CITY OF HAYWARD

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



Agenda

Thursday, February 23, 2023 7:00 PM

Council Chambers & Remote Participation (Zoom)

Planning Commission

PLANNING COMMISSION MEETING

NOTICE: The Planning Commission will hold a hybrid meeting in the Council Chambers and virtually via Zoom.

How to watch the meeting from home:

- 1. Comcast TV Channel 15
- 2. Live stream https://hayward.legistar.com/Calendar.aspx
- 3. YouTube Live stream: https://www.youtube.com/user/cityofhayward

How to submit written Public Comment:

Send an email to cityclerk@hayward-ca.gov by 3:00 p.m. the day of the meeting. Please identify the Agenda Item Number in the subject line of your email. Emails will be compiled into one file, distributed to the Planning Commission and staff, and published on the City's Meeting & Agenda Center under Documents Received After Published Agenda. Written comments received after 3:00 p.m. that address an item on the agenda will still be included as part of the record.

How to provide live Public Comment during the Planning Commission Meeting:

Please click the link below to join the meeting: https://hayward.zoom.us/j/86202114565?pwd=MkdWdlY1NXlEd1VyeE14THZPZXM1UT09

Webinar ID: 862 0211 4565 Passcode: PC2/23@7pm

Or Telephone:

Dial (for higher quality, dial a number based on your current location): $1\,669\,900\,6833$ or $+1\,646\,931\,3860$ (Toll Free)

Webinar ID: 862 0211 4565 Passcode: 4264424685

International numbers available: https://hayward.zoom.us/u/kb9uwKI6Nd

A Guide to attend virtual meetings is provided at this link: https://bit.ly/3jmaUxa

CALL TO ORDER Pledge of Allegiance

ROLL CALL

PUBLIC COMMENTS

The PUBLIC COMMENTS section provides an opportunity to address the Planning Commission on items not listed on the agenda. The Commission 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 Commission 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 for further action.

ACTION ITEMS

The Commission will permit comment as each item is called for Public Hearing. Please submit a speaker card to the Secretary if you wish to speak on a public hearing item.

PUBLIC HEARING

For agenda item No. 1, the decision of the Planning Commission is final unless appealed. The appeal period is 10 days from the date of the decision. If appealed, a public hearing will be scheduled before the City Council for final decision.

1 Proposed Development of 14 Residential Condominium units

and one Commercial Condominium unit on a 0.47-acre site located at 32513 Mission Boulevard for which a Corresponding

Site Plan Review Application (201900754) was Previously

Approved in 2021 (APNs: 076G-2760-009-07 and

07G6-2760-021-00), Requiring a Vesting Tentative Tract Map (Tract 8660) Application No. 202204947. Applicant: Murthy Ayyagari, HAMAARA LLC.; Owner: Uday Sista, HAMAARA LLC.

<u>Attachments:</u> <u>Attachment I Staff Report</u>

Attachment II Draft Findings

Attachment III Draft Conditions of Approval

Attachment IV VTTM 8660

Attachment V Approved Plans

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.

2 WS 23-005 General Plan Annual Progress Report - 2023

Attachments: Attachment I Staff Report

Attachment II General Plan Program List 2022

APPROVAL OF MINUTES

3 Minutes of the Planning Commission Meeting on January 26,

2023

Attachment I Draft Minutes of January 26, 2023

COMMISSION REPORTS

Oral Report on Planning and Zoning Matters

Commissioners' Announcements, Referrals

ADJOURNMENT

NEXT MEETING, MARCH 9, 2023, 7:00PM

PLEASE TAKE NOTICE

That if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which 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 this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Permit Center, first floor at the above address. Copies of staff reports for agenda items are available from the Commission Secretary and on the City's website the Friday before the meeting.

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 cityclerk@hayward-ca.gov.



CITY OF HAYWARD

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

File #: PH 23-010

DATE: February 23, 2023

TO: Planning Commission

FROM: Taylor Richard, Assistant Planner

SUBJECT

Proposed Development of 14 Residential Condominium units and one Commercial Condominium unit on a 0.47-acre site located at 32513 Mission Boulevard for which a Corresponding Site Plan Review Application (201900754) was Previously Approved in 2021 (APNs: 076G-2760-009-07 and 07G6-2760-021-00), Requiring a Vesting Tentative Tract Map (Tract 8660) Application No. 202204947. Applicant: Murthy Ayyagari, HAMAARA LLC.; Owner: Uday Sista, HAMAARA LLC.

RECOMMENDATION

That the Planning Commission approve the proposed Vesting Tentative Tract Map for Condominium Purposes (Tract 8660) as shown in Attachment IV based on the analysis set forth in this staff report and the findings contained in Attachment II, and subject to the conditions of approval contained in Attachment III.

SUMMARY

The applicant is requesting approval of a Vesting Tentative Tract Map (VTTM) for Condominium Purposes (Tract 8660) to create a 14 residential and one commercial condominium subdivision on a 0.47 -acre site at 32513 Mission Boulevard. In 2021, the Planning Director approved a corresponding Site Plan Review application for the same mixed-use development. Prior to construction of the project, the owner is proposing to subdivide the project, which requires the approval of a VTTM for Condominium Purposes in order to sell the units individually. The proposed subdivision would create a single parcel with each condominium owner owning the airspace within their individual unit and an equal share of the common areas and improvements within the development, which would be maintained by a newly formed Homeowners Association (HOA).

To comply with the requirements of the City's Affordable Housing Ordinance (AHO), the owner has committed to providing one moderate income unit and plans to pay the applicable fractional in-lieu fees for the project. The in-lieu fees will be required to be paid either prior to issuance of building permits or prior to issuance of a certificate of occupancy.

