



CITY COUNCIL MEETING

777 B Street, Hayward, CA 94541

Council Chambers

<https://hayward.zoom.us/j/88251728357?pwd=4i0JDTUEjn1oEBEhbb7oL2K7DkBV95.1>

Tuesday, May 20, 2025, 7:00 p.m.

The City Council meeting was called to order by Mayor Salinas at 7:10 p.m. in the Council Chambers.

Pledge of Allegiance: Council Member Zermeño

ROLL CALL

Present: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche, Syrop, Zermeño
MAYOR Salinas

Absent: NONE

CLOSED SESSION ANNOUNCEMENT

The City Council convened in closed session on May 20, 2025, at 5:30 p.m., with all members present and no public speakers, regarding two matters: 1) public employment pursuant to Government Code section 54957 regarding City Manager; and 2) public employment pursuant to Government Code section 54957(b)(1) regarding City Attorney. Item 3, concerning the conference with labor negotiators regarding Hayward Police Management Unit, was dropped from the agenda and was not discussed.

Mayor Salinas announced that the City Council considered the employment of City Manager Dr. Alvarez and after due consideration, the City Council unanimously approved, with Mayor Salinas moving and Council Member Roche seconding, to place City Manager Dr. Alvarez on administrative leave with pay while the City Council continues the evaluation process. In the interim, City Attorney Lawson will be the Acting City Manager. City Attorney Lawson noted that Item 2 was continued to May 27, 2025, and Item 3 was not discussed.

There was no announcement related to the May 13, 2025, City Council closed session, but the item will be added to May 27, 2025.

PRESENTATION

Mayor Salinas read a proclamation declaring May 11, 2025, through May 17, 2025, as National Police Week and May 15, 2025, as Peace Officers' Memorial Day in the City of Hayward. Police Chief Matthews accepted the proclamation on behalf of the Hayward Police Department.

PUBLIC COMMENTS

The following employees expressed gratitude to the City Council for recognizing the concerns of City staff, taking action regarding the City Manager, and preserving the organization values of caring, openness, and integrity; spoke on behalf of those who felt intimidated to speak; praised the City Council for demonstrating true leadership characterized by empathy and

responsiveness; asked to ensure that any future leadership recruitment is approached with transparency and scrutiny; noted the decision as a turning point to rebuild trust and strengthen collaboration and accountability between leadership and employees; and reaffirmed HAME's commitment to supporting the City's operations and addressing future challenges such as the budget deficit.

Sachiko Riddle
Theo Spores
Rick Rivera
Emily Hwang
Danny Magalhaes, HAME President
Manny Grewal, HAME Treasurer

Melissa Burkley forwent speaking
Jina Kim forwent speaking
Alisha Khan forwent speaking
Erendira Garcia forwent speaking

Council Member Andrews addressed a discrepancy in the recent budget presentation, which referenced a 1% contribution from Alameda County toward mental health services; noted that further review suggests Alameda County is contributing more than 1%; and added that staff are working with the County to clarify this matter, and corrections will be made in a future budget presentation.

CITY MANAGER'S COMMENTS

Assistant City Manager Youngblood announced that the City of Hayward is proud to recognize Ivan Padilla, a Hayward Public Library Lead Program Analyst, as a recipient of the prestigious Dr. Harry Edwards Follow Your Bliss Award from the 49ers Foundation. It was noted the award comes with a \$2,000 stipend to be used for educational resources and materials. Mayor Salinas and Library Director Addleman acknowledged Ivan Padilla for such a special achievement.

CONSENT

Consent Item No. 8 was pulled for further discussion and a separate vote.

1. Approve the City Council Minutes of the Meeting on April 22, 2025 **MIN 25-062**
It was moved by Council Member Andrews, seconded by Council Member Bonilla Jr., and carried unanimously, to adopt the City Council meeting minutes of April 22, 2025.
2. Approve the City Council Minutes of the Meeting on May 6, 2025 **MIN 25-064**
It was moved by Council Member Andrews, seconded by Council Member Bonilla Jr., and carried unanimously, to adopt the City Council meeting minutes of May 6, 2025.



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3. Adopt a Resolution Authorizing the City Manager to Negotiate and Execute an Agreement with Savant Solutions for Information Technology Department Infrastructure Security Services in a Not-to-Exceed Amount of \$205,000 Annually **CONS 25-203**

Staff report submitted by CIO/ Information Technology Director
Kostrzak, dated May 20, 2025, was filed.

