

**CITY COUNCIL MEETING  
TUESDAY, MARCH 3, 2020**

**PRESENTATIONS**

**ITEM #3 WS 20-011**

**DOWNTOWN HAYWARD IMPROVEMENT  
ASSOCIATION (DHIA): RECEIVE THE ANNUAL  
REPORT ON DHIA ACTIVITIES**

**Presentation**

# FY18-19 Annual Report to City Council

## Downtown Hayward Improvement Association



Presented by Dominic Li Mandri  
District Manager | New City America, Inc.

## Hayward District Map



# Overview

- Interim Board established September 2018
- Sept. 18 – Jan. 19: Corporation Formed, Bylaws Adopted, Bank Selected and Insurance Acquired
- March 2019: DHIA Logo Selected
- July 2019: Maintenance Operations Commenced

# Establishing our Presence in Downtown

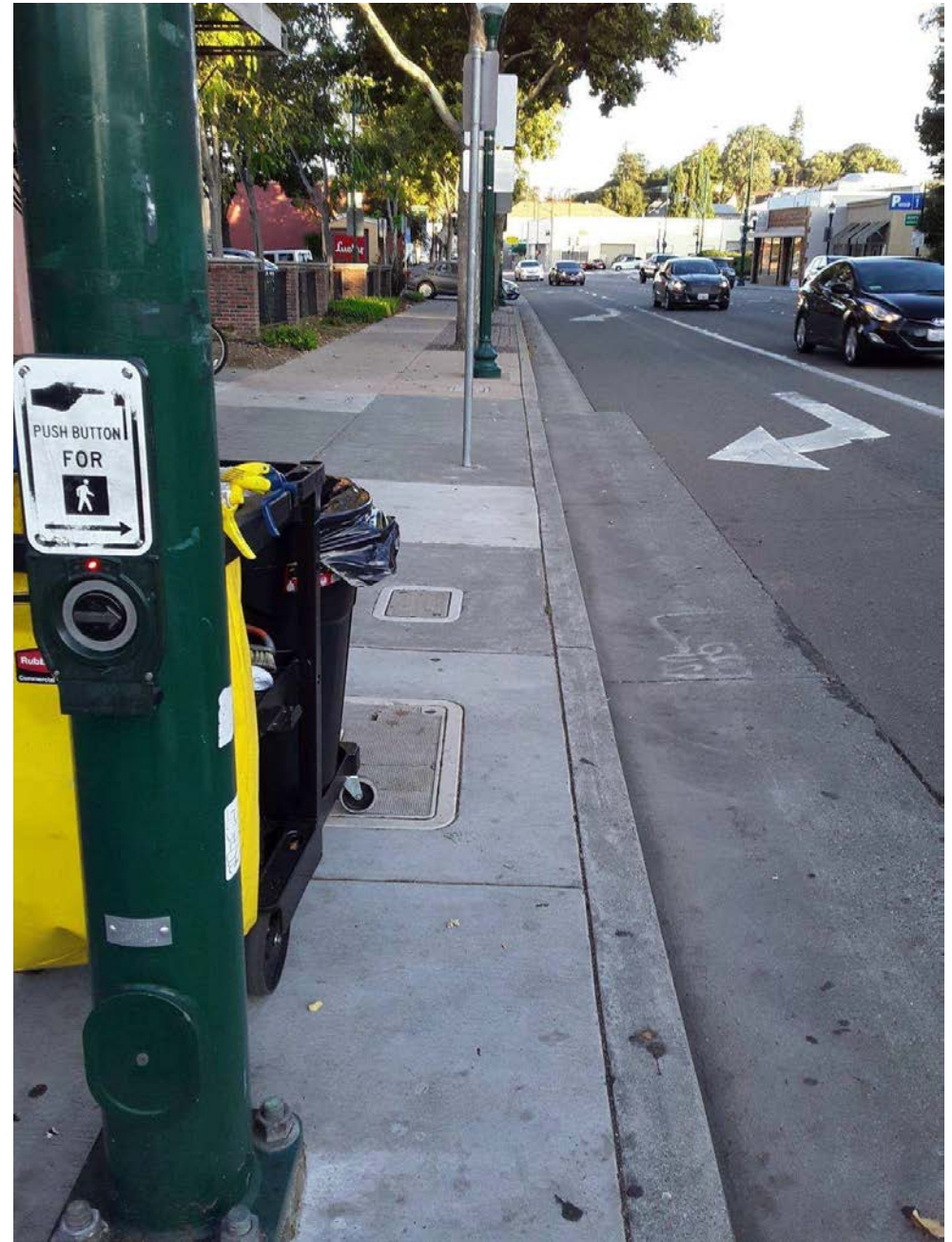


# Setting a Baseline in Downtown

DHIA MAINTENANCE STATISTICS  
FROM July 2019 – December 2019:

# of Trash Bags: (Approx. 14,500 lbs.)	581
# of Leaf Bags: (Approx. 9,600 lbs.)	386
Graffiti Removed	595
Graffiti Reported:	9
Incidents of Debris Removed:	242
Incidents of Debris Reported:	12





