

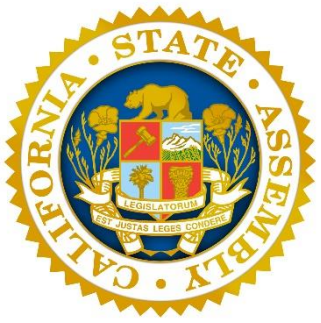
CITY COUNCIL MEETING

NOVEMBER 16, 2021

PRESENTATIONS

**PRESENTATION BY
ASSEMBLYMEMBER
BILL QUIRK**

LEGISLATIVE UPDATES



LEGISLATIVE UPDATE



Assembly Member Bill Quirk



Relatively Calm End of Session

Major items were handled early in the legislative process or sent to the Governor's desk prior to the end of session.

2,421 bills introduced this year in Senate and Assembly

Challenges:

Bill limits for members - 12 per member



COVID-19 Relief Package

On Monday, February 22, I voted to send Governor Newsom \$7.6B in Covid-19 relief

Key Elements

Golden State Stimulus - provide \$600 checks to 5.7 million lower-income Californians

- Undocumented households that earn up to \$75,000 qualify

\$2 billion to the California Small Business COVID-19 Relief Grant program

Tax cuts allowing businesses to deduct up to \$150,000 in expenses covered by the federal Paycheck Protection Program and federal Economic Injury Disaster Loan funds.

Two years of fee relief for tens of thousands of restaurants, bars, hair salons, and other state license holders.



COVID-19 Relief Package (cont.)

\$100 million in emergency financial aid for low-income community college students

\$24 million in emergency aid for farm workers required to quarantine

\$30 million for emergency food assistance at food banks and \$5 million for diaper banks



Budget 2021-22

Highlights:

Golden State Stimulus 2: payments of \$500, \$600, \$1000 or \$1,100 to families with income of up to \$75,000 or less

\$1.5 billion to Small Business and Non-Profit Grants

\$15 billion from the federal government to support and accelerate safe returns to in-person instruction

- \$400 million for school-based mental health services

\$12 billion over 2 years to combat homelessness



Budget 2021-22 (cont.)

\$1.5 billion to support Forest Health and Fire Prevention

\$5.1 billion over four years for Water Resilience (water recycling, ground water cleanup)

\$6.6 billion over three years for Zero Emission Vehicles
(infrastructure and 2,000 buses)

\$3.7 billion over three years for Climate Resilience



Budget 2021-22 (cont.)

\$812 million for Renewable Energy

Transportation

\$4.2 billion from bonds for high-speed rail

\$3.5 billion for transit

\$2.5 billion for road maintenance

\$6 billion for Broadband

\$2.7 billion to expand transitional kindergarten programs for four-year-olds, and professional development for early childhood programs.



Budget Wins

- \$1 million to the Stack Community Center – South Hayward
- \$7.2 million for I-680 interchange/Mission Blvd Modernization Project
- \$662,000 Allocation to the Hayward Navigation Center
- \$1 million to the California Mosquito Disease Surveillance Program, CalSurv
- \$10 million for the University of California Institute of Transportation Studies
- \$5 million for the California Council on Science and Technology
- \$550 million over the next five years for foreclosure prevention



Protecting Tenants, Homeowners, and Small Landlords

Tenant Relief Act was extended through September 2021

- Creates a new State Rental Assistance Program - \$2.6 billion federal funds
- Offers participating landlords 100% of a tenant's remaining back rent owed



Legislative Successes

- Elimination of single-family zoning – ***signed***
 - Ability to build two houses plus ADUs
 - Ability to build 10 units near transit
- Warehouse quota transparency and protection of breaks – ***signed***
- Agricultural union election, card check – ***vetoed***
- Decertification of Police officers – ***signed***
- Ending secret settlements on harassment and discrimination – ***signed***
- Ethnic studies for high school students – ***signed***



Legislative Successes Cont.

- Adding dependent parents to health plans – ***signed***
- Teaching mental health in middle and high schools – ***signed***
 - Habits that support mental wellness
 - Symptoms of common mental health conditions and how to seek help
- Debt settlement firms – disclosures and cooling off period – ***signed***
- Gender-neutral toy sections – ***signed***
- Truth in recycling – ***signed***
- A free press at protests – ***signed***



My Bill Package: Highlights

AB 246: Illegal Dumping – ***Signed***

AB 287: Cannabis; Statue of limitations – ***Signed***

AB 304: Contaminated Site Cleanup – ***Signed***

AB 537: Broadband Permitting - ***Signed***

AB 707: Mercury Thermostat Collection – ***Signed***

AB 784: AC Transit Modernization – ***Signed***

AB 955: Caltrans; encroachment permit – ***Signed***

AB 1294: Childcare subsidy pilot sunset extension – ***Signed***

AB 1302: Cannabis: Advertisements – ***Vetoed***

AB 1428: Safe Drinking Water Act – ***Signed***

10 bills passed, nine signed, one vetoed

Resolutions: Muslim Awareness, State Scientists, Welcome to Afghan Refugees



QUESTIONS?