File #: PH 23-010

ATTACHMENTS

Attachment I: Staff Report Attachment II: Draft Findings

Attachment III: Draft Conditions of Approval

Attachment IV: VTTM 8660 Attachment V: Approved Plans



SUBJECT

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To comply with the requirements of the City's Affordable Housing Ordinance (AHO), the owner has committed to providing one moderate income unit and plans to pay the applicable fractional in-lieu fees for the project. The in-lieu fees will be required to be paid either prior to issuance of building permits or prior to issuance of a certificate of occupancy.

BACKGROUND

On February 7, 2019, the City received a Site Plan Review application to develop a three-story mixed use building with 14 residential development units and an 853 square foot commercial tenant space on a 0.47-acre site at 32513 Mission Boulevard. On September 1, 2021, the Site Plan Review application was administratively and conditionally approved by the Planning

Director. No appeals were filed, and the decision became effective on September 17, 2021. The applicant subsequently filed the subject application for a VTTM nearly one year later on October 20, 2022, requesting to sell the condominium units. Additionally, the applicant submitted the appropriate Building and Grading Permits to construct the previously approved project and to date, both permits are currently under review. Following a determination on this application, any necessary changes (i.e. utility connections) will be made to the construction permits prior to issuance. A copy of the previously approved plans is included as Attachment V.

<u>Public Outreach</u>: On October 27, 2022, the Planning Division mailed out 138 Notice of Receipt of Application (NOR) for the proposed VTTM to the owners and occupants of all property within 300 feet of the site, as well as to the Fairway Park Neighborhood Association and South Hayward Neighborhood Group. No public comments were submitted in response to the NOR.

On February 10, 2023, a total of 117 public hearing notices were mailed to the owners and occupants of all properties within a 300-foot radius of the project site, as well as the same neighborhood groups who received the NOR. A public hearing notice was also published in *The Daily Review* newspaper on this same date. As of the date this report, staff has not received any comments from members of the public regarding the proposed project.

PROJECT DESCRIPTION

<u>Existing Conditions.</u> The project site is composed of two contiguous parcels, totaling 0.47-acres at 32513 Mission Boulevard. The site located along the southwestern side of Mission Boulevard between Lexington Avenue and Lafayette Avenue. It is surrounded by a mix of single-family homes and multi-family apartments to the south and west, a commercial office to the north and the Chapel of the Chimes Cemetery to the east. The site is currently developed with a 1,320 square foot vacant restaurant building to be demolished, a parking lot, driveway approaches along Mission Boulevard and Lexington Avenue and 37 trees scattered throughout the site.

<u>Proposed Project</u>: The proposed project consists of a VTTM for Condominium Purposes for a previously approved mixed-use development (Site Plan Review Application No. 201900754). The approved plan features a three-story mixed-use building with 14 residential units above a ground floor parking garage and an 853 square foot commercial tenant space. There are two common outdoor open spaces located in front of the building along Mission Boulevard and on the roof deck above the tenant space.

Vehicular access to the site is provided by two driveway connections along Mission Boulevard and Lexington Avenue. The connection along Mission Boulevard is existing and will provide access to five commercial tenant parking spaces. The connection along Lexington will provide residents access to the parking garage which contains 26 parking spaces and 5 dedicated bike parking spaces.

The residential units include a mix of studio (2), two-bedroom (8) and three-bedroom (4) units that range from 830 to 2,992 square foot. The one on-site affordable unit is proposed as a two-bedroom, 2,608 square foot unit located near the common open space on the roof deck.

The proposed Vesting Tentative Map would overlay the previously approved Site Plan and enable the owner to subdivide the development and sell each of the units individually. No changes to the previously approved site or architectural plans are proposed and the previously approved conditions of approval for the Site Plan Review application will remain unchanged.

The development will connect to the existing sewer and the new water facilities in Lexington Avenue. Stormwater runoff will be collected and treated in three separate bioretention areas located along the rear, street side and front property lines before being discharged into the storm drain line in Lexington Avenue. Street improvements include a new concrete driveway approach along Lexington Avenue and the undergrounding of all existing utilities along the two frontages.

<u>Sustainability Features</u>: The project will be required to comply with the California Green Building Standards Code (CALGreen) and the City's Reach Code by featuring all-electric homes that contain no gas-powered appliances and parking spaces that are electric vehicle-ready. Additionally, all landscaping will be required to comply with the City's Bay-Friendly Water Efficient Landscape Ordinance.

POLICY CONTEXT AND CODE COMPLIANCE

Hayward 2040 General Plan: The project site is designated Commercial/High Density Residential in the *Hayward 2040 General Plan*¹. This land use designation allows for multifamily residential development, including townhomes, apartments, and condominiums, at a maximum density of 34.8 dwelling units per net acre (no minimum density is prescribed). The approved development plan features 14 residential units with a density of 28.8 units per net acre; as such, the project is consistent with the site's General Plan land use designation.

The project is also consistent with a number of General Plan Goal and Policies, including but not limited to the following:

- The City shall encourage property owners to revitalize or redevelop abandoned, obsolete, or underutilized properties to accommodate growth (General Plan Land Use Policy LU-1.4).
- The City shall implement land use policies that allow for a range of residential densities and housing types, prices, ownership, and size, including low-density single family uses, moderate-density townhomes, and higher-density apartments, condominiums, transitoriented developments, live-work units, and units in mixed-use developments (Housing Policy H-3.1).
- The City shall encourage development of residential uses close to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes (Housing Policy H-3.4).

¹ Havward 2040 General Plan

Zoning Ordinance: The project site is zoned Neighborhood Commercial (CN) District². This zoning classification allows for a wide variety of professional office, service and retail commercial uses which are generally compatible with abutting residential uses. It also allows for residential dwelling units above first floor commercial uses. As a mixed-use condominium development, the proposed subdivision complies with the property's zoning classification. The project's density, site plan design and building design were all found to be in compliance with the applicable standards of the CN zoning district when the Site Plan Review application was approved by the Planning Director in 2021, and no changes to the approved plans are proposed.