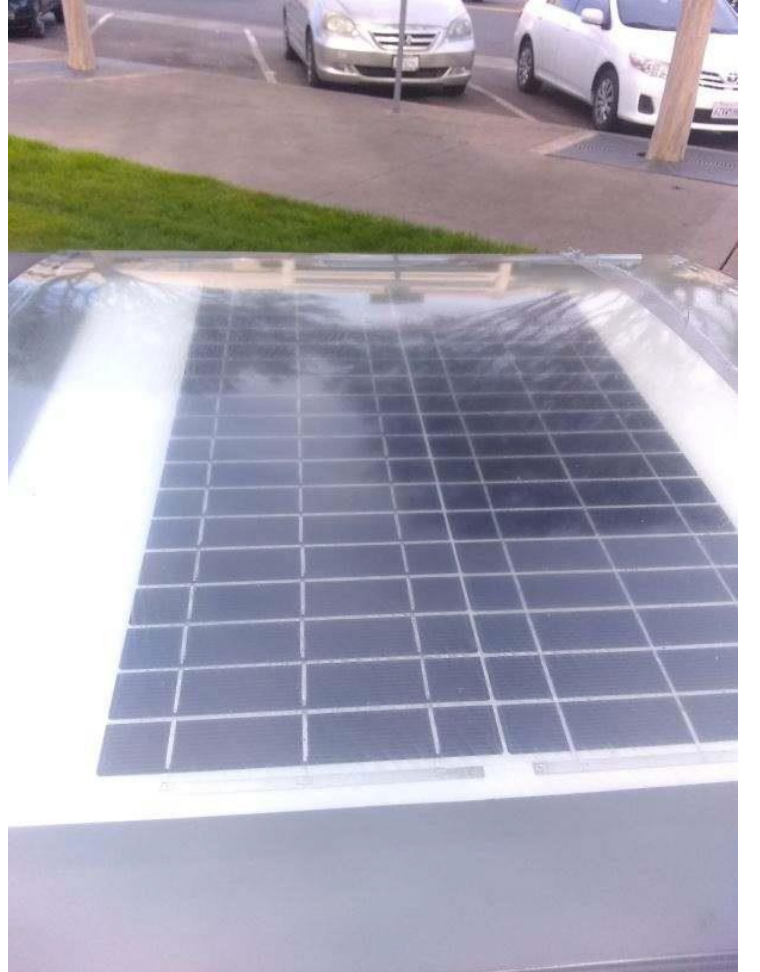






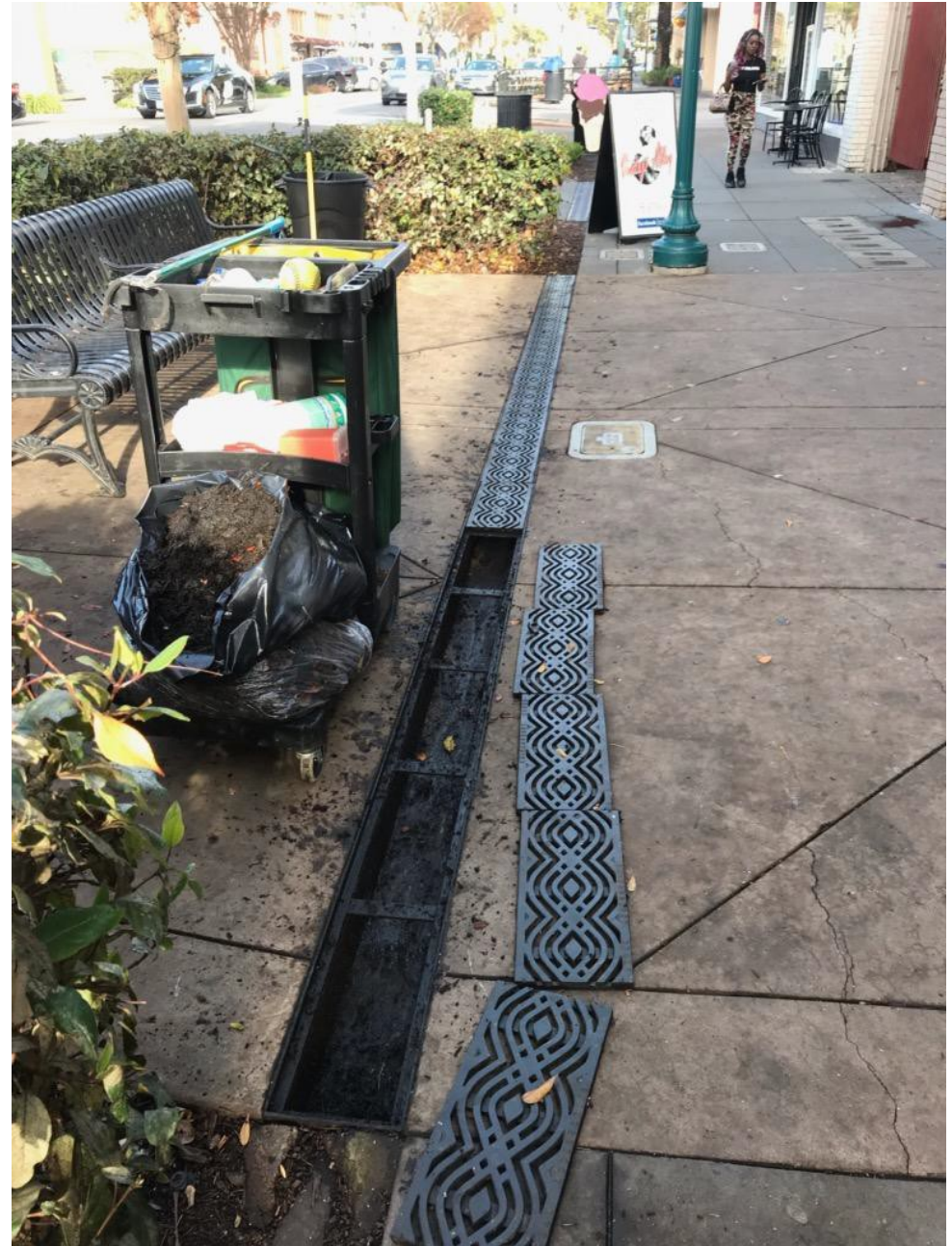


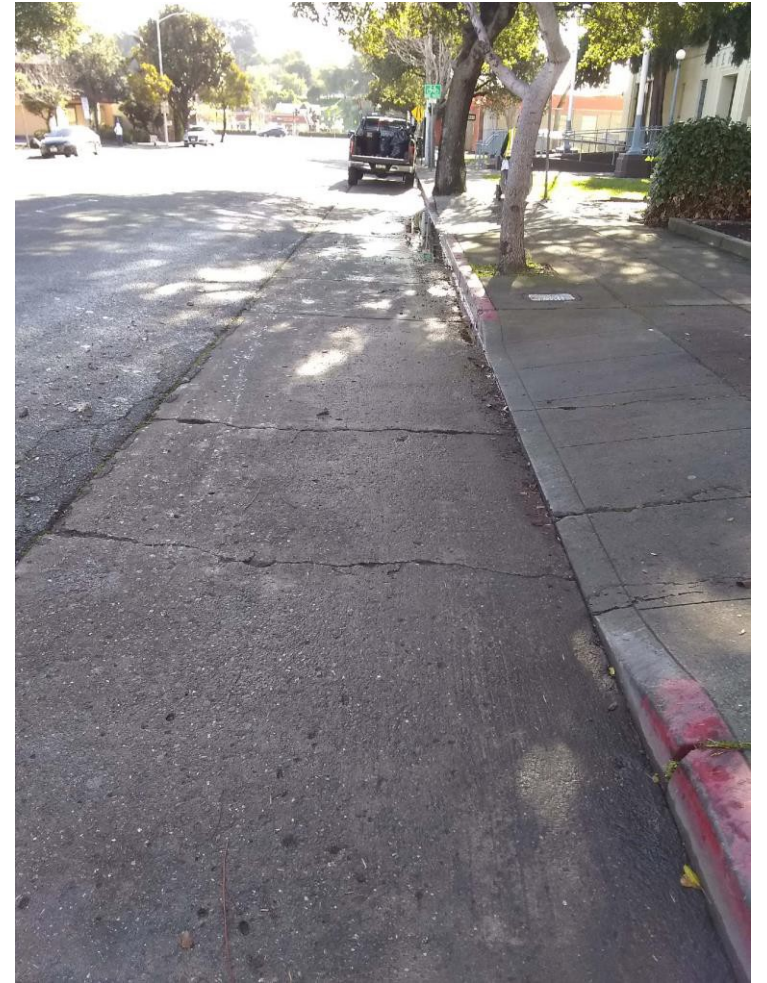
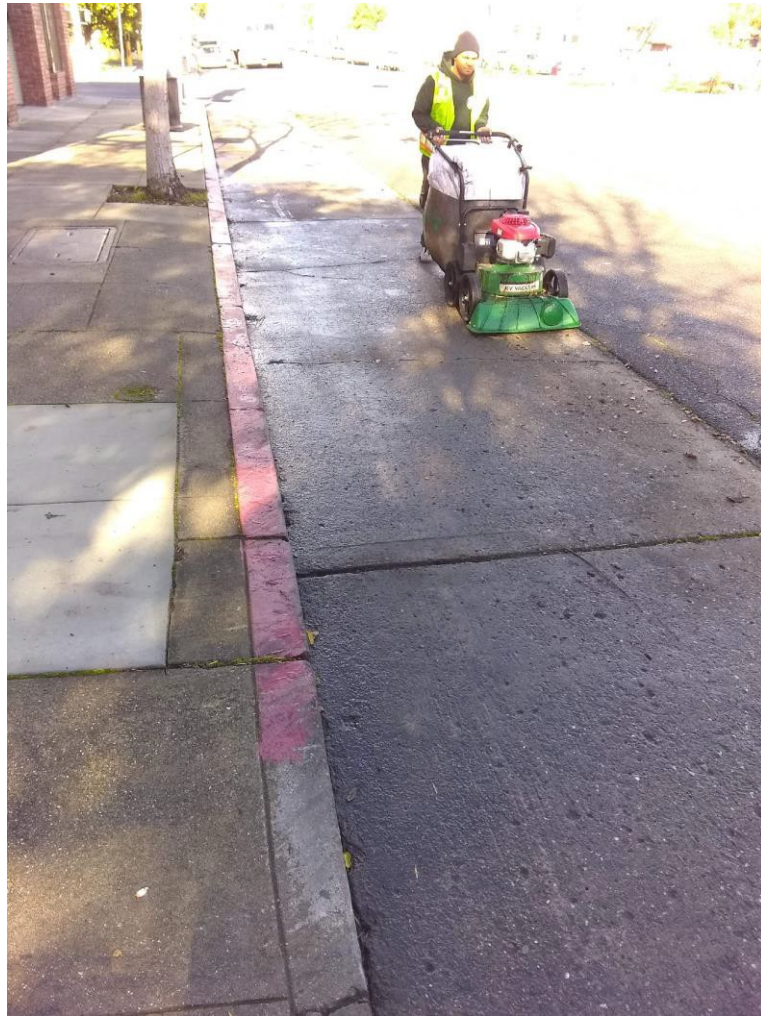




