



SPECIAL JOINT CITY COUNCIL/HAYWARD HOUSING AUTHORITY BOARD MEETING

777 B Street, Hayward, CA 94541

Council Chamber and Virtual Platform (Zoom)

<https://hayward.zoom.us/j/89252957539?pwd=OTB4R1JiNWtSejFCWjNBU0tvTk90QT09>

Tuesday, April 19, 2022, 7:00 p.m.

The Special Joint City Council/ Hayward Housing Authority Board meeting was called to order by Mayor/Chair Halliday at 7:03 p.m. The City Council will hold a hybrid which included in-person and teleconference participation by members of the City Council, staff and public.

Pledge of Allegiance: Council/HHA Member Salinas

ROLL CALL

Present:

Council Chamber: Council/HHA Members Lamnin, Zermeño, Salinas
Mayor/Chair Halliday

Virtual Platform (Zoom): Council/HHA Members Andrews, Wahab

Absent: Council/HHA Member Márquez

CLOSED SESSION ANNOUNCEMENT

The City Council convened in closed session on April 19, 2022, at 5:00 p.m., with Council Member Márquez absent regarding three items: (1) Conference with legal counsel pursuant to Government Code section 54956.9 concerning J.B. (Jamaine Barnes, Jr.) v. City of Hayward, U.S.D.C., N.D. CA, No. 3:20-cv-09245-jsc (SK); (2) conference with labor negotiators pursuant to Government Code section 54957.6 concerning Hayward Firefighters Association, Local 1909; and (3) conference with property negotiators pursuant to Government Code section 54956.8 concerning Caltrans Parcel Group 5, Maitland Drive, Bunker Hill Court, Bunker Hill Boulevard and Central Boulevard; APNs: 445-0250-041-01, 445-0260-084-03, 445-0260-018-04, 445-0270-054-02, 445-0250-060-00, 445-0250-059-01, 445-0260-109-04, 445-0260-018-03, 445-0260-109-03, 445-0260-002-00. City Attorney Lawson announced the City Council approved, with Council Member Salinas moving, Council Member Zermeño seconding and Council Member Márquez absent, settlement of Barnes v. City of Hayward, a pending lawsuit, in the amount of \$275,000. City Attorney Lawson indicated there was no reportable action related to Items 2 and 3. It was noted Item No. 3 was on the regular agenda for Council consideration and possible action. The closed session adjourned at 6:20 p.m.

PRESENTATIONS

Mayor Halliday read a proclamation declaring the week of April 24 to 30, 2022 as National Crime Victims' Rights Week in the City of Hayward. Ms. Maninder "Maddie" Bains, Victim/Witness Advocate with the Alameda County District Attorney's Office and the Victim/Witness Division of East County Hall of Justice accepted the proclamation and thanked the City Council for such recognition.

Mayor Halliday read a proclamation declaring April 2022 as Fair Housing Month in the City of Hayward. Ms. Tina Hand, Local Government Relations Committee member with Bay East

Association of Realtors accepted the proclamation and thanked the City Council on behalf of her organization. Ms. Tanya Corona, Housing Counselor with ECHO Housing accepted the proclamation and thanked the City Council for such recognition.

Mayor Halliday announced the City of Hayward's Annual Student Earth Day Poster and Writing Contest Awards presentation, noted 2022 marked the 39th year of Hayward's celebration of Earth Day, and added the City would be hosting its annual Citywide Clean-up Day on April 23rd at Weekes Park. Mayor Halliday noted 464 entries had been received from 37 Hayward schools, and thanked staff from Environmental Services and the judges from the Hayward Arts Council who evaluated and selected the winners. Council Member Zermeño, also a member of the City Council Sustainability Committee, announced the winners of the Earth Day Poster and Writing Contest for grades kindergarten through high school. Second place winners received a \$150 gift certificate and first place winners received a \$200 gift certificate. Council Member Zermeño also gave recognition to teachers of essay and poster winners. Each teacher with a first-place poster or writing winner received a \$100 gift certificate and for second place a \$75 gift certificate. Mayor Halliday drew names for two bonus prizes of \$200 each. All students, teachers, and families were congratulated for their participation.