<u>Subdivision Ordinance</u>: In accordance with Section 10-3.150 of the Subdivision Ordinance³, in order to approve an application for a Vesting Tentative Tract Map, the Planning Commission must make the following findings:

- 1. The proposed subdivision is not in conflict with the General Plan and applicable specific plans and neighborhood plans;
- 2. The proposed subdivision meets the requirements of the City Zoning Ordinance; and
- 3. No approval of variances or other exceptions are required for the approval of the subdivision.

As stated above, the proposed subdivision meets several goals and policies of the *Hayward 2040 General Plan* and complies with the applicable development standards of the City's Zoning Ordinance. Furthermore, there are no required variances or exceptions for the proposed subdivision. Additional detail for each of the required findings is provided in the Draft Findings for Approval (Attachment II).

SB330 and Housing Crisis Act: In 2019, the State of California adopted new legislation (SB 330) that is intended to address the State's housing crisis. SB 330 strengthens the Housing Accountability Act (Government Code Section 65589.5), which states that a housing development project that complies with the objective standards of the General Plan and Zoning Ordinance cannot be disapproved or conditioned upon development at a lower density unless the City is able to make written findings based on the preponderance of the evidence in the record that: (1) the housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or developed at a lower density; and (2) there is no feasible method to satisfactorily mitigate or avoid the adverse impact other than disapproval or development at a lower density. "Objective" means involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.

As described above, the Site Plan Review approval was issued in 2021 after being found consistent with the General Plan and Zoning Ordinance. The proposed VTTM is also consistent with applicable objective criteria.

Regional Housing Needs Allocation & Affordable Housing Ordinance: Local jurisdictions report progress annually on meeting their Regional Housing Needs Allocation (RHNA) goals which

² Hayward Municipal Code Section 10-1.800 - Neighborhood Commercial District

³ Hayward Municipal Code Chapter 10. Article 3 – Subdivision Ordinance

are included in the City's Housing Element. The Table below demonstrates progress made toward meeting Hayward's RHNA goals for the period between 2015-2023 as of the last report year (2021), which is shown in the column titled "Reported 2021." The State allows local jurisdictions to report the units when building permits are issued to construct the units. The "Approved" and "Pending Approval" columns provide an estimate of potential compliance by counting both entitled projects and projects going through the entitlement process. Please note that this Table will be updated with the 2023-2031 RHNA goal after the State certifies the City's Updated Housing Element.

Table 1: 2023 RHNA Goal Progress in the City of Hayward

Income Category*	Unit Goal	Reported 2015-2021		Approved		Pending Approval		Estimated Compliance		Estimated Deficiency	
		Units	% of Goal	Units	% of Goal	Units	% of Goal	Units	% of Goal	Units	% of Goal
Very low	851	168	20%	293	34%	26	3%	487	57%	364	43%
Low	480	174	36%	226	47%	4	1%	404	84%	76	16%
Moderate	608	128	21%	60	10%	0	0%	188	31%	420	69%

^{*}The City has achieved the Above Market Rate housing goals for the 2015-2023 RHNA cycle.

The proposed project is subject to the requirements of the City's Affordable Housing Ordinance set forth in HMC Chapter 10, Article 17 - Affordable Housing Ordinance⁴. An applicant may satisfy the requirements of the ordinance by paying an affordable housing in-lieu fee, including affordable units within the proposed development, or doing both. In this case, the applicant has elected to provide one moderate income unit and pay the applicable fractional in-lieu fees for the project. Affordable housing in-lieu fees are required to be paid either prior to issuance of a building permit for each dwelling unit or prior to approval of a final inspection or issuance of an occupancy permit for the unit.

<u>Parkland Dedication</u>: HMC Chapter 10, Article 16 – Property Developers-Obligations for Parks and Recreation⁵ sets forth the parkland dedication requirements for private development based on residential unit count. Pursuant to the Ordinance, the applicant must pay fees in lieu of land dedication (also referred to as Park Impact Fees). Currently, Park Impact Fee rates are \$17,034 for a three-bedroom unit, \$9,753 for a two-bedroom unit and \$3,453 for a studio unit. The proposed plans feature eight three-bedroom units, four two-bedroom units and two studio units. As such, if and when the project is developed, the developer would be obligated to pay \$182, 190 in Park Impact Fees under the current fee rates. A condition of approval was included requiring the applicant to pay the applicable Park Impact Fees in effect at the time of building permit issuance for the Site Plan Review Application.

STAFF ANALYSIS

Staff believes the Planning Commission can make the findings required to approve the VTTM for Condominium Purposes. The findings to support the recommendation for approval and

⁴ Hayward Municipal Code Chapter 10, Article 17 – Affordable Housing Ordinance

⁵ Hayward Municipal Code Chapter 10, Article 16 – Property Developers-Obligations for Parks and Recreation

related conditions of approval are included in Attachments II and III to this staff report, respectively.

The findings required for approval of VTTM mandate that the subdivision be consistent with the City's General Plan and adhere to all applicable standards of the Zoning Ordinance and Subdivision Ordinance, and this project was determined to comply when the corresponding Site Plan Review application was approved by the City in 2021. The proposed subdivision would not result in any modifications to the previously approved plans and would simply enable the property owner to sell each of the units individually as condominiums. Furthermore, the proposed subdivision design does not require any variances from or exceptions to the applicable standards for a mixed-use condominium development. For these reasons, staff believes that the Commission can make the findings to approve the project.

ENVIRONMENTAL REVIEW

In 2021, the Site Plan Review application was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, In-fill Development Projects. The application for a VTTM for Condominium Purposes would not result in any physical changes to the project; it would only enable the subdivision of the development which would provide the owner with the option to sell each unit individually. Further, the VTTM application is exempt from CEQA pursuant to Guidelines Section 15061(b)(3), which exempts projects from CEQA where it can be seen with certainty that there is no possibility that the proposed activity could have a significant effect on the environment.