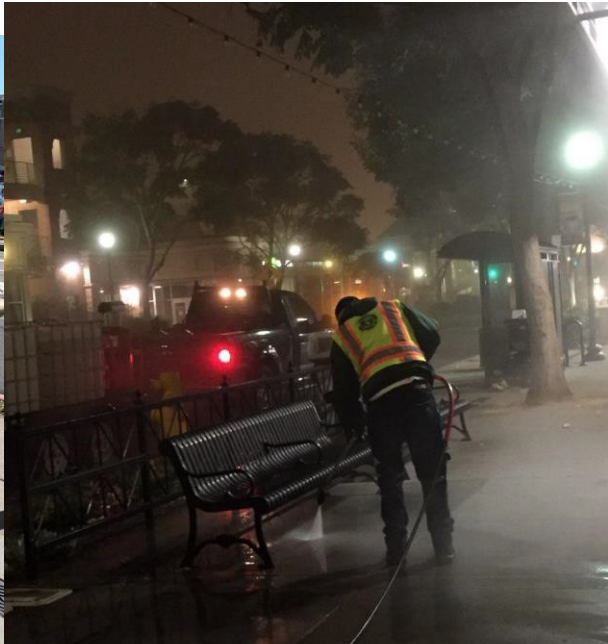




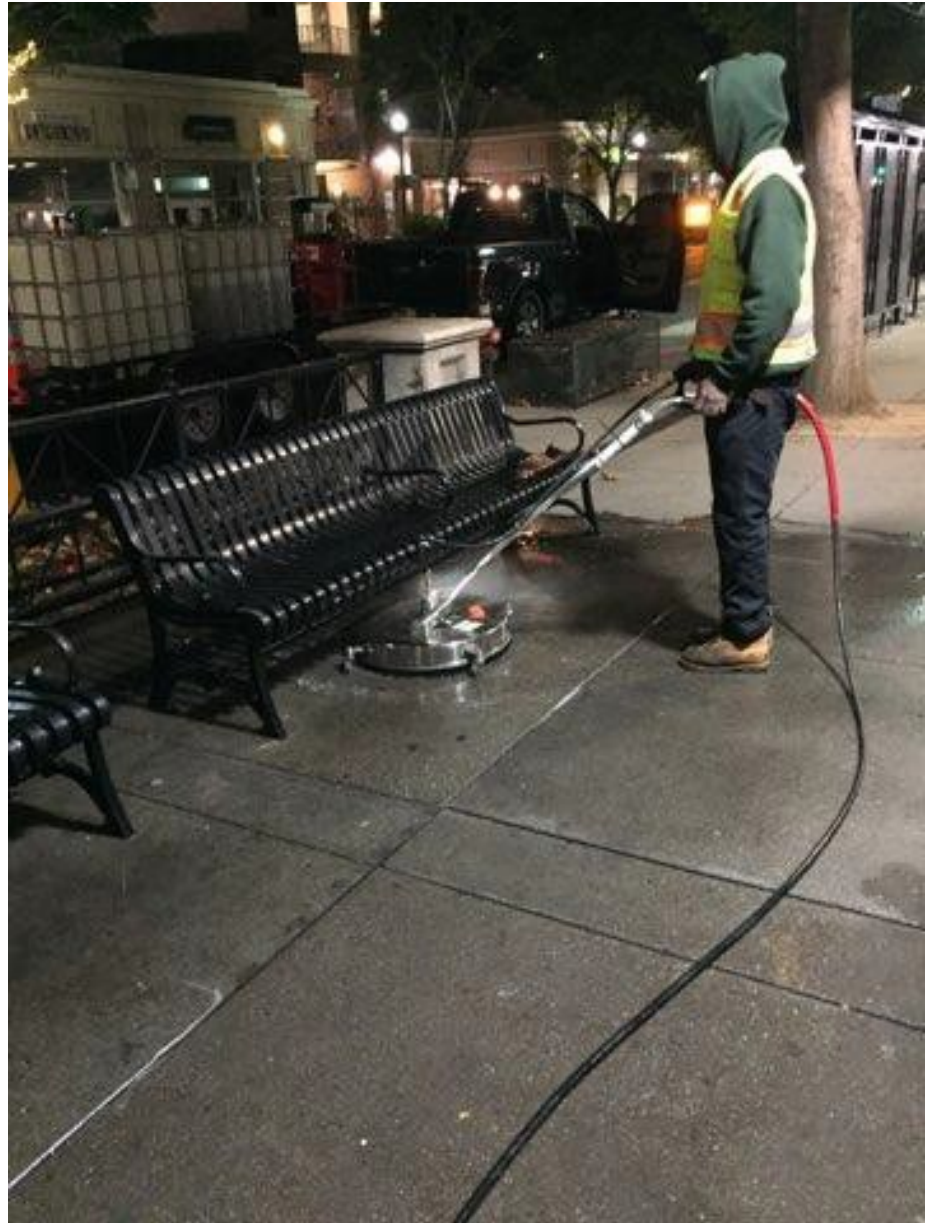








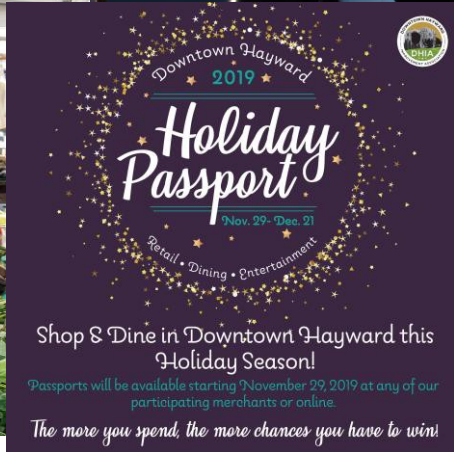




# PR Services



# DHIA Sponsored Events/Programs Downtown



Downtown Hayward  
2019  
**Holiday Passport**  
Nov. 29 - Dec. 21  
Retail • Dining • Entertainment

Shop & Dine in Downtown Hayward this  
Holiday Season!

Passports will be available starting November 29, 2019 at any of our  
participating merchants or online.

*The more you spend, the more chances you have to win!*



# Potential Projects in 2020



Thank you!



## **ITEM #4 PH 20-015**

**CANNABIS RETAIL DISPENSARY - AUNTY HONEYS:  
ADOPT A RESOLUTION APPROVING THE  
PROPOSED ±3,578 COMMERCIAL CANNABIS  
RETAIL DISPENSARY WITH ANCILLARY RETAIL  
DELIVERY WITHIN AN EXISTING BUILDING  
LOCATED AT 1147 B STREET (ASSESSOR PARCEL  
NO. 427-0011-021-00), REQUIRING APPROVAL OF  
CONDITIONAL USE PERMIT APPLICATION NO.  
201806127 AND EXEMPT FROM THE CALIFORNIA  
ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT  
TO SECTION 15301 (CLASS 1); ESTHER LOPEZ  
(APPLICANT); GREGORY VARR**

**Presentation**



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# Conditional Use Permit

## Cannabis Dispensary & Retail Delivery

### Proposed at 1147 B St

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City Council Public Hearing  
March 3, 2020  
Edgar Maravilla, Associate Planner



# OVERVIEW

- Project location
- History/ Process
- Existing Conditions
- Site Plan
- Floor Plan
- Building/ Site Improvements
- Business Operation
- Zoning Analyses



# HISTORY/ PROCESS

**On October 2017, City Council Adopted § 10-1.3600 (Cannabis) permitting for:**

- Indoor Cultivation; Manufacturing; Testing; Dispensaries, Retail Delivery; and Distribution.

**RFP Applicant Process:**

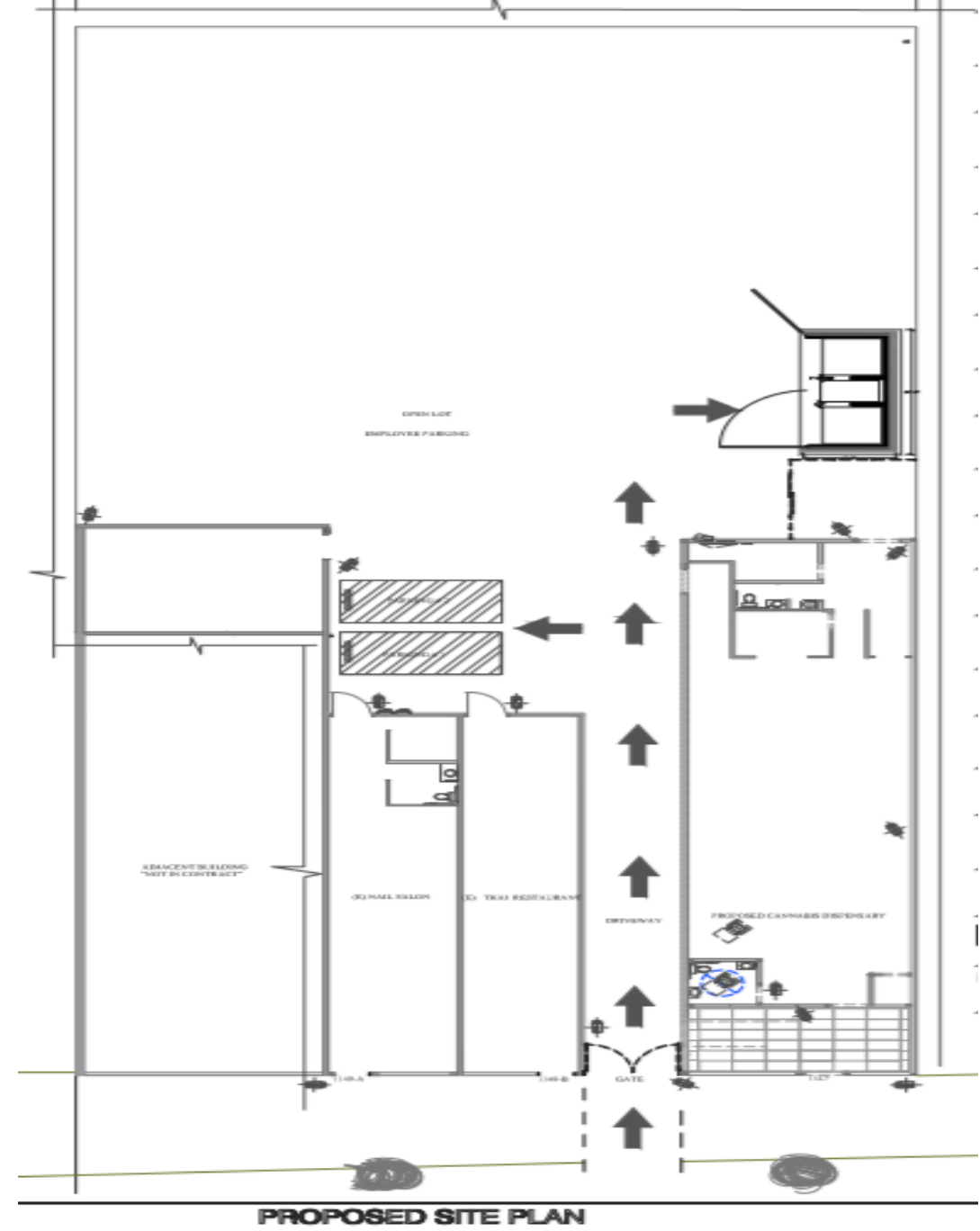
- Approval to Submit
  - Criminal Background Investigation
  - Competitive Scoring and Ranking
  - Proposal Interviews
  - City Council Approval (to submit)