PUBLIC COMMENTS

There were none.

CITY MANAGER'S COMMENTS

There were none.

CONSENT

1. Approve the City Council Minutes of the City Council Meeting on April 5, 2022 **MIN 22-044**

It was moved by Council Member Salinas, seconded by Council Member Zermeño, and carried unanimously, to approve the minutes of the City Council meeting on April 5, 2022.

2. Adopt Resolutions Approving an Extension of the Citywide Community Workforce Agreement with the Building and Construction Trades Council of Alameda County to December 6, 2022, and Authorizing the City Manager to Execute an Amendment to the Agreement with Workforce Integrity and Training Solutions for Labor Compliance Coordination Services by \$100,000 for a Total Not-to-Exceed Amount of \$172,000 **CONS 22-202**

Staff report submitted by Director of Public Works Ameri, dated April 19, 2022, was filed.

It was moved by Council Member Salinas, seconded by Council Member Zermeño, and carried by the following roll call vote, to adopt the resolutions.



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MAYOR Halliday
NOES: None
ABSENT: COUNCIL MEMBER Márquez
ABSTAIN: None

Resolution 22-080, "Resolution Approving an Extension of the Citywide Community Workforce Agreement with the Building and Construction Trades Council of Alameda County to December 6, 2022"

Resolution 22-081, "Resolution Authorizing the City Manager to Execute an Amendment to the Agreement with Workforce Integrity and Training Solutions for Labor Compliance Coordination Services by \$100,000 for a Not-to-Exceed Amount of \$172,000 Related to the Citywide Community Workforce Agreement"

3. Adopt a Resolution Authorizing the City Manager to Execute an Amendment to the Agreement with Mobile Modular (Formerly Design Space Modular) to Extend Rental of Modular Structures by an Additional 9-Months at a Cost of \$53,500 for a Not-to-Exceed Amount of \$228,500 for the Temporary Fire Station 6 **CONS 22-204**

Staff report submitted by Director of Public Works Ameri, dated April 19, 2022, was filed.

It was moved by Council Member Salinas, seconded by Council Member Zermeño, and carried by the following roll call vote, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Lamnin, Salinas, Wahab, Zermeño
MAYOR Halliday
NOES: None
ABSENT: COUNCIL MEMBER Márquez
ABSTAIN: None

Resolution 22-082, "Resolution Authorizing the City Manager to Execute an Amendment to the Agreement with Mobile Modular (Formerly Design Space Modular) to Extend Rental of Modular Structures by an Additional 9 Months at a Cost of \$53,500 for a Not-to-Exceed Amount of \$228,500 for the Temporary Fire Station 6"

4. Adopt a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Kittelson & Associates, Inc., for Transportation Planning Services for Development of the City of Hayward's Local Road Safety Plan, Project 05738, in an Amount Not-To-Exceed \$90,000 **CONS 22-205**

Staff report submitted by Director of Public Works Ameri, dated April 19, 2022, was filed.

It was moved by Council Member Salinas, seconded by Council Member Zermeño, and carried by the following roll call vote, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Lamnin, Salinas, Wahab, Zermeño
MAYOR Halliday
NOES: None
ABSENT: COUNCIL MEMBER Márquez
ABSTAIN: None

Resolution 22-083, "Adopt a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Kittelson & Associates, Inc., for Transportation Planning Services for the Local Road Safety Plan, Project 05738, in an Amount Not-to-Exceed \$90,000"

5. Adopt a Resolution Authorizing the City Manager to Execute an Agreement with Day Wireless Systems for Conversion of the Station Alerting System for all Fire Stations to Make All Systems Compatible with the System at the New Fire Station 6/Fire Training Center, in an Amount Not-To-Exceed \$300,000 **CONS 22-206**

Staff report submitted by Fire Chief Contreras and Director of Public Works Ameri, dated April 19, 2022, was filed.