State Capitol	District Office
P.O. Box 942849 Sacramento, CA 94249-0020	22320 Foothill Blvd, Suite 540 Hayward, CA 94541
(510) 319-2020	(510) 583-8818
Evan Gyorkos, <i>Capitol Director</i> Evan.Gyorkos@asm.ca.gov	Deborah Cox, <i>Chief of Staff</i> Deborah.Cox@asm.ca.gov

LEGISLATIVE BUSINESS

ITEM #1

LB 21-048

**RECOMMENDATION OF THE COMMUNITY
SERVICES COMMISSION TO THE HAYWARD
CITY COUNCIL TO ADOPT A RESOLUTION
APOLOGIZING TO BLACK, INDIGENOUS,
AND PEOPLE OF COLOR AND LATINX
COMMUNITY MEMBERS**



**Recommendation from Community Services Commission to
Hayward City Council to Adopt a Resolution Apologizing to
Black, Indigenous, and People of Color and Latinx
Community Members on Behalf of the City of Hayward for Its
Implicit and Explicit Role in Perpetuating Historical
Institutional Racism in the City of Hayward and Review the
Attached Workplan**

Presentation Outline

- 1. Background**
- 2. Revisiting our History: The Need for an Apology**
- 3. Workplan and Next Steps**

Recommendation

That the Council:

- 1) Adopts the attached resolution; and
- 2) Reviews the accompanying workplan consisting of recommended actions from the Community Services Commission and considers any recommended changes to enhance City staff work currently being implemented to address the City's historical wrongdoings and complicity in institutional racism as part of the annual Strategic Roadmap review

Background

Background: Item History

June 17, 2020
CSC

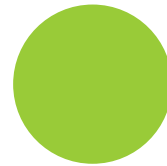


CSC drafts letter supporting GARE and REAP and calls for further action by the City

July 21, 2020
City Council



CSC drafts apology resolution for Council adoption, recommends 11 actions the City should take



September 15, 2021
CSC



CSC approves resolution and recommends Council adoption



November 16, 2021
City Council



Community Engagement

July 15, 2021 meeting with Russell City group

Name	Organization
Ishmael Arellano	Previous resident of Russell City
Sam Arellano	Previous resident of Russell City
Diane Curry	Executive Director and Curator, Hayward Area Historical Society
Priscilla Figueroa	Previous resident of Russell City
Nehmias Moran	Previous resident of Russell City
Joseph Moran	Previous resident of Russell City
Sam Nava	Russell City Picnic organizer
Maria Ochoa	Author – <i>“Russell City (Images of America)”</i> Art Commission
Anika Patterson	Hayward Library Commission
Kativa Sagra	Hayward Public Library, member of GARE
Liz Sanchez	Descendent of Russell City
Ronnie Stewart	Russell City Blues Festival
Megan Wilkinson	Author – <i>“What ever happened to Russell City?”</i>

Community Engagement, Cont.