NEXT STEPS

Following the Planning Commission hearing, a ten-day appeal period will take place. If no appeal is received, then the Commission's decision will become final, and the applicant would then be able to proceed with the application for the Final Map and Subdivision Improvement Plans for the project. If an appeal is filed, then a hearing by the City Council will be scheduled for a date to be determined.

Prepared by: Taylor Richard, Assistant Planner

Recommended by: Leigha Schmidt, Principal Planner

Approved by:

Jeremy Lochirco Planning Manager

Sara Buizer, AICPActing Development Services Director

CITY OF HAYWARD PLANNING COMMISSION VESTING TENTATIVE TRACT MAP 8660 APPLICATION NO. 202204947 32513 MISSION BOULEVARD

DRAFT FINDINGS FOR APPROVAL

<u>Findings for Vesting Tentative Tract Maps</u> – In accordance with Hayward Municipal Code Section 10-3.150 and the Subdivision Map Act, in order for a vesting tentative tract map to be approved, the decision-making body shall make the following findings:

A. The proposed subdivision is not in conflict with the General Plan and applicable specific plans and neighborhood plans;

The proposed map is consistent with the General Plan in that it features a density of 28.8 units per net acre when 34.8 units per net acre is the maximum allowed under the Commercial/High Density Residential land use designation of the *Hayward 2040 General Plan*. Per the General Plan, there is no minimum density is prescribed. Furthermore, the subdivision is also consistent with the following General Plan policies:

- The City shall encourage property owners to revitalize or redevelop abandoned, obsolete, or underutilized properties to accommodate growth (Land Use Policy LU-1.4)
- The City shall promote urban design principles that support active use of public spaces in neighborhoods, commercial areas, and employment centers at all times of day. Active use of public spaces provides "eyes on the street" to enhance public safety in these areas (Community Health and Quality of Life Policy HQL-5.3)
- The City shall implement land use policies that allow for a range of residential densities and housing types, prices, ownership, and size, including low-density single family uses, moderate-density townhomes, and higher-density apartments, condominiums, transit-oriented developments, live-work units, and units in mixed-use developments (Housing Policy H-3.1)
- The City shall encourage development of residential uses close to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes (Housing Policy H-3.4)

B. The proposed subdivision meets the requirements of the City Zoning Ordinance; and

The proposed subdivision meets the lot requirements and standards identified in Chapter 10, Article 1 (Zoning Ordinance) of the Hayward Municipal Code for properties within the Commercial Neighborhood (CN) zoning district. Furthermore, the proposed mixed-use development is consistent with all development standards and the permitted uses for the zoning district.

C. No approval of variances or other exceptions are required for the approval of the subdivision.

The proposed subdivision does not require the approval of any variances or exceptions. The subdivision will be compliant with the Hayward Municipal Code with respect to the Zoning Ordinance and Subdivision Ordinance.

<u>California Environment Quality Act Findings</u> – The following findings are made in support of an exemption from the California Environment Quality Act for the project:

1. This Vesting Tentative Tract Map application is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), which exempts projects from CEQA where it can be seen with certainty that there is no possibility that the proposed activity could have a significant effect on the environment. The Site Plan Review application previously approved for the development project which would be covered by the proposed Vesting Tentative Map was determined to be categorically exempt pursuant to CEQA Guidelines Section 15332, In-fill Development Projects. The application for a Vesting Tentative Tract Map for Condominium Purposes would not result in any physical changes to the previously approved project; it would only enable the subdivision of the development which would afford the owner the ability sell each unit individually.

CITY OF HAYWARD PLANNING COMMISSION VESTING TENTATIVE TRACT MAP 8660 APPLICATION NO. 202204947 32513 MISSION BOULEVARD

DRAFT CONDITIONS OF APPROVAL

General:

Planning

- 1. The adopted conditions of approval for Site Plan Review Application No. 201900754 (included as Exhibit A to this document) shall remain in effect. In the event of a conflict between the conditions of approval for Site Plan Review Application No. 201900754 and for Vesting Tentative Tract Map Application No. 202204947, the conditions of approval outlined within this document shall supersede.
- 2. All outstanding fees owned to the City, including permit charges and staff time spent processing or associated with the development review of this application shall be paid in full prior to any consideration of a request for approval extensions and/or the issuance of a building permit.
- 3. If determined to be necessary for the protection of the public peace, safety and general welfare, the City of Hayward may impose additional conditions or restrictions on this permit. Violations of any approved land use conditions or requirements will result in further enforcement action by the Code Enforcement Division. Enforcement includes, but is not limited to, fines, fees/penalties, special assessment, liens, or any other legal remedy required to achieve compliance including the City of Hayward instituting a revocation hearing before the Planning Commission.
- 4. Vesting Tentative Tract Map (VTTM) 8660 are approved subject to the vesting tentative tract map exhibits prepared by Accurate Land Solutions date stamped September 9, 2021, except as modified by the conditions listed below.
- 5. The approval of Subdivision Application No. 202204947 VTTM 8660 shall be to allow the subdivision of three-story mixed-use building for condominium purposed located at the 32513 Mission Boulevard, Assessor Parcel Nos. 076G-2760-009-07 and 076G-2760-021-00 within the Commercial Neighborhood (CN) zoning district, as amended. The proposed subdivision shall be in accordance with the VTTM and Conditions of Approval on file with the Planning Division identified as "Exhibit A".
- The permittee shall assume the defense of and shall pay on behalf of and hold harmless the City, its officers, employees, volunteers and agents from and against any or all loss, liability, expense, claim costs, suits and damages of every kind, nature and description directly or indirectly arising from the performance and action of this permit.
- 7. Any proposal for alterations or expansions to the proposed subdivision must be approved by the Planning Director or Planning Commission prior to implementation.