It was moved by Council Member Salinas, seconded by Council Member Zermeño, and carried by the following roll call vote, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Lamnin, Salinas, Wahab, Zermeño
MAYOR Halliday
NOES: None
ABSENT: COUNCIL MEMBER Márquez
ABSTAIN: None

Resolution 22-084, "Resolution Authorizing the City Manager to Execute an Agreement with Day Wireless Systems for Conversion of all Fire Station Alerting Systems to Make Them Compatible with the New Alerting System at the Fire Station 6/Fire Training Center in an Amount Not-to-Exceed \$300,000"



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6. Adopt Resolutions Authorizing the City Manager/Housing Authority Executive Director to Execute a Second Amendment to the Disposition, Development, and Loan Agreement with Habitat for Humanity East Bay to Extend the Development Schedule for the Property Located at 123-197 A Street (A & Walnut/Sequoia Grove) **CONS 22-207**

Staff report submitted by Assistant City Manager Ott, dated April 19, 2022, was filed.

It was moved by Council/HHA Member Salinas, seconded by Council/HHA Member Zermeño, and carried by the following roll call vote, to adopt the resolutions.

AYES: COUNCIL/HHA MEMBERS Andrews, Lamnin, Salinas,
Wahab, Zermeño
MAYOR/CHAIR Halliday
NOES: None
ABSENT: COUNCIL/HHA MEMBER Márquez
ABSTAIN: None

Resolution 22-085, "Resolution Authorizing the City Manager to Negotiate and Execute an Affordable Housing Cooperation Agreement Between the Housing Authority of the City of Hayward and the City of Hayward"

Hayward Housing Authority Resolution 22-01, "Resolution Authorizing the Executive Director to Negotiate and Execute an Affordable Housing Cooperation Agreement Between the Housing Authority of the City of Hayward and the City of Hayward"

Hayward Housing Authority Resolution 22-02, "Resolution of the Housing Authority of the City of Hayward Authorizing Execution of a Second Amendment to the Disposition, Development, and Loan Agreement for the a & Walnut/Sequoia Grove Habitat for Humanity Housing Development"

7. Adopt a Resolution Authorizing the City Manager to Execute an Agreement with the Alameda County Health Care Services Agency for Fiscal Year 2022 Through 2023 and to Accept and Appropriate Between \$350,000 and \$450,000 in Reimbursement for Medical Administrative Activity Services Provided by the City of Hayward **CONS 22-209**

Staff report submitted by Police Chief Chaplin, dated April 19, 2022, was filed.

It was moved by Council Member Salinas, seconded by Council Member Zermeño, and carried by the following roll call vote, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Lamnin, Salinas, Wahab, Zermeño
MAYOR Halliday
NOES: None
ABSENT: COUNCIL MEMBER Márquez
ABSTAIN: None

Resolution 22-086, "Resolution Authorizing the City Manager to Execute a Fiscal Year 2022 Through 2023 Agreement with the Alameda County Health Care Services Agency to Accept and Appropriate Between \$ 350,000 and \$450,000 in Monetary Reimbursement for Medi-Cal Administrative Activity Services Provided by the City of Hayward"

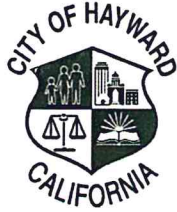
8. Adopt a Resolution Authorizing the City Manager to Apply as Joint Applicant with EAH, Inc for the California State Department of Housing and Community Development California Housing Accelerator Program **CONS 22-211**

Staff report submitted by Housing Division Manager Morales and Assistant City Manager Ott, dated April 19, 2022, was filed.

