



CITY OF HAYWARD

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

Agenda City Council

Tuesday, October 27, 2015

7:00 PM

Council Chambers

SPECIAL JOINT CITY COUNCIL /REDEVELOPMENT SUCCESSOR AGENCY/HAYWARD HOUSING AUTHORITY MEETING

CALL TO ORDER Pledge of Allegiance: Council Member Marquez

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 Work Session 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 15-019](#) Approval of Minutes of the Special City Council Meeting on October 13, 2015

Attachments: [Attachment I Draft Minutes of October 13, 2015](#)

2. [CONS 15-265](#) Adoption of two Resolutions Authorizing the City Manager to Execute Amendments to Agreements with 4Leaf, Inc., to 1) Continue to Provide Building Official Services, with a Revised Compensation Amount Not to Exceed \$115,000 and; 2) to Continue to Provide Building Inspection Services with a Revised Compensation Amount Not to Exceed \$120,000
- Attachments:** [Attachment I Resolution 4Leaf Amendment Bldg Official services 10-15](#)
[Attachment II Resolution 4Leaf Amendment Bldg inspection services](#)
3. [CONS 15-275](#) Approval of Final Tract Map 8039 - Christos Mayrakis (Applicant) - East Bay Ventures Inc. (Owner); the Project is a Five-Lot Subdivision to facilitate the proposed Weber Light Industrial Manufacturing Park development on a Parcel Totaling 34.6 Acres located at 3596 Baumberg Avenue, southwest of the Union Pacific Railroad and adjacent to San Francisco Bay
- Attachments:** [Attachment I Resolution Approving FM 8039](#)
[Attachment II Vicinity Map](#)
[Attachment III Aerial](#)
4. [CONS 15-279](#) Adoption of Ordinance Repealing and Replacing Chapter 10 Article 12 of the Hayward Municipal Code Relating to Landscape Requirements for New and Rehabilitated Development Projects
- Attachments:** [Attachment I Summary of Ordinance Published on October 24, 2015](#)
5. [CONS 15-280](#) Adoption of Ordinance Amending Chapter 11, Article 2, Section 11.2.46 of the Hayward Municipal Code Relating to Dedicated Irrigation Service Meters
- Attachments:** [Attachment I Summary of Ordinance Published on October 24, 2015](#)
6. [CONS 15-302](#) Resolution Approving the Memorandum of Understanding between the City of Hayward and the International Federation of Technical Engineers, Local 21
- Attachments:** [Attachment I Resolution Local 21 MOU 2015](#)

PUBLIC HEARING

7. [PH 15-073](#) Proposed Subdivision and Construction of 24 single-family homes on a 1.9-acre site at 23645 and 23653 Eden Avenue, requiring adoption of a Resolution and Introduction of an Ordinance for a Zone Change from Medium Density Residential to Planned Development District, Vesting Tentative Tract Map 8242, and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; Tony Dutra, Dutra Enterprises, Inc. (Applicant/Owner), Ruben and Ruby Dorris (Owners) (Report from Development Services Director Rizk)

Attachments:

[Attachment I Draft Resolution](#)

[Attachment II Draft Ordinance](#)

[Attachment III Area and Zoning Map](#)

[Attachment IV Draft PC Minutes](#)

[Attachment V Project Plans](#)

[Attachment VI Public Comments](#)

8. [PH 15-081](#) Proposed Subdivision and Construction of eighteen Detached Single Family Homes on a 1.96 Acre Parcel located at 24178 and 24180 Saklan Road, requiring introduction of an ordinance and approval of a resolution for a zone change from Medium Density Residential (RM) to Planned Development (PD) district and a related Vesting Tentative Tract Map (No. 8226), and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program - Rick Rosenbaum, Lenox Homes, LLC (Applicant)/Ronald Depina Etal (Owner) (Report from Development Services Director Rizk)

Attachments:

[Attachment I Resolution](#)

[Attachment II Ordinance](#)

[Attachment III Area And Zoning Map](#)

[Attachment IV Planning Commission Minutes](#)

[Attachment V Comparison Chart](#)

[Attachment VI Brookwood Plans](#)

[Attachment VII Brookwood Lenox Homes PPT](#)

9. [PH 15-084](#) Proposed Subdivision and Construction of Two Single Family Detached Homes on a 0.24 acre site located at the northeast corner of Madsen Street and Martin Luther King Drive, Requiring Adoption of a Resolution Approving a Modification of the Precise Development Plan for the Cannery Area Development and Vesting Tentative Parcel Map 10373; Mark Tiernan for SCS Development (Applicant and Owner) (Report from Development Services Director Rizk)

Attachments:

[Attachment I Resolution](#)

[Attachment II Plans](#)

[Attachment III Warren letter](#)

[Attachment IV PC minutes 91715 v2](#)

10. [PH 15-091](#) Public TEFRA Hearing as Required by the Internal Revenue Code of 1986, and Adoption of: a) a Resolution Authorizing the Issuance of Bonds, Declaring the City's Intent to Reimburse Certain Project Expenditures from Proceeds of the Bonds, and Authorizing the Submission of an Application to the California Debt Limit Allocation Committee; b) a Resolution Authorizing the Restructuring of Existing Loans, All in Connection with Financing the Acquisition and Rehabilitation of Glen Berry and Glen Eden Both Housing Developments Owned by affiliates of Eden Housing; c) a Resolution Authorizing the Transfer of Interests in a Regulatory Agreement in Connection with the Glen Berry Development from the Successor Agency to the Housing Authority; d) a Resolution Accepting the Transfer of Interests in a Regulatory Agreement in Connection with the Glen Berry Development from the Successor Agency to the Housing Authority and Authorizing Modification of said Regulatory Agreement; and e) a Resolution Authorizing Modification of a Regulatory Agreement Recorded Against the Glen Eden Development. Exempt from the California Environmental Quality Act pursuant to Section 15301 of the "CEQA" Guidelines (Report from Library and Community Services Director Reinhart)

Attachments:

[Attachment I TEFRA Resolution](#)

[Attachment II CC Resolution Approving the Restructuring of Loans](#)

[Attachment III RSA Resolution Authorizing Housing Asset Transfer](#)

[Attachment IV HA Resolution Accepting Housing Asset Transfer](#)

[Attachment V HA Resolution Authorizing Modification of Agreement](#)

[Attachment VI Summary of Affordability Restrictions](#)

[Attachment VII Term Sheet](#)

[Attachment VIII Key Terms and Acronyms](#)

LEGISLATIVE BUSINESS

11. [LB 15-038](#) Approval of a Memorandum of Understanding with the County of Alameda and Hayward Area Recreation and Park District for the Purposes of Collaborating on the South Hayward Youth and Family Center Project (Report from Library and Community Services Director Reinhart)

Attachments: [Attachment I Public Statement of Purpose](#)
[Attachment II Final Draft MOU](#)

CITY MANAGER'S COMMENTS

An oral report 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 REGULAR MEETING, NOVEMBER 3, 2015, 7:00 PM****PUBLIC COMMENT RULES**

The Mayor may, at the beginning of the hearing, limit testimony to three (3) minutes per individual and five (5) minutes per an individual representing a group of citizens or organization. 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 has 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.