June 16, 2021 and September 15, 2021
meetings of the CSC

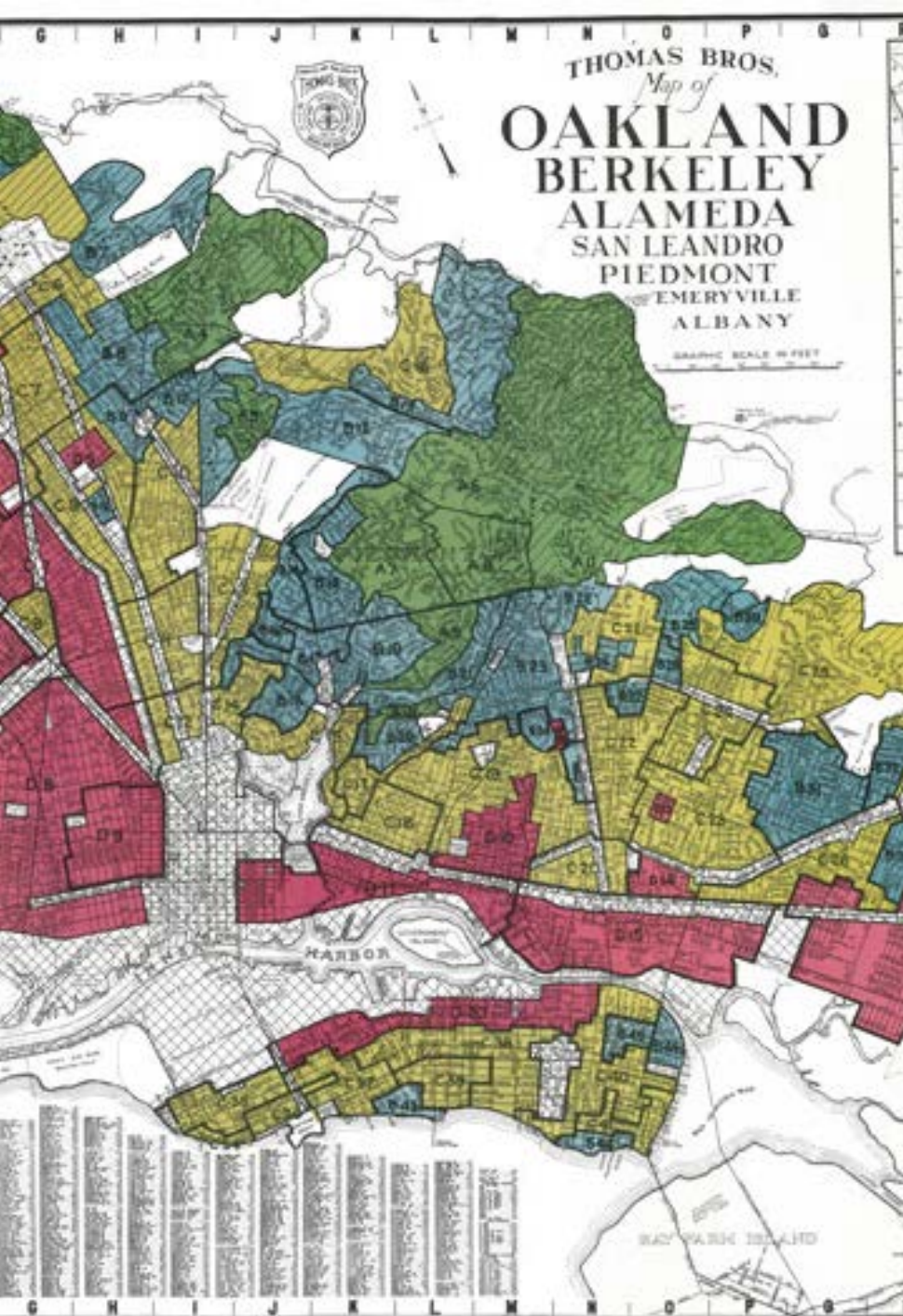
At the September 15, 2021 meeting, a public comment was made by Alameda County Board of Education Area 4 Trustee Aisha Knowles, a descendent of Russell City

Staff additionally met with Ms. Knowles on
September 21, 2021

Commitment to Equity and Acknowledgement of Past Inequities and Injustices

The City of Hayward is committed to providing equitable services that improve the lives of all residents and take into consideration past inequities and injustices, and recognizes that achieving this vision takes continuous listening, learning, and improvement.

Revisiting our History: The Need for an Apology



Redlining and Racial Steering

- **Redlining:** Explicitly racist policy created by Home Owners' Loan Corporation (HOLC)
- **Racial Steering:** The practice of actively guiding or “steering” people of color away from housing in white neighborhood
- In Hayward, redlining and racial steering occurred by steering minority groups to the Kelly Hill neighborhood in nearby unincorporated Fairview and to Russell City

Impact of Redlining and Racial Steering

- These racist policies resulted in segregated neighborhoods with unequal distribution of resources and opportunities
- Limited homeownership for many people of color, thus denying them housing stability and the opportunity to build wealth through property ownership and to share that wealth with subsequent generations
- Conversely, white families continued to build wealth through homeownership

Russell City

- Russell City was an unincorporated area of what is now Hayward in Alameda County
- Home to a large Black/African American and Latinx population
- Russell City was never an incorporated entity but it provided some of its own civic services and had a strong community
- <https://www.hayward-ca.gov/discover/news/feb17/russell-city-and-blues>

Russell City

- **1950s:** Hayward leaders considered Russell City a “blight” to the surrounding area and sought to rebuild it as an industrial park for the benefit of incorporated Hayward
- This goal was reinforced by the federally sponsored policies of “urban renewal”
- **1963:** Alameda County and Hayward began the forced relocation of its predominately Black/African American and Latinx tenants, bulldozed the entire community, and rezoned the land into industrial use only

Ongoing Impacts

Nationwide

- White households have the highest levels of wealth in the country, with a median wealth of \$171,000 compared to Black families' median wealth of \$17,600¹
- Black families only own 2.6% of the nation's wealth though they are 13% of the population²

Hayward

- 13% of Black residents live below the federal poverty line compared to 7% of white households³
- Black households are the only non-white racial group in the City of Hayward to decrease in population size from 2010 to 2019⁴
- From 2010 to 2019, there was a decrease of 10% across all Black households and 31% in the lowest income Black households earning less than \$35,000 a year⁴

Resolution Recommendation

The CSC recommends that Hayward City Council adopt a resolution apologizing to Black, Indigenous, and People of Color and Latinx community members on behalf of the City of Hayward for its implicit and explicit role in perpetuating historical institutional racism in the City of Hayward.

Additional Opportunities for Learning

Staff will work with experts in the community to provide additional learning opportunities on the history of Hayward, including redlining, racial steering, and Russell City.