**On January 23, 2020 Planning Commission Recommended CC Approve the Dispensary & Retail Delivery (parking)**

# EXISTING CONDITION

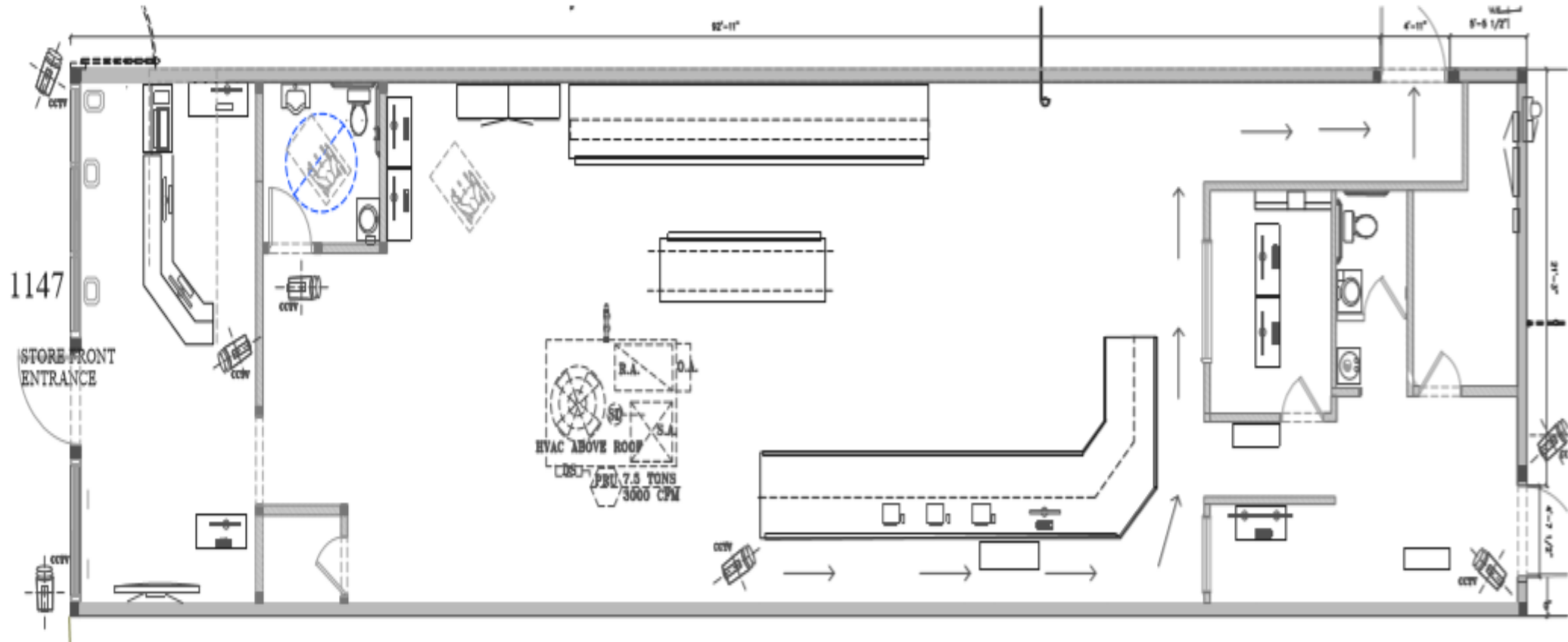


**Zoning:** Downtown Main St (DT-MS)  
**General Plan:** City Center- Retail & Office  
Commercial (CC-ROC)



PROPOSED SITE PLAN

# FLOOR PLAN

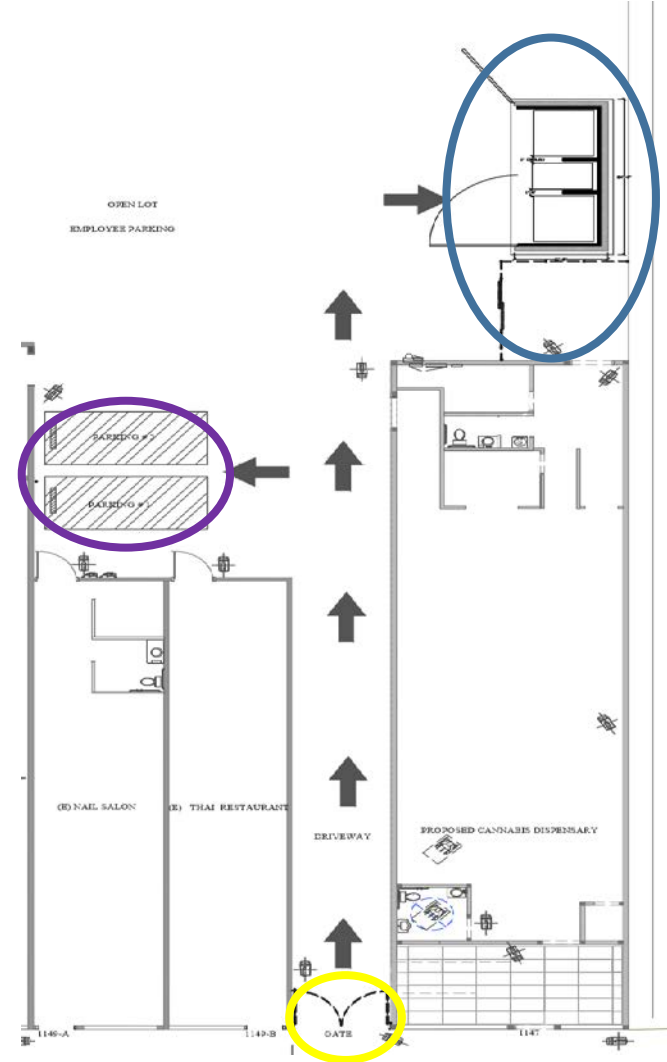
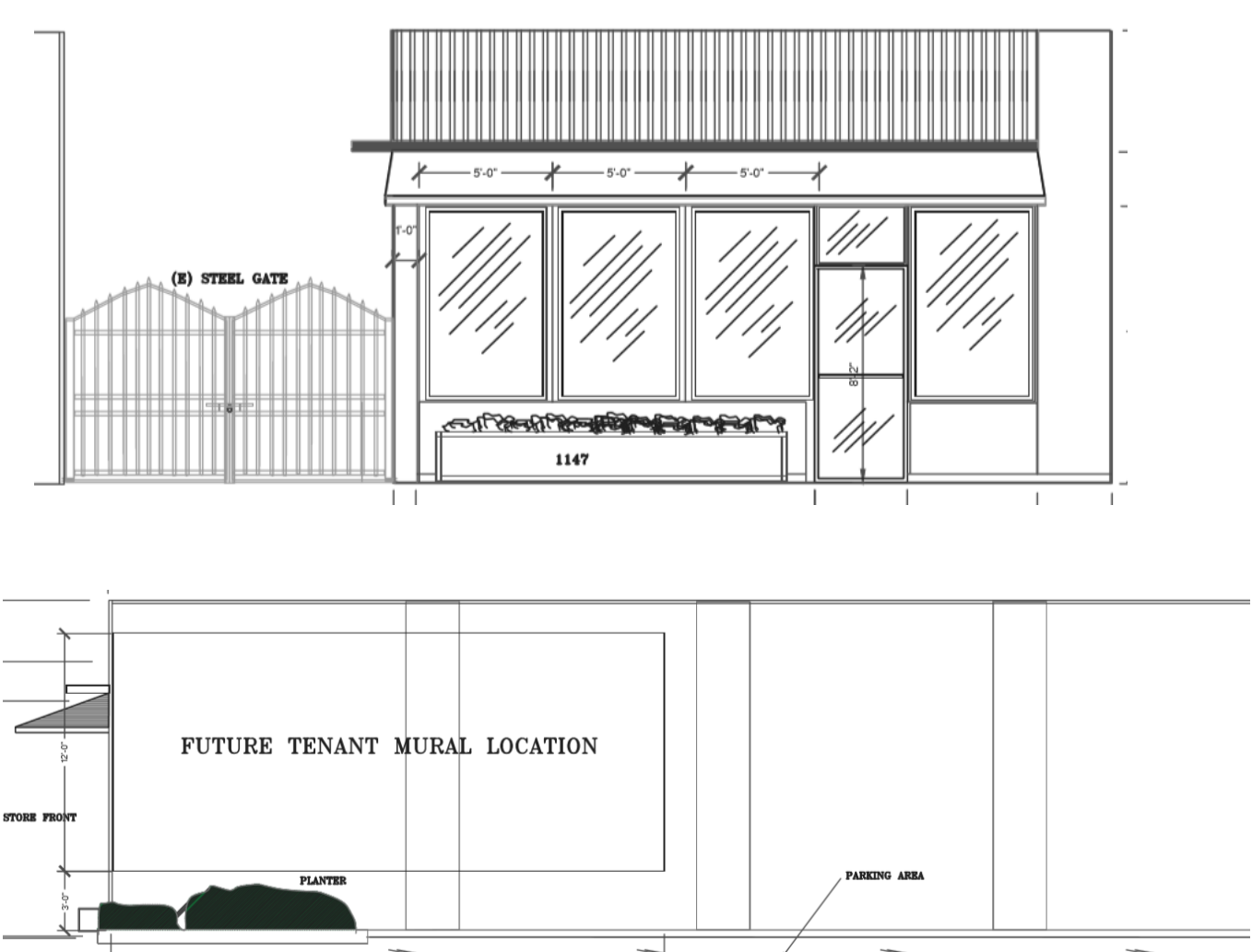


1147

STORE FRONT  
ENTRANCE

HVAC ABOVE ROOF  
PRU 7.5 TONS  
3000 CFM  
R.A.