It was moved by Council Member Andrews, seconded by Council Member Bonilla Jr., and carried unanimously, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche,
Syrop, Zermeno
MAYOR Salinas
NOES: None
ABSENT: None
ABSTAIN: None

Resolution 25-079, "Resolution Authorizing the City Manager to Negotiate and Execute an Agreement with Savant Solutions for Information Technology Department Infrastructure Security Services in an Amount Not to Exceed \$205,000 Annually"

4. Adopt a Resolution Authorizing the City Manager to Execute an Agreement with Project Sentinel for Fiscal Year 2026 in a Not-to-Exceed Amount of \$180,000 to Provide Mediation, Arbitration, and Education Services Related to the Residential Rent Stabilization and Tenant Protection Ordinance and Mobile Home Space Rent Stabilization Ordinance **CONS 25-212**

Staff report submitted by Development Services Director Buizer
and Development Services Deputy Director Morales, dated May
20, 2025, was filed.

It was moved by Council Member Andrews, seconded by Council Member Bonilla Jr., and carried unanimously, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche,
Syrop, Zermeno
MAYOR Salinas
NOES: None
ABSENT: None
ABSTAIN: None

Resolution 25-080, “Resolution Authorizing the City Manager to Execute an Agreement with Project Sentinel in an Amount Not-To-Exceed \$180,000 to Provide Mediation, Arbitration, and Education Services Related to the Residential Rent Stabilization and Tenant Protection Ordinance and Mobile Home Space Rent Stabilization Ordinance”

5. Adopt a Resolution Authorizing the City Manager to Accept Up to \$550,000 from the Keith Lacey Trust to be Used by the Hayward Animal Services Bureau for Community Animal Programs, to Provide Shelter Pets Veterinary Care, to Purchase a Shelter Animal Transport and Community Event Use Van, and to Supplement Shelter Improvement Projects **CONS 25-217**

Staff report submitted by Police Chief Matthews, dated May 20, 2025, was filed.

It was moved by Council Member Andrews, seconded by Council Member Bonilla Jr., and carried unanimously, to adopt the resolution.

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| AYES: | COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche, Syrop, Zermeno MAYOR Salinas |
| NOES: | None |
| ABSENT: | None |
| ABSTAIN: | None |

Resolution 25-081, “Resolution Authorizing the City Manager to Accept Up to \$550,000 from the Keith Lacey Trust to be Used by the Hayward Animal Services Bureau for Community Animal Programs, to Provide Shelter Pets Veterinary Care, to Purchase a Shelter Animal Transport and Community Event Use Van, and to Supplement Shelter Improvement Projects”

6. Adopt a Resolution Authorizing the City Manager to Execute an Agreement with Resources for Community Development in Connection with the State of California Affordable Housing and Sustainable Communities (AHSC) Program; and Finding that the Action is Exempt from CEQA Review **CONS 25-223**

Staff report submitted by Development Services Director Buizer, dated May 20, 2025, was filed.

It was moved by Council Member Andrews, seconded by Council Member Bonilla Jr., and carried unanimously, to adopt the resolution.



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AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche,
Syrop, Zermeno
MAYOR Salinas

NOES: None

ABSENT: None

ABSTAIN: None

Resolution 25-082, "Resolution Authorizing the City Manager to Negotiate and Execute a Non-Applicant Agreement with Resources for Community Development or its Affiliates in Connection with the California Affordable Housing Sustainable Communities Notice of Funding Availability and that Certain Disposition Development and Loan Agreement, as Amended, between RCD GP IV LLC and Parcel Group 8, L.P. and Finding that the Action is Exempt from Review Pursuant to the California Environmental Quality Act"

7. Adopt a Resolution Accepting the Resignation of Commissioner Marhya Kelsch from the Library Commission, Effective Immediately **CONS 25-228**

Staff report submitted by City Clerk Lens, dated May 20, 2025, was filed.