Workplan and Next Steps

Recommended Actions to Address Harm Done

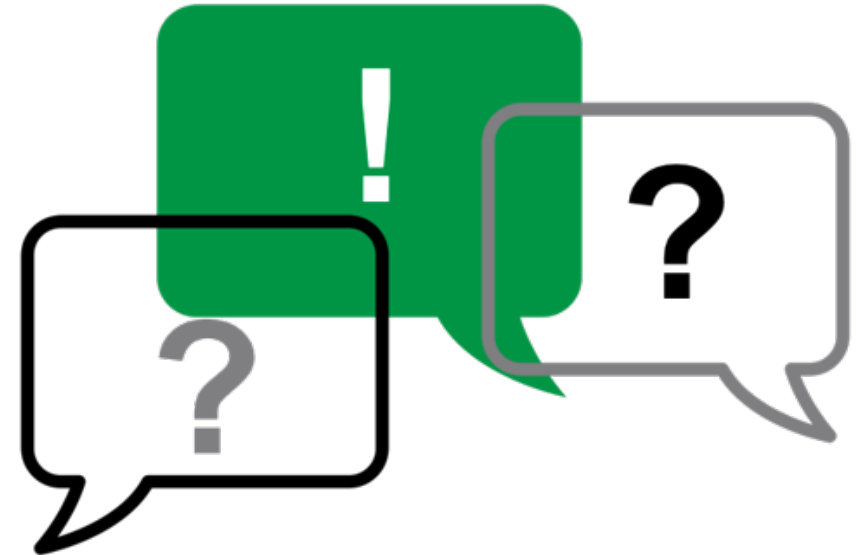
- As part of this item, the CSC has recommended 11 tangible actions for the City to take to address the City's wrongdoings and complicity in historical institutional racism
- Staff created a "workplan" outlining the 11 recommended action steps with work that is currently being done to support these recommendations

Next Steps

- At this time, the workplan is not intended to direct staff work
- The CSC will review their 11 recommended action steps at the December 15, 2021 CSC meeting to provide recommended enhancements for Council consideration as part of the Strategic Roadmap annual review process in early 2022
- Should Council direct additional work, staff time, and/or resources towards addressing these recommendations, staff recommends that this be part of the Strategic Roadmap review and prioritization process

Legislative Business Format:

- 1) Council Questions
- 2) Public Comments
- 3) Council Discussion & Action



PUBLIC HEARING

ITEM #12

PH #21-094

**LA PLAYA COMMONS
1000 LA PLAYA DRIVE
47-LOT SINGLE FAMILY
RESIDENTIAL
SUBDIVISION**

STAFF PRESENTATION

La Playa Commons

Proposed 47-Unit
Single-Family Residential Development
at 1000 La Playa Drive

City Council Meeting
November 16, 2021
Steve Kowalski, Associate Planner



Entitlements Required:

1. **General Plan Amendment** to change land use designation from Retail & Office Commercial to Medium Density Residential
2. **Rezone** from Neighborhood Commercial (CN) District to Planned Development (PD) District
3. **Vesting Tentative Tract Map** to create Tract 8581



Project Site

Site Details

- 5.4 acres
- Vacant 74,540-square-foot commercial building (formerly Burlington Coat Factory)
- Current Zoning: Neighborhood Commercial
- Current General Plan Land Use Designation: Retail and Office Commercial
- Within Hayward Exec Airport Safety Zones 2 & 6

Background/History

- **1968:** Site originally developed as office use
- **1992:** Site converted to retail use (Burlington Coat Factory)
- **December 2, 2019:** CEDC reviews initial redevelopment concept & provides feedback:
 - *Include affordable units on site*
 - *Conduct neighborhood outreach & revise plans in response to feedback*
- **June 16, 2021:** Airport Land Use Commission OK's current proposal
- **October 28, 2021:** Planning Commission recommends Council approval w/ condition requiring 5 affordable units: 2 low-income & 3 median-income

Project Details

- Existing commercial building, pavement and all trees to be removed
- 47 two-story single-family dwellings to be constructed
 - Lots sizes ranging from ±3,000-6,000 sq. ft.
 - Home sizes ranging from 1,549 to 2,019 sq. ft.
 - 3-4 bedrooms and two-car garages each
 - 100% electric w/ solar roofs and EV-ready garages
- 5 total affordable units: 3 moderate-income and 2 low-income
- 44 homes accessed by new looped private street connecting to La Playa Drive, remaining 3 homes located along Calaroga Ave
- 0.3-acre open space w/ small outdoor gathering area, bioretention facility and EVAE connecting private street to Calaroga Ave
- 162 new trees to be planted, including 13 street trees along La Playa and 3 street trees along Calaroga Ave