# SITE IMPROVEMENTS



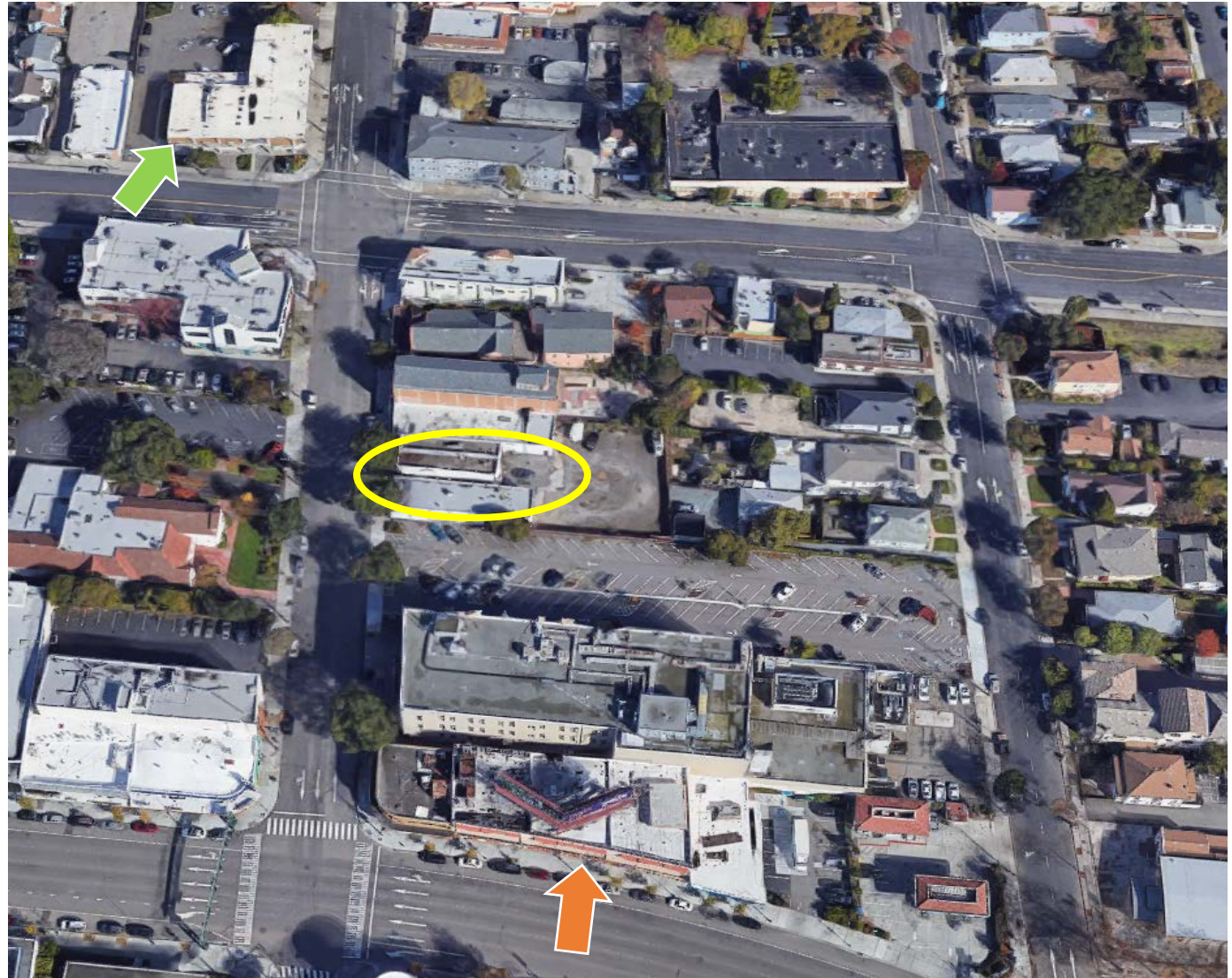
# BUSINESS OPERATION

- Cannabis Dispensary & Retailed Delivery
  - Security to card ID's at door (21 & 18)
  - Two Security on site during hrs. of operation
  - Only buy product from State approved businesses.
  - Operate per the hours requested of 9 a.m. to 8 p.m. (Including Delivery)
  - Odor Mitigation Plan stamped by an Engineer (only sealed product)
  - Sustainability Plan Review by the City's Environmental Division
- Community Benefit
  - Hire Local
  - Pay living wages (**\$5 above minimum wage**)
  - Community Resiliency and donate to program such as Downtown Street Team
  - Provide resources and referrals to counseling services (Community Service Manager)
  - Provide an artistic mural
  - Work with City staff to set a path to accomplish proposed community benefits



# ZONING ANALYSES

- As proposed, the project would be within 600 feet of two sensitive uses.
  - Kumon Learning Center
  - Kid Breakfast Club
- Pursuant to § 10-1.3603 of the HMC Distance may be reduced:
  - Applicant asking for reduction
- Highlights:
  - Dispensary are only allowed in the Downtown area
  - More eyes on the street, business will be held to higher standards
  - The front area of building to be used as reception area only
  - Must renewal on yearly basis



# ZONING ANALYSES

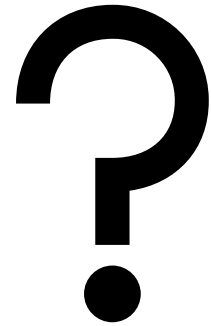


- Except for the distance from sensitive buffers, the project would comply with all HMC requirements.
- Security Plan reviewed and approved by HPD
  - 24hr Video Surveillance, Two Security Guards during business hrs., Security Doors, Alarm, Barcode Product & Recordkeeping.
  - HPD allowed to modify security plan if deemed necessary
- Project exempt from CEQA: Pursuant to Section 15301 Modification to existing facility.

# **STAFF RECOMMENDATION:**

- **City Council Approve the Conditional Use Permit application for the proposed commercial cannabis retail dispensary with ancillary retail delivery use, based on Planning Commission's recommendation and per the conditions of approval**
- Next Steps:
  - Applicant to submit plans to Building Division.
  - Applicant to apply for State Permit

# QUESTIONS



## **ITEM #5 LB 20-002**

**ELECTRIFICATION REACH CODES: ADOPT A  
RESOLUTION AND INTRODUCE AN ORDINANCE TO  
ADOPT ELECTRIFICATION REACH CODES FOR THE  
2019 CALIFORNIA ENERGY CODE AND CALIFORNIA  
GREEN BUILDING STANDARDS CODE**

**Presentation**



# City Council

## Electrification Reach Codes for 2019 Energy Code & Green Building Standards Code

March 3, 2020

Public Works & Utilities Department  
Development Services Department



# 2019 Building Standards Code

Effective January 1, 2020

## Higher Efficiency Construction:

- Lighting efficiencies increased – no incandescent lighting (few exceptions)
- 2 x 6 exterior wall framing (R-20 insulation)
- Efficiency for doors (not just windows)
- Insulation Installation inspections
- PV installation prescriptively required
- However, Natural Gas is not eliminated from Code

