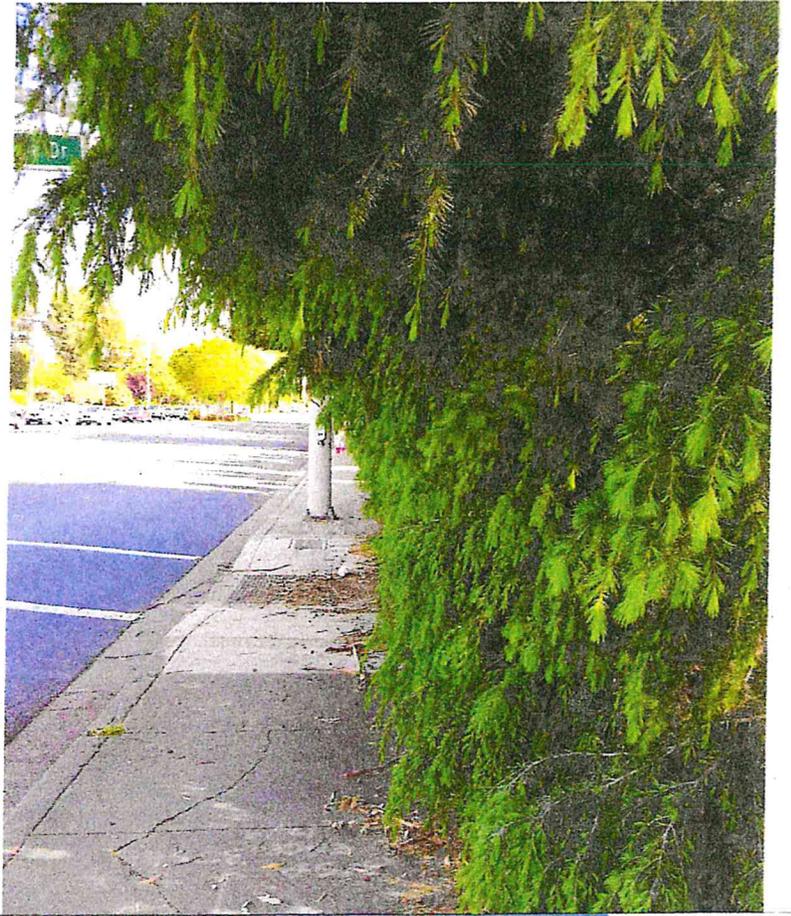
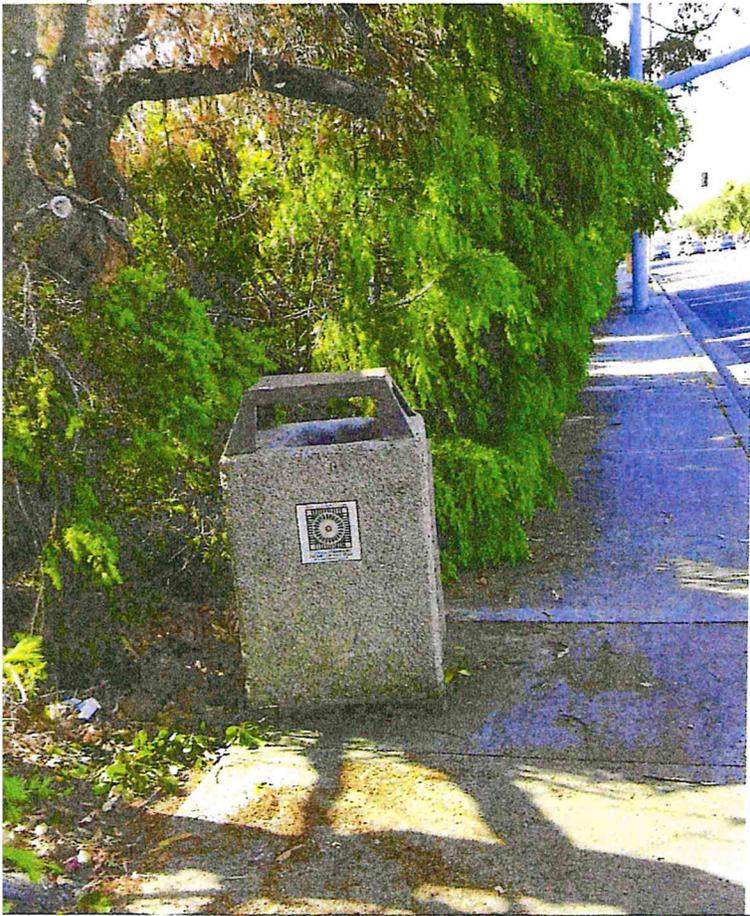
TOTAL A (SF)	ROOFS (SF)	CONCRETE (SF)	PAVEMENT (SF)	LANDSCAPE* (SF)	TOTAL IMPERVIOUS (SF)	TOTAL BIORETENTION REQUIRED (SF)	TOTAL BIORETENTION PROVIDED (SF)	IN COMPLIANCE?
345	25,304	9,386	9,898	33,869	44,478	1,400	1,400	YES
42	0	0	145	0	145			
AVL	25,304	9,386	10,043	33,869	44,623			NOT TREATED

EXCLUDED PROPOSED BIORETENTION AREAS





LA PLAYA DR
&
HESPERIAN
OVER GROWTH



BUS
STOP



OVER GROWTH



24692

PUBLIC COMMENTS

Jerry Turney

PUBLIC COMMENTS, June 13, 2017
By Jerry Turney, The 206 Hangar Group

The **last fair market value** (FMV) study was completed February 16, 2007. We have that **Hayward Rent Study**. The study's cover is included with your document packet. We should note, the City Clerk is processing our request for additional **fair market value** year's data. We expect that report well before the July 1st hangar rent increase.

