



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

Agenda City Council

Tuesday, October 17, 2017

7:00 PM

Council Chambers

CITY COUNCIL MEETING

CALL TO ORDER Pledge of Allegiance: Council Member Mendall

ROLL CALL

CLOSED SESSION ANNOUNCEMENT

PUBLIC COMMENTS

The Public Comment section provides an opportunity to address the City Council on items not listed on the agenda or Information Items. The Council welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Council is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff.

ACTION ITEMS

The Council will permit comment as each item is called for the Consent Calendar, Public Hearings, and Legislative Business. In the case of the Consent Calendar, a specific item will need to be pulled by a Council Member in order for the Council to discuss the item or to permit public comment on the item. Please notify the City Clerk any time before the Consent Calendar is voted on by Council if you wish to speak on a Consent Item.

CONSENT

1. [MIN 17-133](#) Minutes of the City Council Meeting on September 26, 2017

Attachments: [Attachment I Draft Minutes of 09/26/2017](#)

2. [MIN 17-136](#) Minutes of the City Council Meeting on October 3, 2017

Attachments: [Attachment I Draft Minutes of 10/3/2017](#)

3. [MIN 17-139](#) Minutes of the Special City Council Work Session Meeting on October 3, 2017

Attachments: [Attachment I Draft Minutes of 10/3/2017](#)

4. [CONS 17-410](#) Approval of Final Map Tract 8302 (Olympic Station), associated with the previously approved Vesting Tentative Tract Map and proposed development of 23 detached single-family homes on a 2.5-acre site located at 645 Olympic Avenue, (APN 465-0055-012-03); Huntwood Avenue, Hayward, Inc. (Applicant/Owner)

Attachments: [Attachment I Staff Report](#)
[Attachment II Resolution](#)
[Attachment III Vicinity Map](#)
[Attachment IV Site Map](#)
[Attachment V Final Map](#)

5. [CONS 17-573](#) Filing Nuisance/Abatement/Municipal Code Liens with the County Recorder's Office for Non-Abatable Code Violations

Attachments: [Attachment I Staff Report](#)
[Attachment II Resolution and List of Properties](#)

6. [CONS 17-634](#) Consideration of California Municipal Finance Authority (CMFA) Open Property Assessed Clean Energy (PACE)

Attachments: [Attachment I Staff Report](#)
[Attachment II Resolution](#)
[Attachment III CMFA JPA](#)
[Attachment IV Resolution ABAG RCSA](#)
[Attachment V Sample Addendum](#)

WORK SESSION

Work Session items are non-action items. Although the Council may discuss or direct staff to follow up on these items, no formal action will be taken. Any formal action will be placed on the agenda at a subsequent meeting in the action sections of the agenda.

7. [WS 17-049](#) Status Updates and Provide Direction on Prioritization of FY 2018 Schedule of Activities Related to Housing Affordability and Anti-Displacement Strategies (Report from City Manager McAdoo)

Attachments: [Attachment I Staff Report](#)
[Attachment II Status Updates Chart](#)

8. [WS 17-046](#) Discussion of the Residential Nexus and Financial Feasibility Study Findings and Draft Recommendations for Potential Amendments to the Affordable Housing Ordinance (AHO) and AHO Fees (Report from City Manager McAdoo)

Attachments: [Attachment I Executive Summary](#)
[Attachment II Staff Report](#)
[Attachment III Residential Nexus and Financial Feasibility](#)
[Attachment IV Stakeholders Comments Received](#)

PUBLIC HEARING

9. [PH 17-091](#) Adoption of a Resolution and Introduction of Ordinances Related to Cannabis:
1. Zoning Text Amendment (Application No. 201705042) to Chapter 10 (Planning, Zoning, and Subdivisions) of the Hayward Municipal Code.
 2. Land Use Regulations pertaining to Medical and Adult Use Cannabis within the City of Hayward.
 3. Ordinance adding Article 14 to Chapter 6 of the Hayward Municipal Code regarding Commercial Cannabis Businesses.
 4. Ordinance amending Article 6 of Chapter 5 of the Hayward Municipal Code regarding Smoking Pollution Control.
 5. Revisions in the City's 2018 Master Fee Schedule to include Commercial Cannabis Licensing and Inspection program. (Report from City Attorney Lawson and Interim Development Services Director Bristow)

Attachments: [Attachment I Staff Report](#)
[Attachment II Land Use Resolution](#)
[Attachment III Land Use Ordinance](#)
[Attachment IV Regulatory Ordinance](#)
[Attachment V Smoking Ordinance Amendments](#)
[Attachment VI Master Fee Schedule Resolution](#)
[Attachment VII Land Use Summary and Maps](#)
[Attachment VIII Draft 9/14/17 PC Minutes](#)

10. [PH 17-089](#) Zoning Text Amendment to Update Regulations Related to Accessory Dwelling Units and Establish a New Fee Associated with Amendment to Chapter 10, Planning, Zoning, and Subdivisions of the Hayward Municipal Code (Zoning Text Amendment Application No. 201701087); City of Hayward (Applicant) (Report from Interim Development Services Director Bristow)

Attachments: [Attachment I Staff Report](#)
[Attachment II Ordinance](#)
[Attachment III Resolution](#)
[Attachment IV Resolution \(Establish new fees\)](#)
[Attachment V Government Code Section 65852.2](#)

11. [PH 17-090](#) Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing for Financing of Airport Development Improvements by APP Properties, Inc. (Report from Public Works Director Fakhrai)

Attachments: [Attachment I Staff Report](#)
[Attachment II Resolution](#)

CITY MANAGER'S COMMENTS

Oral reports from the City Manager on upcoming activities, events, or other items of general interest to Council and the Public.

COUNCIL REPORTS, REFERRALS, AND FUTURE AGENDA ITEMS

Oral reports from Council Members on their activities, referrals to staff, and suggestions for future agenda items.

ADJOURNMENT

NEXT SPECIAL MEETING, Monday, October 30, 2017

PUBLIC COMMENT RULES

Any member of the public desiring to address the Council shall limit her/his address to three (3) minutes unless less or further time has been granted by the Presiding Officer or in accordance with the section under Public Hearings. The Presiding Officer has the discretion to shorten or lengthen the maximum time members may speak. Speakers will be asked for their name before speaking and are expected to honor the allotted time. Speaker Cards are available from the City Clerk at the meeting.

PLEASE TAKE NOTICE

That if you file a lawsuit challenging any final decision on any public hearing or legislative business item listed in this agenda, the issues in the lawsuit may be limited to the issues that were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing.

PLEASE TAKE FURTHER NOTICE

That the City Council adopted Resolution No. 87-181 C.S., which imposes the 90-day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

****Materials related to an item on the agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office, City Hall, 777 B Street, 4th Floor, Hayward, during normal business hours. An online version of this agenda and staff reports are available on the City's website. Written comments submitted to the Council in connection with agenda items will be posted on the City's website. All Council Meetings are broadcast simultaneously on the website and on Cable Channel 15, KHRT. ****

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the City Clerk at (510) 583-4400 or TDD (510) 247-3340.

Assistance will be provided to those requiring language assistance. To ensure that interpreters are available at the meeting, interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the City Clerk at (510) 583-4400.