It was moved by Council Member Salinas, seconded by Council Member Zermeño, and carried by the following roll call vote, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Lamnin, Salinas, Wahab, Zermeño
MAYOR Halliday
NOES: None
ABSENT: COUNCIL MEMBER Márquez
ABSTAIN: None

Resolution 22-087, "Resolution Authorizing the City Manager to: 1) Apply for an Award from the California Housing Accelerator Program from the California State Department of Housing and Community Housing Accelerator Program; 2) Enter into a Standard Agreement with the California State Department of Housing and Community Development California Housing Accelerator Program; and 3) Accept an Amount Not to Exceed \$50 Million to Support the Pimentel Place Development for 57 Units of Affordable Housing"



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9. Adopt a Resolution Authorizing the City Manager to Execute an Agreement with Advocates for Human Potential, Inc. to Accept \$389,260 in Grant Funding for the Behavioral Health Justice Intervention Services Project and Appropriate the Funds to the Federal Grants Special Revenue Fund for the Hayward Evaluation and Response Teams Program **CONS 22-214**

Staff report submitted by Assistant City Manager Ott, dated April 19, 2022, was filed.

It was moved by Council Member Salinas, seconded by Council Member Zermeño, and carried by the following roll call vote, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Lamnin, Salinas, Wahab, Zermeño
MAYOR Halliday
NOES: None
ABSENT: COUNCIL MEMBER Márquez
ABSTAIN: None

Resolution 22-088, "Resolution Authorizing the City Manager to Execute an Agreement with Advocates for Human Potential Inc. to Accept \$389,260 in Grant Funding for the Behavioral Health Justice Intervention Services Project and Appropriate the Funding to the Federal Grants Special Revenue Fund"

10. Adopt a Resolution Authorizing the City Manager to Execute an Amendment to the Existing Professional Services Agreement with Federal Engineering to Expand the Scope of Work to Include Research Related to the Hayward Evaluation and Response Team Program and to Increase the Contract Amount by \$47,800, Not-To-Exceed \$112,722 **CONS 22-215**

Staff report submitted by Management Analyst Gallagher, dated April 19, 2022, was filed.

It was moved by Council Member Salinas, seconded by Council Member Zermeño, and carried by the following roll call vote, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Lamnin, Salinas, Wahab, Zermeño
MAYOR Halliday
NOES: None
ABSENT: COUNCIL MEMBER Márquez
ABSTAIN: None

Resolution 22-089, "Resolution Authorizing the City Manager to Execute an Amendment to the Existing Professional Services Agreement with Federal Engineering to Expand the Scope of Work to Include Research Related to the Hayward Evaluation and Response Teams Program and to Increase the Contract Amount by \$47,800, Not-to-Exceed \$112,722"

11. Adopt a Resolution Authorizing the City Manager to Negotiate and Execute a Vegetation Management Contract for Specific City Owned and Maintained Properties with Joe's Landscape and Concrete for a Total Not-to-Exceed Amount of \$315,000 **CONS 22-219**

Staff report submitted by Maintenance Services Director Rullman, dated April 19, 2022, was filed.

It was moved by Council Member Salinas, seconded by Council Member Zermeño, and carried by the following roll call vote, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Lamnin, Salinas, Wahab, Zermeño
MAYOR Halliday
NOES: None
ABSENT: COUNCIL MEMBER Márquez
ABSTAIN: None

Resolution 22-090, "Resolution Authorizing the City Manager to Negotiate and Execute a Vegetation and Rubbish Management Contract for Specific City Owned and Maintained Properties with Joe's Landscape and Concrete for a Total Not-to-Exceed Amount of \$315,000"

12. Adopt a Resolution Approving Plans and Specifications and Calling for Bids for a Trash Capture Device Installation on Cotter Way, Project No. 07675 **CONS 22-220**

Staff report submitted by Public Works Director Ameri, dated April 19, 2022, was filed.

It was moved by Council Member Salinas, seconded by Council Member Zermeño, and carried by the following roll call vote, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Lamnin, Salinas, Wahab, Zermeño
MAYOR Halliday
NOES: None
ABSENT: COUNCIL MEMBER Márquez
ABSTAIN: None



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Resolution 22-091, "Resolution Approving Plans and Specifications and Calling for Bids for a Trash Capture Device Installation on Cotter Way, Project No. 07675"

13. Adopt a Resolution to Execute a Side Letter Agreement Amending the Memoranda of Understanding between the City of Hayward Local IAFF 1909 to Adjust the 56-Hour Work Schedule **CONS 22-249**

Staff report submitted by Fire Chief Contreras dated April 19, 2022, was filed.