- Modifications to the approved VTTM, scope of work, or use may require an additional submittal and public noticing.
- 8. In accordance with Hayward Municipal Code (HMC) Section 10-3.246, approval of this VTTM application shall expire 36 months after the effective date of approval subject to statutory and discretionary extensions as allowed by the HMC and Subdivision Map Act.

Engineering

- 9. The subdivision shall comply with Chapter 10 Article 3 (Subdivision Ordinance) of the Hayward Municipal Code as determined by the City Engineer. Subdivision improvements required for public health, safety and welfare shall comply with the current Standard Details of the City of Hayward and other agencies standards as applicable. Such improvements include, but are not limited to, the ones needed for: vehicular and pedestrian access, fire protection, safety lighting and signage, drainage collection, treatment for pollution prevention and disposal, sanitary sewer and solid waste collection and distribution of water, telecommunication, electricity and natural gas.
- 10. All required and conditioned improvements for Application No. 201907547 shall be complete as per plans approved by the City Engineer prior to Final Map Approval or the subdivider shall execute a Subdivision Improvement Agreement.
- 11. All necessary easements/rights-of-way shall be dedicated on the final map, and all required improvements shall be designed and installed, at no cost to the City of Hayward.
- 12. Homeowners Association: Home/Property Owners Association (HOA) shall be formed, and its related Covenant, Conditions and Restrictions (CCR) documents shall be filed in the public records of Alameda County prior to the sale of any parcel. Said documents shall be submitted to the City for its review and approval before submittal to the State Department of Real Estate (DRE) and filing in the County's public records. The CC&Rs shall include the following provisions:
 - a. The HOA shall be managed and maintained by a professional property management company and maintain updated registration information with the Secretary of State.
 - b. The HOA shall own and maintain in fully functional condition and good repair all areas, improvements, common area retaining wall systems, and facilities created for common use of the property owners within the project but not dedicated or accepted by the City for its maintenance.
 - c. The HOA shall be responsible for complying with the current and all future updates to the Community Preservation and Improvement Ordinance, Hayward Municipal Code Chapter 5, Article 7.
 - d. The HOA shall maintain the common area landscaping in a healthy, weed–free condition and maintain its irrigation system consistent with project development approvals.

- e. The CC&Rs shall describe how the stormwater treatment and site-design measures associated with privately owned improvements and landscaping shall be maintained by the association.
- f. The HOA shall own and maintain on-site area lights which shall have a decorative design approved by the Planning Director and the City Engineer.
- 13. A Current title report shall be submitted to identify current ownership and any existing easements or land use restrictions.
- 14. Before filing of the final map in the Alameda County Recorder's office, the final map conforming to the city approved tentative map shall be submitted for review and approval of the City Engineer.
- 15. Before the City's approval of the final map, the site grading and improvement plans and related design documents shall be approved by the City Engineer. Such documents shall address all conditions of approval of Application No. 201907547 and shall be prepared by the state licensed and qualified professionals.
- 16. The developer shall also submit for approval of the City Engineer construction cost estimates for the required grading and improvements, survey staking, inspection and construction contract administration.

Utilities

- 17. All connections to existing water mains shall be performed by City Water Distribution Personnel at the Applicant/Developer's expense.
- 18. Only City of Hayward Water Distribution personnel shall perform operation of valves on the City of Hayward Water System.
- 19. Any modifications to existing water services (upsize, downsize, relocations, abandonments) shall be performed by City Water Distribution personnel at the Applicant/Developer's expense.
- 20. Each residential dwelling unit shall have its own water service and water meter. Combined residential domestic and fire service is permitted per City of Hayward Standard Detail SD-216. A minimum 1" service line and 1" domestic water meter is required for each dwelling unit.
- 21. Each commercial space shall have its own water service and water meter with a backflow preventer per City Standard Details.
- 22. A separate irrigation meter shall be installed for landscape purposes.
- 23. The Applicant/Developer shall install an above ground Reduced Pressure Backflow Prevention Assembly (RPBA) on each non-residential domestic and irrigation water meter, per SD-202. Backflow preventions assemblies shall be at least the size of the water meter or the water supply line on the property side of the meter, whichever is larger.

- 24. A fire flow test must be completed by Water Distribution personnel. The current cost for a fire flow test is \$326. Please visit the City's website: https://www.hayward-ca.gov/services/city-services/fire-flow-testing for instructions on obtaining existing fire flow data and filling out an application for new fire flow data.
- 25. Water meters and services are to be located a minimum of two feet from top of driveway flare as per SD-213 thru SD-218. Water meters shall not be located in the driveway. Water meter lids shall be Nicor, Inc.
- 26. Water mains and services, including the meters, must be located at least ten (10) feet horizontally from and one foot vertically above any parallel pipeline conveying untreated sewage (including sanitary sewer laterals), and at least four feet from and one foot vertically above any parallel pipeline conveying storm drainage, per the current California Waterworks Standards, Title 22, Chapter 16, Section 64572. The minimum horizontal separation distances can be reduced by using higher grade (i.e., pressure) piping materials.
- 27. Off-site water pipeline improvements shall be required to serve the proposed development as determined by the Director of Public Works. The water improvements shall be at the Applicant/Developer's expense and to the satisfaction of the City Engineer. The development shall construct a new, minimum 8" diameter, water main in Lexington Ave from Mission Boulevard to Pulaski Drive to accommodate the development. Water pipeline improvements include, but are not limited to, constructing new water pipelines and installing new water service lines.
- 28. The Applicant/Developer is responsible for applicable water and sewer connection/capacity fees, at the rates in effect at the time of application for water and sewer service, prior to water connection and sewer discharge.
- 29. All sanitary sewer mains and appurtenances shall be constructed in accordance with the City's "Specifications for the Construction of Sewer Mains and Appurtenances," latest revision at the time of permit approval. Available on the City's website: https://www.hayward-ca.gov/your-government/departments/engineering-division
- 30. Off-site sanitary sewer pipeline improvements shall be required to serve the proposed development as determined by the Director of Public Works. The sanitary sewer improvements shall be at the Applicant/Developer's expense and to the satisfaction of the City Engineer. The development shall construct new, minimum 8" diameter, sanitary sewer main in Lexington Ave from the development's point of connection to Pulaski Drive to accommodate the development. The new sanitary sewer main shall be designed to flow by gravity. Sanitary sewer pipeline improvements include, but are not limited to, constructing new sanitary sewer pipelines, connecting to existing sewer mains and/or manholes, and constructing new manholes.
- 31. Where sanitary sewer lines and/or laterals are the same size as the sanitary sewer main, the connection shall be made with a manhole.