## 2019 CALIFORNIA BUILDING CODE

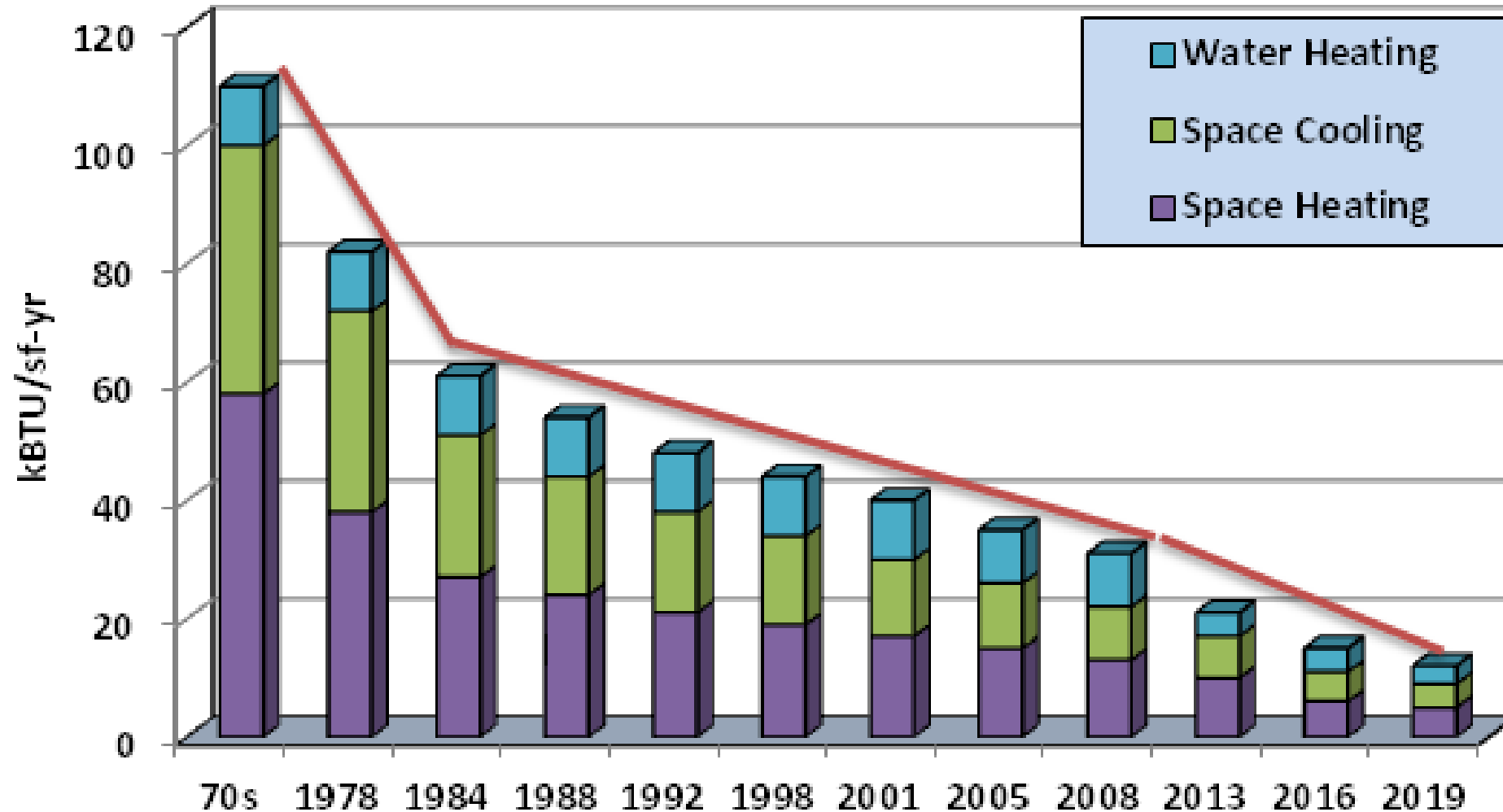
CALIFORNIA CODE OF REGULATIONS | TITLE 24, PART 2, VOLUME 1 OF 2

Based on the 2018 International Building Code®

California Building Standards Commission



# Three-year Building Code Cycle



Source: California Energy Commission



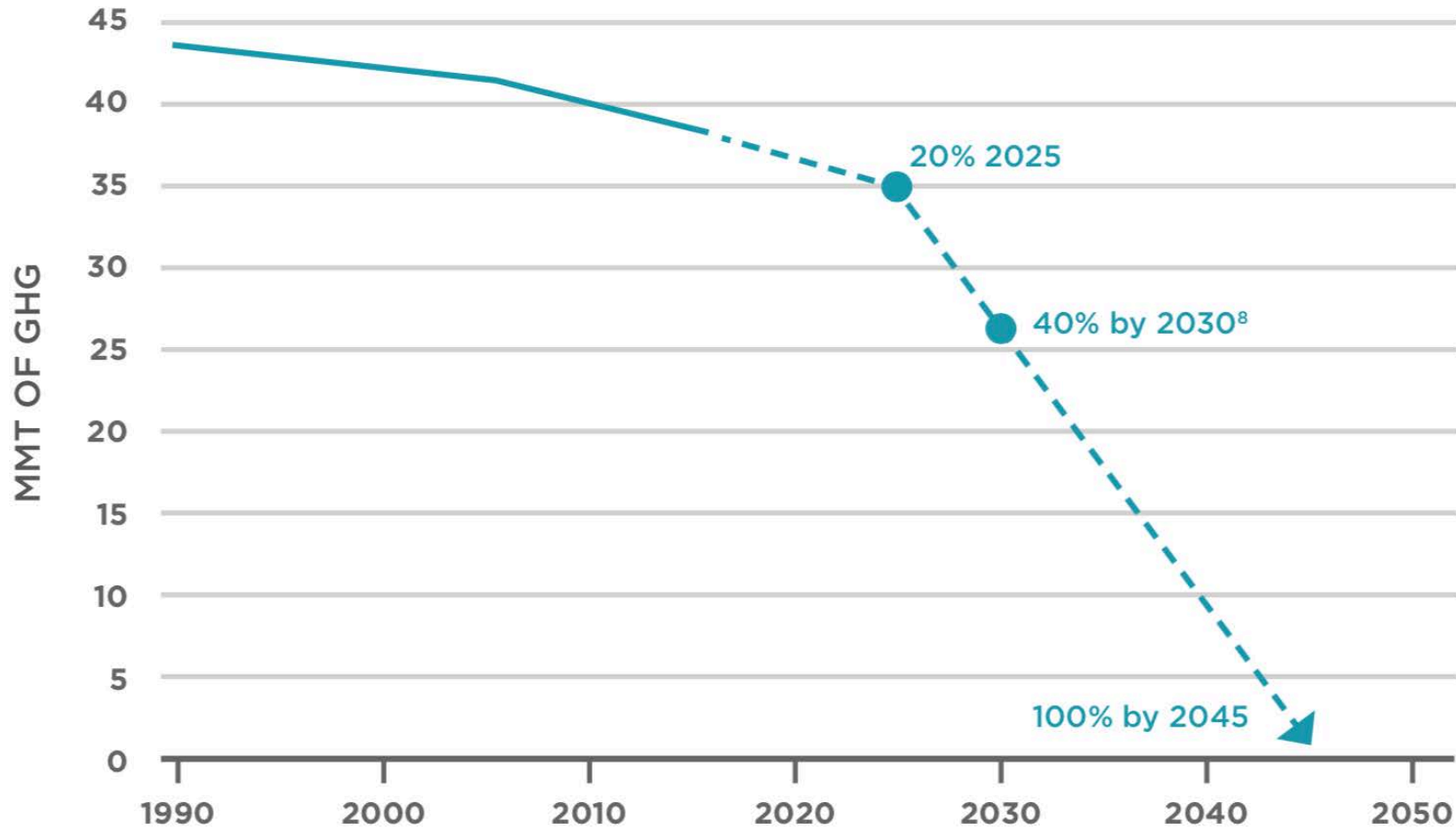
# California Building Standards Code

(Title 24 of CA Code of Regulations)

- Part 1: California Building Standards Administrative Code
- Part 2: California Building Code
- Part 2.5: California Residential Building Code
- Part 3: California Electrical Code
- Part 4: California Mechanical Code
- Part 5: California Plumbing Code
- Part 6:** [California Energy Code](#)
- Part 7: currently vacant (formerly Elevator Safety Code)*
- Part 8: California Historical Building Code
- Part 9: California Fire Code
- Part 10: California Existing Building Code
- Part 11:** [California Green Building Standards Code \(CALGreen\)](#)
- Part 12: California Reference Standards Code