It was moved by Council Member Andrews, seconded by Council Member Bonilla Jr., and carried unanimously, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche,
Syrop, Zermeno
MAYOR Salinas

NOES: None

ABSENT: None

ABSTAIN: None

Resolution 25-083, "Resolution Accepting the Resignation of Ms. Marhya Kelsch from the Library Commission"

8. Adopt a Resolution Authorizing the City Manager to: (1) Accept and Appropriate \$162,360 in Awarded FEMA State Homeland Security Program Grant Funding from the Alameda County Sheriff's Office; and to (2) Execute Agreement(s) with Flock Safety for the Purchase of Additional Automated License Plate Reader Cameras for Up to Ten (10) Years with Not-to-Exceed Total Expenditures \$4,000,000 Over the Ten-Year Period **CONS 25-230**

Staff report submitted by Police Chief Matthews, dated May 20, 2025, was filed.

Council Member Syrop clarified that it was not his intention to delay the item from the previous meeting; expressed appreciation for the improved detail in the staff report; noted that many of their earlier concerns, particularly regarding the nature of the surveillance cameras, were addressed; voiced ongoing concerns about the broader implications of expanding surveillance infrastructure, especially in light of Hayward's sanctuary city status; and cautioned against the influence of federal funding potentially compromising the City's values and policies in the future.

Mike Katz-Lacade, Director of Research for Oakland Privacy, spoke in opposition to the proposed addition of 30 license plate readers, citing minimal improvement in vehicle recovery rates since their initial installation, concerns over a one-year data retention policy, and a lack of justification and transparency in the staff report.

Theresa Resendez supported the use of license plate readers, emphasizing their value in tracking data, recovering stolen vehicles and solving crimes like hit-and-runs, and stressed the importance of listening to police input to reduce the City's legal and financial liability.

It was moved by Council Member Roche, seconded by Council Member Goldstein, and carried with the following vote, to adopt the resolutions.

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| AYES: | COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche, Zermeño MAYOR Salinas |
| NOES: | Syrop |
| ABSENT: | None |
| ABSTAIN: | None |

Resolution 25-084, "Resolution Authorizing the City Manager to Accept and Appropriate \$162,360 in Awarded FEMA State Homeland Security Program Grant Funding from the Alameda County Sheriff's Office"

Resolution 25-085," Resolution Authorizing the City Manager to Execute Agreement(s) with Flock Safety for Automated License Plate Reader Cameras for Up to Ten (10) Years with Total Expenditures Not to Exceed \$4,000,000 Over the Ten-Year Period"



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PUBLIC HEARING

9. Universal Residential Design: Introduce an Ordinance Amending the Hayward Municipal Code to Add Article 9, Chapter 9 (Building Regulations), Establishing Universal Residential Design and Visitability Standards, and Finding the Amendments Categorically Exempt from CEQA Review Pursuant to Section 15061 (b)(3) of the CEQA Guidelines (Report from Development Services Director Buizer) **PH 25-019**

Staff report submitted by Development Services Director Buizer, dated May 20, 2025, was filed.

Director of Development Services Buizer announced the item and introduced Planning Manager Lochirco who provided a brief presentation of the staff report.

In response to Council Member Roche's request of clarification on the proposed universal residential design features, Planning Manager Lochirco noted that while homes must be designed to allow for future installation of features, such as lower light switches, door levers, wall reinforcements, the elements are not required to be installed upfront; and added that additional construction costs were minimal, intended to support aging in place and accessibility without imposing significant financial burdens.

There being no speakers, Mayor Salinas opened and closed the public hearing at 7:47 p.m.

Council Member Goldstein made a motion to approve staff's recommendation and Council Member Syrop seconded the motion.

Council Member Roche expressed support for universal residential design standards and commended the City's efforts to support aging in place and multigenerational accessibility.

Council Member Syrop echoed support for the initiative, framing it as both senior and disability justice; and acknowledged the significance of embedding universal design into housing ordinance and expressed interest in monitoring developer feedback as the policy is implemented.

Council Member Andrews supported the recommendation emphasizing that incorporating universal design features supports dignity for residents with different needs, similar to past efforts involving lockout units in developments.

Planning Division staff were commended for their continued work with universal residential design standards. The Planning Commission and Council Housing Policy & Resource Committee were acknowledged for their review of the item.

It was moved by Council Member Goldstein, seconded by Council Member Syrop, and carried by the following roll call vote, to approve the resolution and ordinance.

AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche,
Syrop, Zermeno
MAYOR Salinas
NOES: None
ABSENT: None
ABSTAIN: None

Resolution 25-086, "Resolution of the City Council of the City of Hayward Making Findings in Support of Amendments to the Hayward Municipal Code to Add Article 9 of Chapter 9 (Building Regulations) to Establish Universal Residential Design and Visitability Standards for the City of Hayward; Finding that the Action is Exempt from CEQA Review Pursuant to Section 15061(B)(3) of the CEQA Guidelines"

Ordinance 25-_, "An Ordinance of the City Council of the City of Hayward Amending the Hayward Municipal Code to Add Article 9 of Chapter 9 (Building Regulations) to Establish Universal Residential Design and Visitability Standards for the City of Hayward"

10. Harris Road Condos: Proposed Demolition of an Existing Detached Residence and Construction of Three Residential Condominium Units on a 0.22-Acre Site Located at 477 Harris Road (Assessor's Parcel Number (APN) 453-0060-047-00, Requiring Approval of a Zone Change from Low Density Residential (RL) to Medium Density Residential (RM), Vesting Tentative Map, Site Plan Review and Finding that the Zone Change is Consistent with the Hayward 2040 General Plan EIR and the Proposed Development is Exempt Pursuant to the California Environmental Quality Act (CEQA), Application No. 202000576. Applicant: Michael Ryan, Michael Ryan Architects. Owners: Huting Cai, Jun Shen (Report from Development Services Director Buizer) **PH 25-021**

Staff report submitted by Development Services Director Buizer, dated May 20, 2025, was filed.

Development Services Director Buizer announced the item and introduced Associate Planner Richard who provided a synopsis of the staff report.

In response to Council Member Syrop's inquiry about the discrepancy between the current General Plan Land Use designation - Medium Density Residential (MDR) and the current Zoning - Low Density Residential (RL) for the project site and why the City had not aligned zoning with the General Plan, Associate Planner Richard clarified that the Hayward Residential Design Study addressed this by allowing to default to General Plan density while maintaining the RL neighborhood form. Council Member Syrop also inquired about ways to



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streamline the rezoning process but acknowledged staff's assessment that such cases are infrequent and not currently a barrier to development.

Council Member Roche expressed support for the project, noting it fits the character of the surrounding neighborhood; was satisfied to hear each unit has a two-car garage and additional visitor parking, received confirmation that there was no neighborhood feedback; and expressed appreciation for the architectural design features.

There being no speakers, Mayor Salinas opened and closed the public hearing at 7:59 p.m.

It was moved by Council Member Goldstein, seconded by Council Member Bonilla Jr., and carried by the following roll call vote, to approve the resolution and introduce the ordinance.

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| AYES: | COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche, Syrop, Zermeno MAYOR Salinas |
| NOES: | None |
| ABSENT: | None |
| ABSTAIN: | None |

Resolution 25-087, "Resolution Approving a Zone Change, Vesting Tentative Map and Site Plan Review for a Three-Unit Residential Condominium; and Approving Findings that the Zone Change is Consistent with the Hayward 2040 General Plan EIR and the Proposed Development is Exempt Pursuant to the California Environmental Quality Act; Michael Ryan Architects and Huting Cai and Jun Shen (Applicant/Property Owners)"

Ordinance 25-05, "An Ordinance Amending Chapter 10, Article 1 (Zoning Ordinance) of the Hayward Municipal Code Rezoning a Property to the Medium Density Residential District in Connection with Zone Change, Vesting Tentative Map and Site Plan Review Application No. 202000576 for a Three-Unit Residential Condominium"

COUNCIL REPORTS AND ANNOUNCEMENTS

Council Member Bonilla Jr., congratulated Mayor Salinas on being appointed President of the Alameda County Mayors' Conference for the 2025–2026 term, highlighting his leadership representing Hayward at the county level and beyond.

Council Member Andrews expressed her appreciation to the community for attending the well-attended 510 DAY event at Chabot College, thanked West Coast Makers for organizing, and recognized local artist Kamaiyah for returning to her community to perform.

Council Member Syrop recognized Art of the Bay for partnering with Rayo's Pizza and organizing a public art mural on their parking lot located on Mission Boulevard.

COUNCIL REFERRALS

There were none.

ADJOURNMENT

Mayor Salinas adjourned the City Council meeting at 8:02 p.m.

APPROVED

Mark Salinas
Mayor, City of Hayward

ATTEST:

Miriam Lens
City Clerk, City of Hayward