It was moved by Council Member Salinas, seconded by Council Member Zermeño, and carried by the following roll call vote, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Lamnin, Salinas, Wahab, Zermeño
MAYOR Halliday
NOES: None
ABSENT: COUNCIL MEMBER Márquez
ABSTAIN: None

Resolution 22-092, "Resolution to Execute a Side Letter Agreement Amending the Memoranda of Understanding Between the City of Hayward Local IAFF 1909 to Adjust the 56-Hour Work Schedule"

PUBLIC HEARING

14. Sale and Development of Parcel Group 5, Bunker Hill: Proposed Development of a New Residential Subdivision with 74 New Single-Family Homes and Eighteen Accessory Dwelling Units and Related Site Improvements Requiring: (1) Introduction of an Ordinance Approving the Zone Change to Planned Development District, as well as Adoption of a Resolution Approving the Vesting Tentative Tract Map (8637), Application No. 202003054; and (2) Adoption of a Resolution Approving the Government Code Section 52201 Summary Report for the Project, and Authorizing the City Manager to Negotiate and Execute a Disposition and Development Agreement with Trumark Properties, LLC for Transfer of Specified City Owned Properties, Consistent with Prior California Environmental Quality Act (CEQA) Determinations **PH 22-021**

Staff report submitted by Assistant City Manager/ Development Services Director Ott, dated April 19, 2021, was filed.

Assistant City Manager Ott announced the report and introduced Acting Principal Planner Schmidt who provided a synopsis of the staff report including the background for Route 238 Corridor Lands Development project; the proposed project; architectural site plan; architectural sample elevations; pedestrian, bicycle, and vehicular connectivity; Foothill trail; affordable housing plan; zone change; CEQA; and Planning Commission recommendation.

Acting Principal Planner Schmidt noted staff received additional public comments from the Friends of the San Lorenzo Creek (FSLC) after publication of the staff report and outlined the main points of the correspondence and the responses provided which included the proximity of the proposed development to the riparian corridors, California Native plantings, removal of trash and debris in riparian areas, storm drain design and maintenance, repair of existing old storm drain pipes in the creek bed, replacement of an old road that washed out in the area, repair of holes in the creek bed, access to the creek for trail connections, and invasive ivy growing in the riparian areas.

Transportation Planner Chang spoke about traffic calming and transportation demand management measures for the project.

Assistant City Manager Ott provided an overview of the Disposition and Development Agreement.

Discussion ensued among members of the City Council and City staff regarding: there was no sidewalk along a southern section of Central Boulevard; speed limits for public streets being established by State regulations and options for privately owned streets were more flexible; inclusion of a measure to prevent making an illegal left turn from Bunker Hill to Carlos Bee Boulevard or an illegal U-turn on Carlos Bee Boulevard and limitations with a median on Carlos Bee Boulevard; flashing beacon lights; safer pedestrian connectivity opportunity at the signalized intersection near Overlook Drive; and communications with Friends of the San Lorenzo Creek.

Ms. Pamela Salas Nieting, Director of Community Development and Mr. Garrett Hinds, Director of Architecture with the project applicant Trumark Homes, provided an overview of the project including: partnership with the community which incorporated a dog friendly park, removal of parking space, and consideration of new trees onsite and offsite; design fundamentals (Climate Action Plan, environmental sustainability, and resilience); site plan evolution which created pedestrian, bicycle, vehicular and trail access connectivity; and architecture rendering of proposed homes by design and affordable housing programming.

Mayor Halliday opened the public hearing at 9:17 p.m.

Community members thanked Trumark Homes for the partnership and addressing community concerns and thanked City staff for keeping the community informed throughout the development process.



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Ms. Mary Anne Higgs, Hayward resident who also lives adjacent to Parcel 5, spoke in favor of the proposed project because it met City requirements and also requests from the community; she stressed how collaborative Trumark had been with the community.