Reach Codes  
Recommended  
for Parts 6 & 11

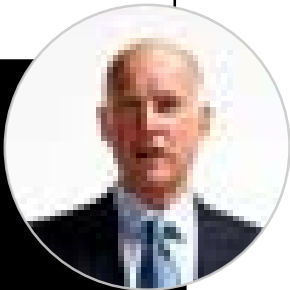
# Pathway to Meet Statewide Goals



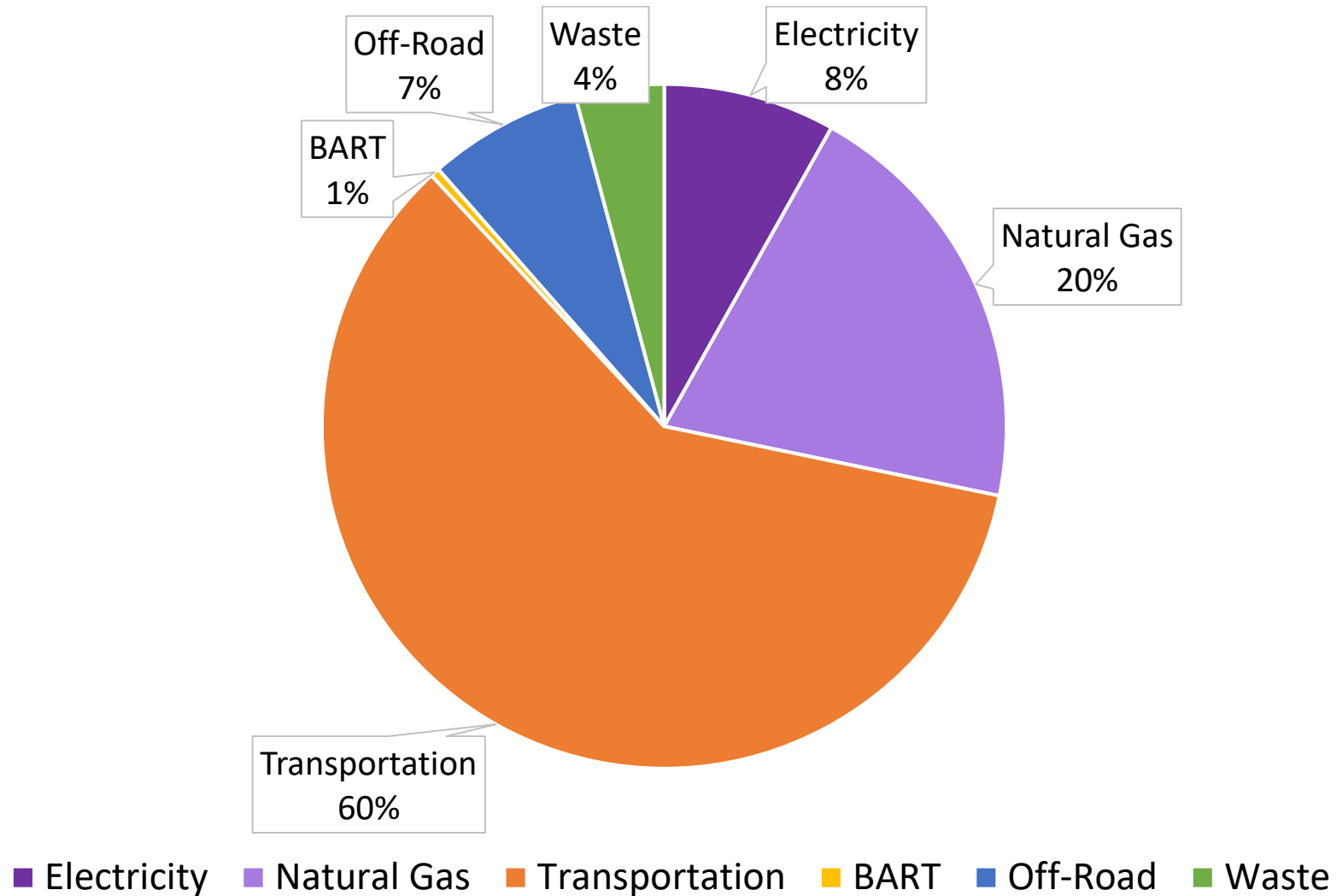
Source: Building Decarbonization Coalition

- Carbon neutrality by 2045

Gov. Exec Order (2018)



# Hayward's GHG Emissions (2017)



# All Electric Building Measures

## Space Heating



## Water Heating



## Cooking



## Clothes Drying



Residential

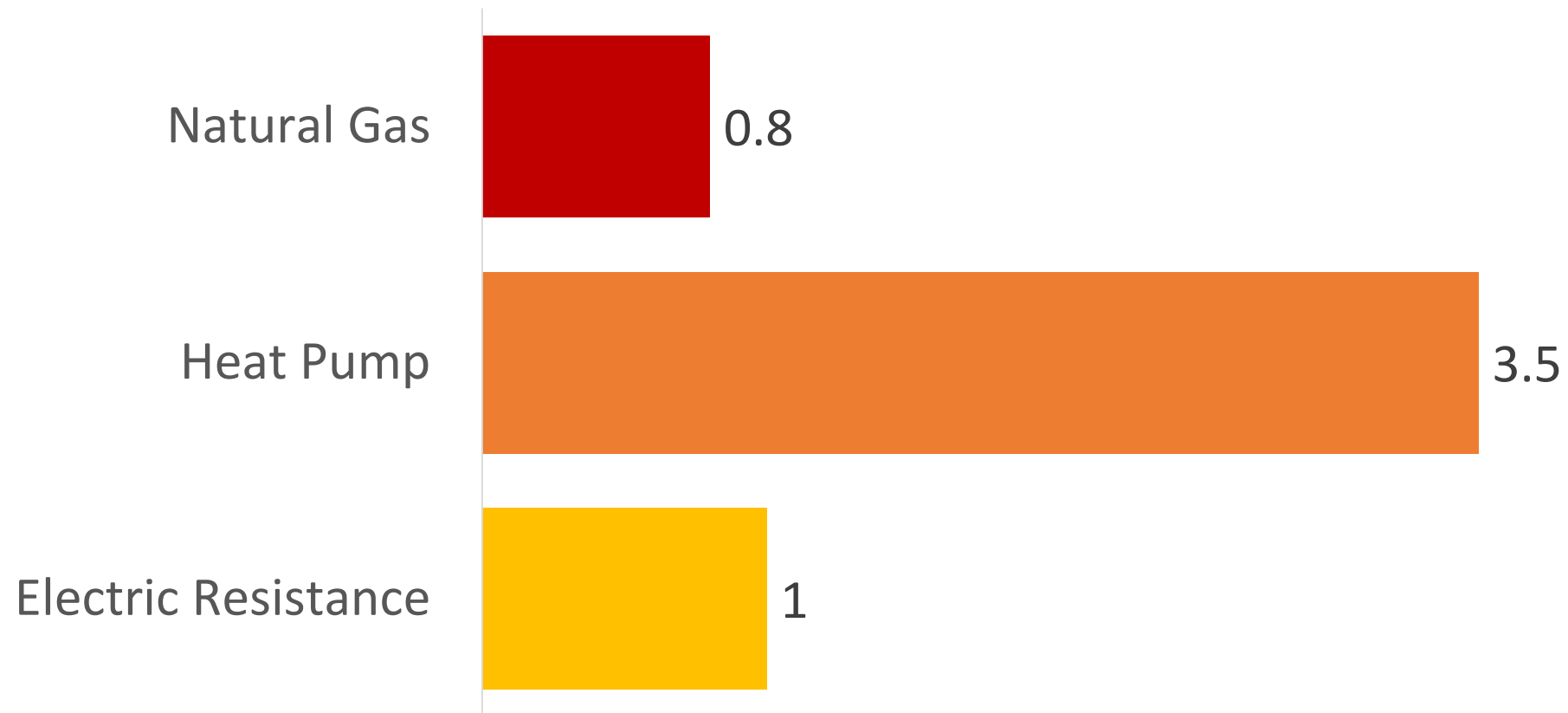
Commercial



# Energy Efficiency

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## Energy Efficiency Comparison of Technology Typical Energy Factors



# Legal Requirements for Adopting Reach Codes

A reach code addressing Energy Efficiency:

- must be at least as stringent as the statewide code.
- must be cost effective.
- must be approved by the California Energy Commission.
- needs to be re-approved with each Energy Code update.



# Reach Code - Energy Code

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## Low-Rise Residential

- All new residential buildings (single-family & multi-family up to 3 stories) must be all-electric
  - All appliances must be electric
  - No plumbing for natural gas

# Reach Code - Energy Code

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## Non-residential & High-Rise Residential

All-electric buildings preferred (must meet minimum state code).

Mixed-fuel buildings must:

- Install solar panels on the entire Solar Zone; and
- Energy Budget must be 10% better (or 15% for office and retail); or
- Comply with a prescriptive list of energy efficiency requirements



# Reach Code Exceptions

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- Propane barbeques and power generators will still be allowed.