Proposed Site Plan



Compliance with Applicable Single-Family Residential Standards

<u>Lot Feature</u>	<u>Degree of Compliance</u>
Minimum Lot Size	Most lots do not comply
Minimum Lot Frontage	Most lots comply
Minimum Average Lot Width	Most lots do not comply
Minimum Average Lot Depth	Most lots do not comply
Minimum Yard Setbacks	Most front & rear yards do not comply; most side and street side yards comply
Maximum Lot Coverage	Most lots comply
Maximum Height	All lots comply
Minimum Parking	All lots comply

- PDs allow applicant to request exceptions from standards, but adequate compensation must be provided in exchange for any exceptions

General Plan Conformance



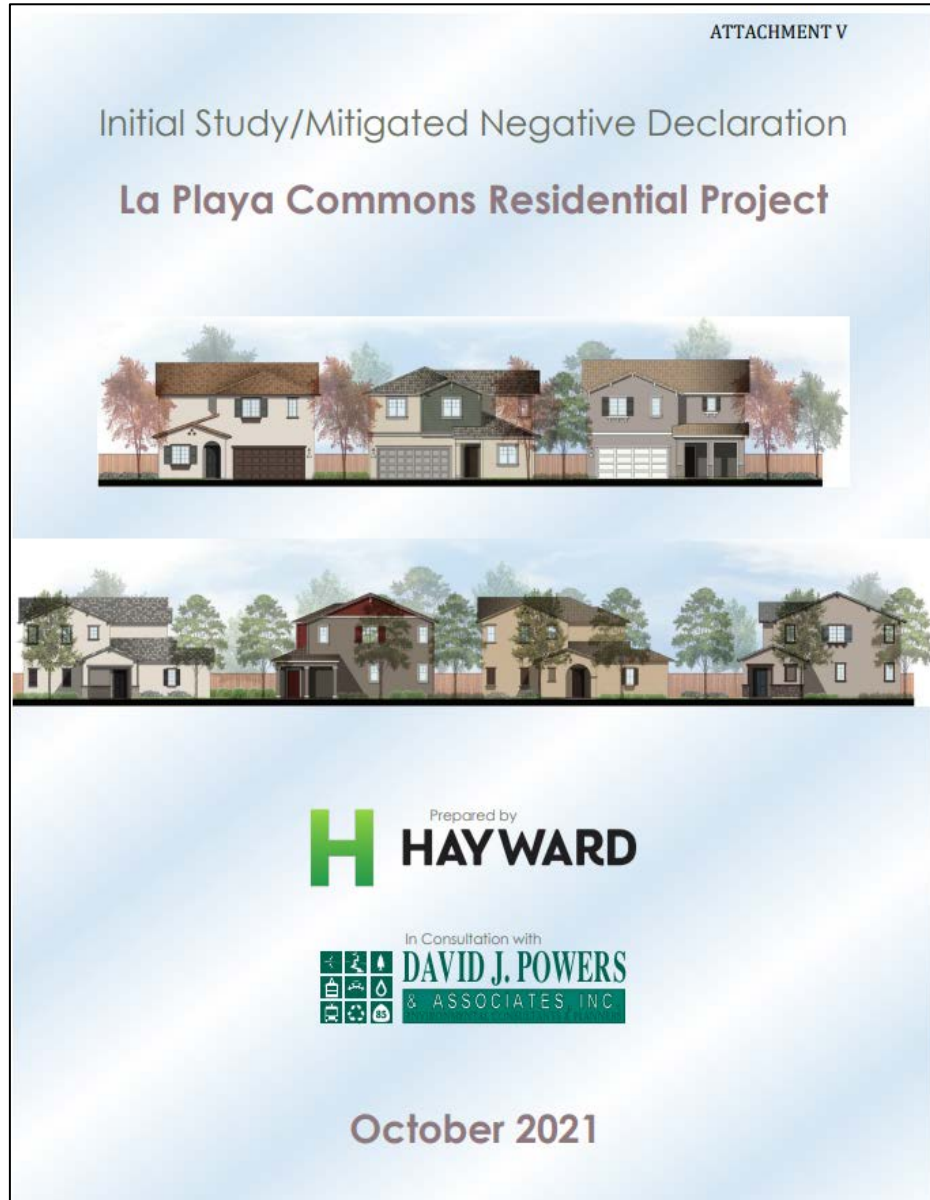
- ✓ **Land Use Policy LU-1.4:** redevelops vacant, outdated site with new housing
- ✓ **Community Health & Quality of Life Policy HQL-5.3:** provides “eyes on the street,” increasing public safety by orienting outer homes toward La Playa & Calaroga
- ✓ **Housing Goal 2 & Policy H-2.3:** includes 5 for-sale affordable units
- ✓ **Housing Policy H-3.1:** increases variety of housing types in neighborhood by featuring smaller lots/floor plans for homebuyers seeking more affordable single-family ownership opportunities
- ✓ **Housing Policy H-3.4:** locates new housing opportunities close to shopping/services & major transportation corridors

Compensation for Proposed Exceptions to Development Standards

HMC Section 10-1.2535, Finding (f) states: Exceptions to development standards proposed as part of PD rezoning are adequately compensated for by providing functional amenities not otherwise required or exceeding required standards.