Ms. Debbie Frederick, Bunker Hill resident, noted the representation of homes was more of warehouses, pointed out that Item 26 under Landscape (Attachment III, Exhibit 1a, page 4) captured the wrong tree belonging to the wrong lot, and added that current traffic conditions were unsafe, and motorists would take shortcuts through her neighborhood down Westview to get to Mission Boulevard.

Mr. Thomas Birt, Bunker Hill Court resident, expressed support for the project, noted Trumark had adjusted a house to address view concerns, and urged Council's approval.

Ms. Bernadette Birt, Parcel 5 resident, thanked the Hayward Police Department for responding to calls related to safety concerns in the parcel area, and urged Council to endorse the proposed project.

Mr. Bruce King, with Friends of the San Lorenzo Creek (FSLC), thanked staff for addressing questions from FSLC; and expressed concern for the creeks by sharing pictures of creeks filled with debris and sediment, an outfall from a water treatment system which goes to the edge of the riparian canopy creating a problem of watering the invasive ivy on the hillside, and broken drainpipes that were in disrepair.

Ms. R. Parr, Hayward resident, stated the flat roof design was not suitable to climate change and would be problematic during periods of heavy rain, shared traffic concerns and suggested the road should be pushed out to Harder Road, noted traffic from Hayward Boulevard and Campus Drive go down to residential neighborhoods in the flat lands which creates traffic challenges, and urged Council to reconsider the project.

Mr. Steven Dunbar, Bike East Bay representative, noted sidewalk infrastructure was more important than additional parking, stated he would send an email to address concerns regarding traffic calming, access to the bike trails, crosswalks, stair rails for bike access to the bike racks, and further extension of the Hayward Hills Trail. He also noted that Assembly Bill 43 modified State law regarding lowering speed limits under certain circumstances.

Mayor Halliday closed the public hearing at 9:38 p.m.

Council Member Zermeño thanked Mr. Bruce King for his comment related to the creeks and suggested also engaging Caltrans, noted the proposed project included more positive attributes such as the collaboration between the developer and the community, the architecture of the homes, and uniqueness of the project. Negative characteristics included

removing too many trees, lack of pedestrian connectivity between the lower and upper parts of the development, additional parking spaces instead of a sidewalk, and getting pedestrians across Carlos Bee Boulevard safely without a traffic light at Carlos Bee Boulevard.

Assistant City Manager Ott stated the proximity to already existing streetlights did not make it possible to have a traffic light on Carlos Bee Boulevard but would work with staff and the developer to consider safety improvements in the area.

Council Member Zermeño made a motion to move staff's recommendation with proposed improvements.

Council Member Salinas seconded the motion.

Council Member Salinas stated the project was a two-year process with Trumark Homes and the neighborhood engaged throughout the process; noted traffic coming down Hayward Boulevard, crossing Mission Boulevard, and into Orchard was horrendous and urged staff to rethink the roundabout; encouraged staff to explore Assembly Bill 43 for any flexibility it may provide to help reduce speed; acknowledged the concern with debris in the creeks noting that would get addressed; and was pleased with the renderings and Accessory Dwelling Units (ADUs) of the project which would enhance the parcel.

Council Member Andrews appreciated Trumark Homes' outreach to the community; received reassurance from Mr. Garrett Hinds the flat roofs did not present a problem with water intrusion as rain could be collected into barrels similar to composite roofs; acknowledged roof decks would be an amenity to some residents; urged the developer to continue to incorporate designs matching surrounding neighborhoods to create a cohesive community; requested that staff provide an update on AB 43 and its possible impact to current and future projects; shared the concern with removal of trees but was glad that the trees proposed to be removed would be replaced with new ones; confirmed with the developer that Ms. Frederick's concern would be addressed by revisiting the London Plain tree on Lot 14 to determine the feasibility for preserving it; and was pleased with the inclusion of 18 ADUs.