Prior to the Issuance of Building and/or Grading Permit:

Housing

- 32. This development is subject to the requirements of the Affordable Housing Ordinance set forth in Chapter 10, Article 17 of the Hayward Municipal Code. The developer shall comply with the affordable housing requirements as reflected in the final Affordable Housing Plan on file with the Housing Division and detailed per Section 10-17.510 Affordable Housing Plan. No building permit(s) will be issued for any non-City restricted units in the Project until permits for all affordable units have been obtained or are obtained simultaneously. No Certificate(s) of Occupancy will be issued for any non-City restricted units in the Project until Certificate(s) of Occupancy for all affordable units have been obtained or are obtained simultaneously.
- 33. Pursuant to Hayward Municipal Code Sections 10-17.515 and 10-17.525, the developer shall enter into and record against the property an Affordable Housing Agreement that includes all elements set forth in the Affordable Housing Ordinance and the final Affordable Housing Plan on file with the Housing Division, prior to the approval of a final map or issuance of the first building permit, whichever occurs first. Additional rental or resale restrictions, deeds of trust, option agreements and/or other documents acceptable to the City Manager or designee shall be recorded.

Engineering

- 34. Building permits for new structures will not be issued prior to issuance of the City's grading permit and recordation of the Final Map.
- 35. Subdivider shall get permits or approvals from all affected agencies or private parties. Copies of applicable permits or approvals shall be provided to the City Engineer.
- 36. Subdivider shall secure the City Fire Marshal's approval of Improvements for all weather emergency vehicle access and fire protection before flammable material is brought on-site.

During Grading/Construction:

Engineering

37. Developer shall be responsible for the preventing the discharge of pollutants (sediments) into the street and/or the public storm drain system from the project site during construction in accordance with the Hayward Municipal Code Section 11-5.19. Projects proposed for construction between October 1st and April 30th, must have an erosion and sedimentation control program approved, and implemented to the maximum extent possible, prior to the start of any land disturbing activity. Trash and debris must be adequately contained at all times. Such measures shall be maintained during the project's construction period. Violations or other noncompliance with stormwater management measures may result in the project being shut down, including any building permit activity, until full compliance with stormwater management requirements is achieved.

- 38. The Developer shall remove and replace any damaged curb, gutter, sidewalks, driveways, signs, pavement, pavement markings, etc. within the public right-of-way along the project frontage and at any locations damaged by the construction of the proposed project. Damaged pavement surfaces shall be overlain or micro-surfaced. Damaged pavement surfaces shall be repaired or resurfaced as required by the City Engineer. Unused driveways or unused portions thereof shall be removed and replaced with curb, gutter and sidewalk per City Standards.
- 39. Developer shall be responsible for adjusting existing utility boxes/vaults to grade, locating and protecting the existing communication conduits (fiber optic and copper) along the project frontage.

Prior to Issuance of Tract Acceptance/Certificate of Occupancy:

Engineering

- 40. All improvements, including the complete installation of all street improvements, fencing, sanitary sewer, storm drainage, water system, underground utilities, streetlights etc., shall be completed and attested to by the City Engineer before approval of occupancy of any unit in each phase of the subdivision. Where facilities of other agencies are involved, such installation shall be verified as having been completed and accepted by those agencies.
- 41. Prior to final inspection and issuance of final certificates of occupancy, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Public Works Director and Development Services Director or his/her designees.
- 42. The property owner(s) shall enter into the City's standard "Stormwater Treatment Measures Maintenance Agreement" as prepared by the City. The Maintenance Agreement shall be recorded with the Alameda County Recorder's Office to ensure that the maintenance responsibility for private treatment control and site design measures is bound to the property in perpetuity.
- 43. Prior to the issuance of any Certificates of Occupancy, Developer shall submit a confirming letter from the project geologic and/or geotechnical team confirming they have observed all grading activities and that those activities were performed in conformance with their recommendations.
- 44. Prior to the issuance of any Certificate of Occupancy, The Engineer of Record shall submit a confirming letter that all grading, drainage, and engineering components of the project have been performed in conformance with the approved plans and specifications.
- 45. As-built records of site grading and improvements completed by the property owner shall be provided to the City Engineer on electronic media in AutoCAD and pdf formats.

- End of Conditions -

EXHIBIT A

CITY OF HAYWARD PLANNING DIVISION SITE PLAN REVIEW APPLICATION NO. 201900754 CONDITIONS OF APPROVAL EFFECTIVE DATE: SEPTEMBER 17, 2021

Planning:

- 1. The approval of Site Plan Review Application No. 201900754 shall be limited to the development of a three-story building with fourteen (14) residential dwelling units, an 853 square-foot commercial tenant space, and thirty-one (31) parking spaces on a 0.47-acre parcel located at 32513 Mission Boulevard, Assessor Parcel Nos. 076G-2760-009-07 and 076G-2760-021-00.
- 2. The developer shall assume the defense of and shall pay on behalf of and hold harmless the City, its officers, employees, volunteers and agents from and against any or all loss, liability, expense, claim costs, suits and damages of every kind, nature and description directly or indirectly arising from the performance and action of this permit.
- 3. Site Plan is approved subject to the Architectural, Civil and/or Landscape plans date stamped August 31, 2021, respectively, except as modified by the conditions listed below. Any proposal for alterations to the conditionally approved site plan and/or design that does not require a variance to any zoning ordinance standard shall be subject to review and approval by the Development Services Director or his/her designee prior to implementation. Alterations requiring a variance shall be subject to review and approval by the Planning Commission, if applicable.
- 4. The permittee, property owner or designated representative shall allow the City's staff to access the property for site inspection(s) to confirm all approved conditions have been completed and are being maintained in compliance with all adopted city, state and federal laws.
- 5. The future tenants and operators of the commercial space shall adhere to the permitted and conditionally permitted land uses of the Commercial Neighborhood (CN) zoning district within Section 10-1.1600 of the Hayward Municipal Code.
- 6. Failure to comply with any of the conditions set forth in this approval, or as subsequently amended in writing by the City, may result in failure to obtain a building final and/or a Certificate of Occupancy until full compliance is reached. The City's requirement for full compliance may require minor corrections and/or complete demolition of a non-compliant improvement regardless of costs incurred where the project does not comply with design requirements and approvals that the applicant agreed to when permits were filed to construct the project.
- 7. All outstanding fees owed to the City, including permit charges and staff time spent processing or associated with the development review of this application shall be paid in full prior to any consideration of a request for approval extensions and/or the issuance of a building permit.

- 8. If determined to be necessary for the protection of the public peace, safety and general welfare, the City of Hayward may impose additional conditions or restrictions on this permit. Violations of any approved land use conditions or requirements will result in further enforcement action by the Code Enforcement Division. Enforcement includes, but is not limited to, fines, fees/penalties, special assessment, liens, or any other legal remedy required to achieve compliance including the City of Hayward instituting a revocation hearing before the Planning Commission.
- 9. A copy of these conditions of approval shall be scanned and included on a separate, full-sized sheet(s) in the building permit plan check set.
- 10. The Planning Director or designee may revoke this permit for failure to comply with, or complete all, conditions of approval or improvements indicated on the approved plans.
- 11. The owner shall maintain in good repair all building exteriors, walls, lighting, drainage facilities, landscaping, driveways, and parking areas. The premises shall be kept clean and weed-free.
- 12. The applicant shall be responsible for graffiti-free maintenance of the property and shall remove any graffiti within 48 hours of occurrence or City notification.
- 13. The applicant shall apply for and obtain all necessary permits from the City and/or outside agencies prior to any site work.
- 14. Within 60 days of following the issuance of a building permit and prior to construction, the applicant shall install one non-illuminated "Coming Soon" sign on the project site that includes a project rendering, a project summary, and developer contact information. The sign shall be constructed of wood or recyclable composite material, be placed in a location at least ten (10) feet back from the property line, and shall not impede pedestrian, bicycle, and vehicular visibility or circulation. The sign shall be maintained in accordance with Section 10-7-709 of the Hayward Municipal Code and may be up to thirty-two (32) square feet of sign area and shall not exceed ten (10) feet in height. Sign design, size and location shall be reviewed and approved by the Planning Division prior to placement.
- 15. Mailboxes shall be installed in accordance with Post Office policy and include locking mechanisms to minimize opportunities for theft.
- 16. Property addresses will be assigned by the Development Services Department prior to issuance of a building permit.
- 17. All lighting fixtures shall incorporate a shield to allow for downward illumination. No spillover lighting to adjacent properties is permitted and all exterior lighting on walls, patios or balconies shall be recessed/shielded to minimize visual impacts.
- 18. The building colors and materials shown on the building permit plans shall match those shown on the architectural plans, color/material exhibit and/or renderings date stamped August 31, 2021. Any revision to the approved colors and materials shall be

- reviewed and approved by the Planning Division prior to the issuance of a building permit and/or prior to construction.
- 19. All vents gutters, downspouts, flashings, electrical conduits, etc. shall be painted to match the color of the adjacent material unless specifically designed as an architectural element.
- 20. All exterior and rooftop mechanical equipment shall be screened or located away from public view. Mechanical and rooftop equipment shall include, but is not limited to, electrical panels, pull boxes, air conditioning units, gas meters, and swimming pool equipment. All rooftop screening and mechanical equipment shall be shown on the project plans and be subject to final review and approval by City staff prior to the issuance of an occupancy permit. All screening shall be compatible with respect to forms and materials used on the building.
- 21. If permitted, all above-ground utility meters, air conditioners, mechanical equipment and water meters shall be enclosed within the buildings or shall be screened with shrubs and/or an architectural screen from all perspectives, unless other noise mitigation is required. All equipment shall be designed to be compatible with respect to location, form, design, exterior materials, and noise generation. The applicant shall obtain planning division review and approval prior to issuance of any permits.
- 22. No signs are approved with this project. Any signs placed on-site or off-site shall be reviewed and approved by the Planning Division and a Sign Permit application shall be required, consistent with Hayward Municipal Code Sign Ordinance requirements.
- 23. This development is subject to the requirements of the Property Developers Obligations for Parks and Recreation set forth in HMC Chapter 10, Article 16. Per HMC Section 10-16.10, the applicant shall pay impact fees. The impact fees shall be the rate that is in effect at the time of building permit issuance.
- 24. If human remains, archaeological resources, prehistoric or historic artifacts are discovered during construction or excavation, the following procedures shall be followed: Construction and/or excavation activities shall cease immediately and the Planning Division shall be notified. A qualified archaeologist shall be retained to determine whether any such materials are significant prior to resuming groundbreaking construction activities. Standardized procedure for evaluation accidental finds and discovery of human remains shall be followed as prescribed in Sections 15064.f and 151236.4 of the California Environmental Quality Act.
- 25. In accordance with Hayward Municipal Code (HMC) Section 10- 1. 3055, approval of this Site Plan Review is void 36 months after the effective date of approval unless:
 - a. Prior to the expiration of the 36-month period, a building permit application has been submitted and accepted for processing by the Building Official or his/her designee. If a building permit is issued for construction of improvements authorized by this approval, said approval shall be void two years after issuance of the building permit, or three years after approval of the application, whichever is later, unless the construction authorized by the