Using the **2007 Study** as solid data point, we projected back to 1999 and forward to 2017.

Then using the airport's hangar lease procedures--**paragraph g and h**--it turns out this year's rent can *only* be increased by way of the **consumer price index** (CPI).

Importantly, **paragraph g** says, beginning in 1999, rents will increase every *two* years using the local **consumer price index**.

Hangar leases are also controlled by a **Section h**. This paragraph says, every *four* years a **fair market value** (FMV) study will be completed.

We should note, this paragraph ends by saying, the fair **market value** (FMV) will be used every **4 years** *unless* the Council decides otherwise.

The *only* proper 2017 hangar rent increase must be in accordance with **paragraph g and h** and the **consumer price index**.

Consequently, the next **fair market value** (FMV) year is 2019 (*if the Council chooses*), according to **lease agreement**.

One more thing: the *only* way this year could be a **fair market value** year is if somehow you can divide *four* into *ten* evenly (?!?!).

After all of this, there is no credible way the Council can increase hangar rents 10% in 2017.

This year, leases reveal, rents must be raised according to the **consumer price index**.

PUBLIC COMMENTS, June 13, 2017
By Jerry Turney, The 206 Hangar Group

The correct rent increase for July 1, 2017 is CONSUMER PRICE INDEX IAW paragraph g. & h. below.

The July 1, 2017 FMV 10% rent increase is not in compliance with the airport website's hangar rental agreement.

HANGAR RENT AGREEMENT TERMS

(paraphrased for clarity)

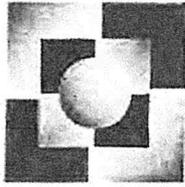
g. Beginning July 1, 1999 and continuing every other year... all (hangar) parking...charges ...for the ensuing twenty-four (24) month period shall be adjusted ... upward seventy-five percent (75%) of the percentage increase ...from December to two (2) years prior to December ...

h. Every four (4) years ...a market analysis (will be conducted to) ensure that hangar rents are consistent with the prevailing market rates. If analysis demonstrates that hangar rents require (an increase) ...(the increase) (may) ... be accomplished during the next hangar adjustment ... (increased) rates shall be charged unless otherwise directed by Council.

(Paraphrased for clarity).

1999	BEGINNING
2001	2 yrs CPI
2003	4 yrs FMV
2005	2 yrs CPI
2007	4 yrs FMV
2009	2 yrs CPI
2011	4 yrs FMV
2013	2 yrs CPI
2015	4 yrs FMV
2017	2 yrs CPI
2019	4 yrs FMV

Sincerely,
Jerry Turney, The 206 Hangar Rent Group Task Force



Aviation
Management
Consulting
Group

Market Rent Study

City of Hayward

Hayward Executive Airport

MULTIPLE PROPERTIES

February 16, 2007

PUBLIC COMMENTS

Kate Turney

Hayward City Council Meeting, June 13, 2017

The hangar rents bring in over \$1 million each year, easily the largest contribution to airport maintenance and operations. For comparison, the Airport Plaza, built in 1970, has paid \$87,956 total rent over four decades. You are asking hangar renters to increase their \$1 million payment by \$100,000 this year, and another 10% on top of that for each of five years. The airport's director called that increase "the cost of a couple of lattes." Really? At the end of five 10% increases, we'll be paying \$1.5 million A YEAR! Some lattes.

You are set on a 10% increase this year, your logic being that this is an experiment. At the end of the year you'll see how many hangars are empty, how many people have been driven out, how many have taken their places. An unethical for-profit business might be run that way, but surely not the airport. This plan will do harm to real people, drive out people on restricted incomes in order to make hangar rents the airport's cash cow, something directly opposed by the FAA.*

The people who will be driven out are our concern. They elected you to represent them. We saw you stand united for vulnerable residents of Hayward last week in the sanctuary city vote. We ask that you act with similar humanity and ethical purpose in this case.

Kate Turney
The 206 Hangar Group
Hangar D-12

* See three sourced references on page 2, attached.

Resource References

1. Stipulation for the management of airports deeded to cities by the FAA after WWII:
“...surplus can be used to subsidize... aeronautical actives since it reduces the economic impact on aviation users and the aviation public.” - FAA 5190.6B, Ch.6.

2. In 1947, the Hayward Army Airfield was declared surplus and given to the City of Hayward for \$1.00 to be “used for public airport purposes.” Specific parcels of land within the airport have been sold with the caveat that “the entire sum received from the sale [must]be use ‘for the development, maintenance, and operation’ of the airport.” - AMP, 1-3 and 1-4.

3. Hayward Airport has at least \$8 million in surplus from the sale of its land. The AMP states the airport will maintain a cash reserve for emergency operations of \$1.5 million. - AMP 6-20. That leaves \$6.5 million for maintenance and ordinary repairs. - April 13, 2017 Hayward City Council Meeting

Addendum to speech
Hayward City Council Meeting June 13, 2017
Kate Turney
The 206 Hangar Group
Hangar D-12