Council Member Wahab expressed support for the rooftop design element; emphasized traffic concerns with increased speeding, the slope of the roadway and urged staff to increase safety precautions through signage; was reassured by staff that environmental concerns raised by Mr. King about the creek and traffic impacts to prioritize safety would be addressed by City staff and the developer; noted the proposed site should be as walkable as possible; commended staff for working with developer and the community; asked staff to highlight the affordable housing component of the project; was of the opinion that ADUs should be restricted to affordability; suggested the management agent partner with CSUEB to provide a housing option to students or teachers; and was glad the city was striving to create something different with each development.



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Council Member Lamnin applauded the development for being thoughtful highlighting the sureties within the Disposition and Development Agreement; was pleased with the engagement and collaboration with the community, the developer and staff; asked to consider a painted staircase as a way to include public art; suggested to add land acknowledgement related to the Muwekma Ohlone Tribe to informational signs or placards; asked to explore a smoother transition to the pathway; appreciated the project was built by design to include a low-income housing option through ADUs; suggested that the Homeowners' Association could work with Pioneers for Hope at CSUEB for housing placement; suggested that new residents at the project development site could become members of FSLC; mentioned that paid in-lieu fees should be prioritized for ownership projects and review the City's policy; and asked that the amendments provided by staff be included in the motion.

Council Members Zermeño and Salinas confirmed they were amenable to accepting staff's amendments: 1) amend Attachment IV, first paragraph on Page 4, by changing the word "eight" to "eighteen" in reference to the number of ADUs; and 2) amend Attachment V, Section III – Cost of Agreement - on Page 3, by deleting the last sentence, "The City has not incurred any demolition costs."

Mayor Halliday echoed the comments of her colleagues about the area and its development; appreciated the collaboration among the developer, community and staff; thanked the individuals who halted the construction of the Foothill project; noted that more money should be placed into making homes greener and more sustainable; noted that flat surfaces could be improved with textures that soften up the appearance of buildings; suggested lobbying the State legislature to add more communities like Hayward to the list of the bill that would allow the use of speed cameras; commented the ADUs in the proposed project were useful ways to provide needed housing; and concurred with the suggestions to improve the project.

It was moved by Council Member Zermeño, seconded by Council Member Salinas, and carried by the following roll call vote, to introduce the ordinance and adopt the resolutions with two amendments.

AYES:	COUNCIL MEMBERS Andrews, Lamnin, Salinas, Wahab, Zermeño MAYOR Halliday
NOES:	None
ABSENT:	COUNCIL MEMBER Márquez
ABSTAIN:	None

Introduction of Ordinance 22-, “An Ordinance Amending Chapter 10, Article 1 (Zoning Ordinance) of the Hayward Municipal Code Rezoning Certain Property to Planned Development District in Connection with Zone Change, Vesting Tentative Map and Disposition and Development Agreement Application No. 202003054 for Parcel Group 5 Bunker Hill Development by Trumark Properties LLC”

Resolution 22-093, “Resolution Approving Zone Change and Vesting Tentative Map (Tract 8637) for Development of Parcel Group 5, Bunker Hill Boulevard Subject and Related Environmental Analysis for Trumark Homes, LLC/City of Hayward (Applicant/Owners)”

Resolution 22-094, “Resolution Approving Government Code Section 52201 Summary Report for the Project; Authorizing the City Manager to Negotiate and Execute a Disposition and Development Agreement with Trumark Properties LLC for Transfer of Specified City Owned Properties and for the Development of Housing and Making Specified Findings in Association Therewith Consistent with Prior California Environmental Quality Act Determinations”

15. Rockaway Lane Width Realignment: Public Hearing Pursuant to Article 4, Chapter 10 of the Hayward Municipal Code, and Introduction of an Ordinance to Amend the Precise Plan Line for Rockaway Lane from “A” Street to Russell Way, Reducing the Right-of-Way Width Requirement from 68 feet to 56 feet; Applicant/Owner: William Frankel, 22422 Rockaway LLC, Application No. 202105041 **PH 22-022**

Staff report submitted by Director of Public Works Ameri, dated April 19, 2021, was filed.