- All street trees will be 36" box size and bioretention area trees will be 48" box when 24" box is minimum requirement
- Will exceed minimum AHO requirements by providing 3 moderate-income units and 2 low-income units when providing 4.7 moderate-income units is minimum requirement
- Will donate \$5000 cash to City's public art installation project at Heritage Plaza

Environmental Review



Mitigated Negative Declaration (MND)

- ✓ Potential impacts related to Air Quality, Biological Resources, Cultural Resources, Geology, Noise & Transportation
- ✓ Draft MND published & circulated for public review/comment from 10/1/21 thru 10/25/21
- ✓ No comments received
- ✓ Mitigation measures that reduce all impacts to less-than-significant levels were identified and included as conditions of approval

A nighttime photograph of a city and a bridge over water. The city lights are visible in the foreground and middle ground, with a large bridge spanning across the water in the background. The sky is dark with some light trails from the bridge.

STAFF RECOMMENDATION

That the City Council:

Approve proposed General Plan Amendment, Rezone and Vesting Tentative Tract Map, and adopt the Mitigated Negative Declaration and Mitigation Monitoring & Reporting Plan, based on findings and subject to conditions.

PUBLIC HEARING

ITEM #12

PH #21-094

**LA PLAYA COMMONS
1000 LA PLAYA DRIVE
47-LOT SINGLE FAMILY
RESIDENTIAL SUBDIVISION**

**APPLICANT
PRESENTATION**

An architectural site plan for a residential development. The plan shows a grid of lots, each with a house footprint and a label such as 'PLAN 2B LOT 1' through 'PLAN 2A LOT 16'. The lots are arranged around a central area labeled 'STREET A'. The plan is overlaid with a semi-transparent green filter. The title 'LA PLAYA COMMONS' is centered in large white letters, with a thin white horizontal line underneath it. The address '1000 La Playa Drive, Hayward' is centered below the title. The street name 'CALROGA AVENUE' is written vertically on the right side of the plan.