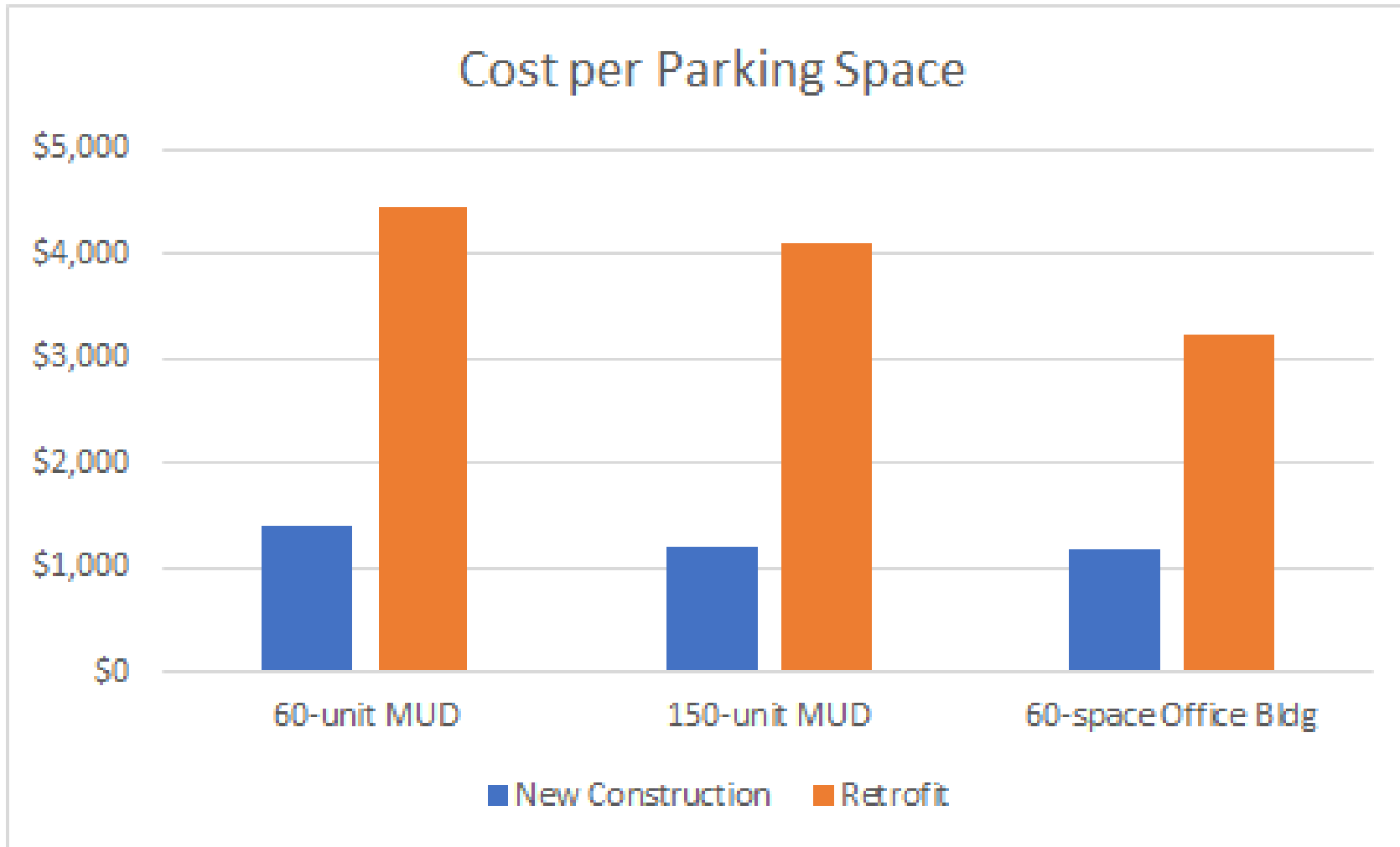


# Reach Code Exceptions

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- Applicant may request exemption in unusual circumstances if infeasible.
  - Only for unusual situations
  - May be approved by Building Official

# Electric Vehicle Charging - Cost of New vs. Retrofit

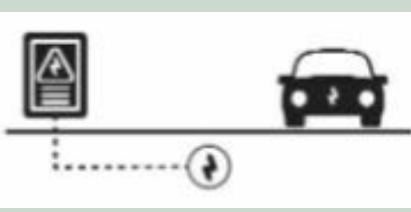
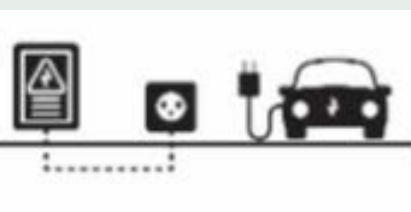



Electric Vehicle Infrastructure Cost Analysis Report for PCE and SVCE  
Pacific Gas and Electric Company EV Charge Network Quarterly Report, Q1 2019

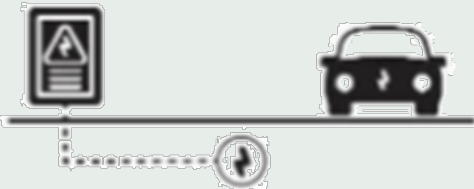

# Electric Vehicle Charger Types

Level 1		15-20 Amp, 120v AC (standard household outlet) Driving Distance provided: 3-4 miles/hour
Level 2		40+ Amp, 208/240v AC Driving Distance provided: 25-30 miles/hour
DC Fast Charge		80-400 Amp, 200-600v DC Driving Distance provided: 125-1000 miles/hour

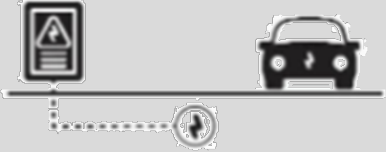


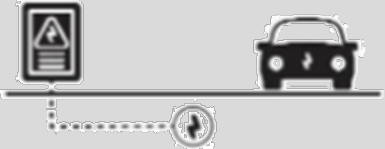
# EV Charging Infrastructure

<b>EV Capable</b>		Raceway (conduit), electrical capacity (breaker space)
<b>EV Ready</b>		EV Capable + overcurrent protection devices, wiring and outlet (i.e. full circuit)
<b>EVCI (electric vehicle charger installed)</b>		All equipment to deliver electricity to EV

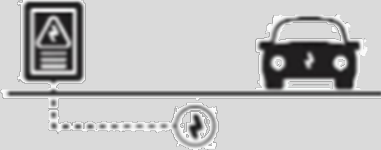

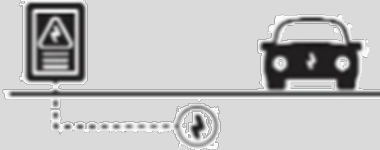

# EV Charging – Single-Family

	2019 CALGreen	Reach Code
	Mandatory	
<p><b>Single Family</b> <b>Two-Family</b> <b>Townhome</b></p>	<p>One Level 2 EV <b>Capable</b> for one parking space per dwelling unit</p> 	<p>Two Level 2 EV <b>Ready</b> spaces per dwelling unit</p> <p>ELECTRIC VEHICLE OUTLET</p> 

# EV Charging – Multi-Family

	2019 CALGreen	Reach Code	
	Mandatory	≤20 dwelling units	>20 dwelling units
<b>Multi-Family</b>	 <p><b>10% of units</b> must have one Level 2 EV <b>Capable</b> space per dwelling unit</p>	 <p><b>100% of units</b> must have one Level 2 EV <b>Ready</b> space per dwelling unit</p>	 <p><b>75% of units</b> must have one Level 2 EV <b>Ready</b> space per dwelling unit</p>  <p><b>25% of units</b> must have one Level 2 EV <b>Capable</b> space per dwelling unit</p>

# EV Charging – Non-Residential

	2019 CALGreen	Reach Code	
	Mandatory	Office	Non-Office
Multi-Family	 <p>~6% Level 2 EV Capable (for buildings with at least 10 parking spaces)</p>	 <p>20% Level 2 EV Charger Installed (for buildings with at least 10 parking spaces)</p>  <p>An additional 30% of spaces must be EV Capable</p>	 <p>15% Level 2 EV Charger Installed (for buildings with at least 10 parking spaces)</p>



# Reach Code Exceptions – EV Charging

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If a building permit applicant provides documentation detailing that the increased cost of utility service or on-site transformer capacity would exceed an average of \$4,500 per parking space, the applicant shall provide EV infrastructure up to a level that would not exceed this cost.

# Public Contact

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- EBCE Workshops – April 2019
- Chamber of Commerce – May 2019
- Contractor Training – August 2019
- Letters to Builders & Developers – September 2019
- Article in The Leaflet – September 2019
- Newspaper Notice – February 2020

# Electrification Workshops

- EV 101 Workshop (English)
  - Saturday, February 29
- Electrify Everything Workshop
  - Monday, March 2
- EV 101 Workshop (Spanish)
  - Saturday, March 7

**ELECTRIFY EVERYTHING**  
Monday, March 2nd  
6:00 p.m. - 7:00 p.m.  
Hayward Main Library

Electrify Everything is a free workshop designed to inform residents about actions they can take to reduce their carbon footprint by replacing their fossil-fuel-burning appliances and equipment with electric alternatives.

**Register Now**  
<https://electrify-everything.eventbrite.com>

**EV 101**

**English**  
Saturday, February 29  
10:00 a.m. - 11:30 a.m.  
Hayward Main Library

**Español**  
Sábado 7 de Marzo  
De 10:00 a.m. a 11:30 a.m.  
Hayward Main Library

EV101 is a free workshop designed to inform residents about Electric Vehicles including EV range and charging, buying and leasing an EV, rebates, and other resources to help pick the right car and find charging stations

**Register Now**  
<https://ev-101.eventbrite.com>

EV 101 es un taller gratuito diseñado para informar a la gente sobre el tema de comprar o alquilar un carro eléctrico, cargando un carro eléctrico, y descuentos y recursos para ayudarle a escoger el carro adecuado

**Registrar Ahora**  
<https://ev-101-espanol.eventbrite.com>

# Induction Cooktop Loaner Program

- Hayward Residents will be able to borrow a counter-top induction cooktop

## Induction Cooking

Learn more about a better, safer, and sustainable method of cooking!



### What is induction cooking?

Induction cooking uses electric current to heat pots through magnetic induction. This is different than thermal conduction, where a heating element such as an electric coil or a gas flame transfer heat. Through magnetic induction, heat is transferred directly to the pots and pans you use to cook with.



### Benefits of induction cooking

Communities throughout Alameda County and the Bay Area are recognizing induction cooking as a precise and clean way of cooking.

# Timeline

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March 17	If Approved, City Council 2 <sup>nd</sup> Reading
Late March	File with CA Building Standards Commission
May 2020	Reach Code would be Effective

# Staff & Sustainability Committee Recommendation

That Council Adopt a Resolution and Introduce Ordinance to adopt electrification reach codes for the 2019 California Energy Code and California Green Building Standards Code.

# Questions

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