Public Works Director Ameri announced the staff report and introduced Development Services Engineer Wikstrom who provided a synopsis of the staff report.

Mayor Halliday opened the public hearing at 10:40 p.m.

Mr. Bruce King, Friends of San Lorenzo Creek representative, asked if the Rockaway Lane width realignment would result in future placement of multi-story building further away from the riparian conservation easement and replacement of riparian corridor trees and shrubs.

Development Services Engineer Wikstrom stated that instead of a 20-foot dedication, there would be an 8-foot dedication, which would provide the developer with an additional 12 feet for the building footprint, added the developer had been advised the creek preservation is a critical aspect of the development and the extra space granted the opportunity to respect the creek on the eastern side of the property.



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777 B Street, Hayward, CA 94541

Council Chamber and Virtual Platform (Zoom)

<https://hayward.zoom.us/j/89252957539?pwd=OTB4R1JiNWtSejFCWjNBU0tvTk90QT09>

Tuesday, April 19, 2022, 7:00 p.m.

Mayor Halliday requested that staff be mindful of creek preservation when the plan is submitted to the City.

Mayor Halliday closed the public hearing at 10:45 p.m.

It was moved by Council Member Salinas, seconded by Council Member Lamnin, and carried by the following roll call vote, to introduce the ordinance.

AYES: COUNCIL MEMBERS Andrews, Lamnin, Salinas, Wahab, Zermeño
MAYOR Halliday
NOES: None
ABSENT: COUNCIL MEMBER Márquez,
ABSTAIN: None

Introduction of Ordinance 22-, "An Ordinance of the City of Hayward, California Amending Article 4, Chapter 10 of the Hayward Municipal Code by Amending Section 10-4.56 Related to Precise Plan Lines for Rockaway Lane from "A" Street to Russell Way"

INFORMATIONAL ITEMS

16. CalPERS Pension Unfunded Accrued Liability (UAL) Update and Analysis of Restructuring Concepts RPT 22-043

Staff report submitted by Director of Finance Claussen, dated April 19, 2022, was filed.

City Manager McAdoo noted the item was general written information for Council and the public.

Mayor Halliday stated that the recommendation of the Budget and Finance Committee was for staff to continue evaluating the item and to bring it back through the Committee and then to Council if discussion or action was needed. Hearing no concerns from the City Council, City Manager McAdoo stated that staff would continue researching and would keep Council apprised of progress.

COUNCIL REPORTS AND ANNOUNCEMENTS

Council Member Andrews and City Manager McAdoo announced the City of Hayward, Hayward Unified School District and Hayward Area Recreation and Park District will jointly

hold a virtual Community Town Hall meeting on April 24, 2022, from 5:30pm to 7:00 p.m., regarding supporting and keeping safe Hayward children and youth, and a follow-up discussion would be agendized for the May 12, 2022, Hayward Local Agencies Committee meeting.

Council Member Salinas announced the Hayward Promise Neighborhood, Alameda County Public Health Department, and the City of Hayward will be conducting onsite vaccinations targeting children at Chisholm Court near Glassbrook Elementary School on April 20, 2022, from 1:00 p.m. to 4:00 p.m. and the Maintenance Department will do street clean-up on Chisholm Court and Schafer Road area.

Council Member Zermeño announced the Annual Citywide Clean-Up event on April 23, 2022, at Weekes Park.


COUNCIL REFERRALS

There were none.

ADJOURNMENT

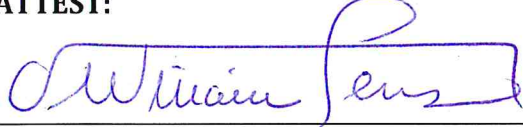
Mayor/Chair Halliday adjourned the special meeting at 10:55 p.m.

APPROVED



Barbara Halliday
Mayor, City of Hayward
Chair, Hayward Housing Authority Board

ATTEST:



Miriam Lens
City Clerk, City of Hayward
Secretary, Hayward Housing Authority Board