LA PLAYA COMMONS

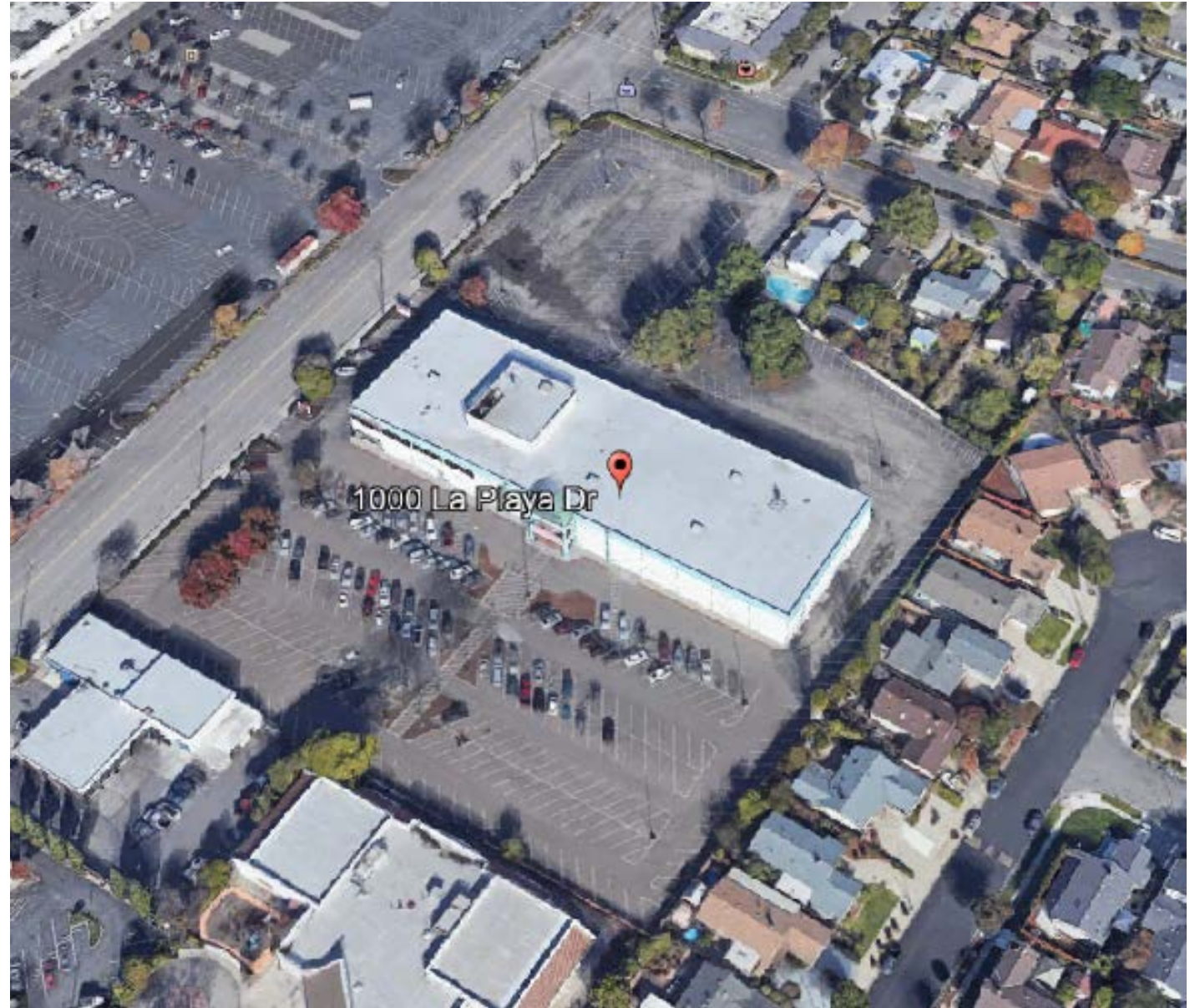
1000 La Playa Drive, Hayward

CALROGA AVENUE



D.R. Horton

- D.R. Horton is a residential real estate development company specializing in the development and construction of single-family homes, townhomes and condominium communities.
- With operations in 96 markets in 30 states across the country, D.R. Horton targets a broad spectrum of homebuyers.
- In 2020 we closed over 71,000 homes across the country.

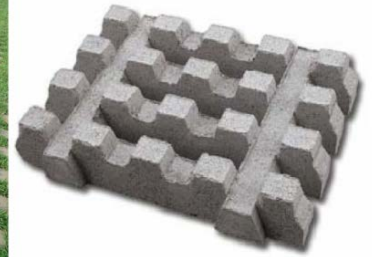




PLAN VIEW
Scale: 1"=30'-0"



CALROGA AVENUE



3 EVA TURF BLOCK

NTS



3 TIMBER SEATWALL

NTS



4 PICNIC TABLE

FRESH TO BE BLACK

NTS



PLAN 1A - SPANISH

PLAN 3C - TRADITIONAL

PLAN 2B - MEDITERRANEAN

CALAROGA AVENUE STREETSCAPE



PLAN 3B - MEDITERRANEAN

PLAN 2C - TRADITIONAL

PLAN 3A - SPANISH

PLAN 2B - MEDITERRANEAN

LA PLAYA DRIVE STREETSCAPE

Plan 1

- 1549 S.F.
- 3 Bed/2.5 Bath



FRONT ELEVATION "A"
(SPANISH)



FRONT ELEVATION "B"
(MEDITERRANEAN)

Plan 2

- 1810 S.F.
- 4 Bed/2.5 Bath



FRONT ELEVATION "A"
(SPANISH)



FRONT ELEVATION "B"
(MEDITERRANEAN)

Plan 3

- 1964 S.F.
- 4 Bed/3 Bath
- Bedroom down



FRONT ELEVATION "A"
(SPANISH)



FRONT ELEVATION "B"
(MEDITERRANEAN)



Affordable Housing

Required to provide
10% of project total

5 BMR Units
Built On-Site

Two Plan 1 & Three Plan 2
Two Low & Three Moderate

Exceeding
requirements by
building an
additional unit
on-site

\$5,000 Contribution to the Heritage Elements and art pieces at Heritage Plaza



36 inch Box Trees
along La Playa Drive,
Calaroga Ave, and
Courts A & B
162 New Trees
Onsite




COMMENTS
OR
QUESTIONS?

LEGISLATIVE BUSINESS

ITEM #13

LB #21-050

**SKYWEST PROPERTY
UPDATE**



**Skywest Property Update
Further Review of Preliminary Site Plan
and Authorization to Transmit Draft Site
Plan to the Federal Aviation
Administration for Initial Review**

Doug McNeeley, Airport Manager

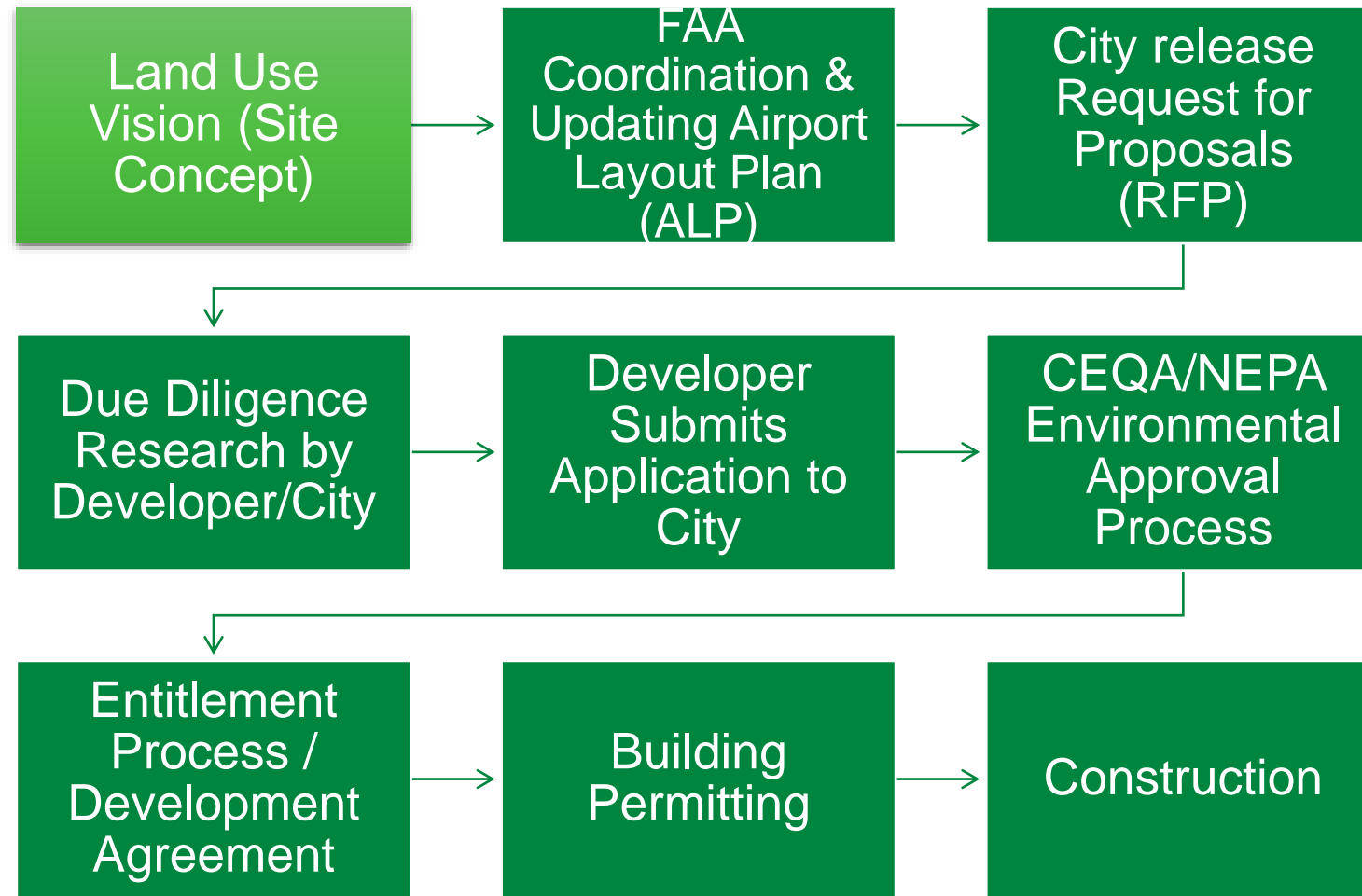
Agenda & Goals

- Process Overview and Public Input
- Feedback from October 26 Work Session
- Revised Preliminary Site Plan
- Q&A Session



Process Overview and Public Input

Development Process Overview



Feedback from October 26 City Council Work Session

Themes Heard from Public & Council Engagement During October 26 Work Session

- Incorporation of additional open space into site plan
- Retention of natural features
- Prioritize economic development of site
- Improve connections between existing parks
- Setback/Buffer between aviation uses and residents
- Consideration of specific recreational uses
 - Dog park, community garden, walking/bike paths, ice/roller rink, disc golf

Site Concept has been modified to reflect the requests that are feasible.

Federal Aviation Administration (FAA)

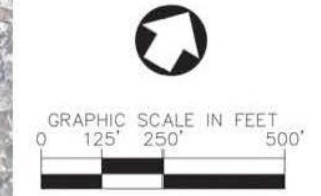
- Airport Safety Zones
- Height Hazards / Obstructions
- Noise Compatibility
- Avoidance of Wildlife Attractants
- Fair Market Value (FMV) Requirement
- Final Land Use Approval



Preliminary Site Plan



Note:
 Site plan layout is preliminary in nature and is shown illustrative purposes only. Note that the final layout may differ.



Skywest Property Visualization Project
 Preliminary Illustrative Plan



Parks/Recreational Use

11/08/2021

Note:
Site plan layout is preliminary in nature and is shown illustrative purposes only. Note that the final layout may differ.



Skywest Property Visualization Project
Preliminary Illustrative Plan



Future Aeronautical Use

11/08/2021

Note:
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Skywest Property Visualization Project
Preliminary Illustrative Plan



Airport Safety Zones

11/08/2021

Note:
Site plan layout is preliminary in nature and for shown illustrative purposes only. Note that the final layout may differ.



Skywest Property Visualization Project
Preliminary Illustrative Plan



Future Business Development

11/08/2021

Note:
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Skywest Property Visualization Project
Preliminary Illustrative Plan



Questions