- building permit has been substantially completed or substantial sums have been expended in reliance on this approval; or
- b. A time extension of the approval has been granted by the Development Services Director or his/her designee, which requires that a request for an extension of this approval must be submitted in writing to the Planning Division at least 15 days prior to the expiration date of this approval.
- 26. Unless otherwise specified or approved by the Planning Director, all vacant building(s) on-site shall be demolished within six (6) months from project approval, and the site shall be returned to a "pre-development condition" which includes the capping of any utilities, the planting of sod to prevent erosion, and a 6 foot tall perimeter fence shall be erected within the required front, side and rear yards of a vacant parcel, subject to the standards set forth in Section 10-1.2735.k, Fence Regulations for Vacant Properties. In addition, the property shall be maintained in a weed-free condition and if applicable, by subject to any pre-construction or demolition mitigation required as pursuant to CEQA.
- 27. Prior to, during and following demolition of vacant structures, the property owner shall be responsible for securing and maintaining the site in accordance with HMC Chapter 4, Article 1, Public Nuisances; HMC Chapter 5, Article 7, Community Preservation and Improvement Ordinance; and the California Building Code, among other applicable regulations.
- 28. For the mixed-use development, the commercial/retail component of the project shall be under vertical construction before the issuance of a certificate of occupancy for the first residential unit and shall be completed prior to the issuance of a certificate of occupancy for the last residential unit, unless otherwise approved as part of a project's phasing plan.

Landscape:

- 29. No building permit shall be issued prior to approval of landscape and irrigation improvement plans as a part of grading permit.
- 30. A tree removal permit shall be obtained prior to the removal of any tree in addition to demolition and grading permits.
- 31. Tree shall be located a minimum of five feet from lateral service lines and driveways, a minimum of 15 feet from a light pole, and a minimum of 30 feet from the face of a traffic signal, or as otherwise specified by the City.
- 32. Root barriers shall be installed linearly against the paving edge in all instances where a tree is planted within seven feet of pavement or buildings, and as recommended by the manufacturer.
- 33. All above ground mechanical equipment shall be screened from the street with five-gallon shrubs.
- 34. Landscape Maintenance:

- a. Landscaping shall be maintained in a healthy, weed-free condition at all times and shall maintain irrigation system to function as designed to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides, which contribute pollution to the Bay.
- b. The owner's representative shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30% dieback) shall be replaced within ten days of the inspection.
- c. Three inches deep mulch should be maintained in all planting areas. Mulch shall be organic recycled chipped wood in the shades of Dark Brown Color and the size shall not exceed one and one-half (1-1/2)-inch diameter. The depth shall be maintained at three inches deep.
- d. All nursery stakes shall be removed during tree installation and staking poles shall be removed when the tree is established or when the trunk diameter of the tree is equal or larger to the diameter of the staking pole.
- e. All trees planted as a part of the development as shown on the approved landscape plans shall be "Protected" and shall be subjected to Tree Preservation Ordinance. Tree removal and pruning shall require a tree pruning or removal permit prior to removal by City Landscape Architect.
- f. Any damaged or removed trees without a permit shall be replaced in accordance with Tree Preservation Ordinance or as determined by City Landscape Architect within the timeframe established by the City and pursuant to the Municipal Code.
- g. Irrigation system shall be tested periodically to maintain uniform distribution of irrigation water; irrigation controller shall be programed seasonally; irrigation system should be shut-off during winter season; and the whole irrigation system should be flushed and cleaned when the system gets turn on in the spring.

Engineering:

- 35. The property owner shall dedicate right-of-way to the City of Hayward to locate the entire sidewalk curb ramp at the intersection of Lexington Ave and Mission Blvd within the public right-of-way in accordance with Municipal Code Section 10-4.45.
- 36. Developer shall secure the required Street Encroachment and/or Grading Permit prior to the issuance of any Building Permits associated with the project. Plans for the City's permit(s) shall include details for required grading, material stockpiling, earth retaining structures, drainage, utility service connections, stormwater pollution prevention measures, landscape and lighting improvements, improvements in the street right-of-way and other details complying with the Planning approval and necessary to develop the project site.
- 37. In addition to aforementioned general requirements, the project plans must provide details for the following:
 - a. Any unused driveway or portion thereof shall be replaced with concrete curb, gutter and sidewalk. The color and form of new improvements shall match adjoining improvements.

- b. Existing street pavement area with multiple excavations less than twenty feet apart shall be ground down and repaved with a minimum two-inch thick hotmix asphalt concrete.
- c. Existing overhead electric and telecommunication utilities across the project frontages on Mission Boulevard and Lexington Avenue shall be replaced with underground facilities.
- d. All new utility service connections to the project shall be installed underground.
- 38. All plans and their related design studies and details shall be prepared by or under the direction of the State licensed and qualified professionals and shall comply with Chapter 10, Article 8 of the Hayward Municipal Code and the current City Standard Details, available online.
- 39. Structural calculations and details prepared by a licensed civil or structure engineer are required for all earth retaining structures greater than four-feet in height (top of wall to bottom of footing) and shall be reviewed and approved by the Building Division of the Development Services Department.
- 40. The project shall not block runoff from, or augment runoff to, adjacent properties. The developer shall be required to mitigate augmented runoff to maintain post-development site discharge rates to less than or equal to pre-development discharge rates to the satisfaction of the City Engineer.
- 41. The Alameda County Flood Control and Water Conservation District's Hydrology and Hydraulics Criteria Summary shall be used to design the storm drain system. On site drainage shall be collected and conveyed to public drainage system as per plans approved by the City Engineer. The storm drainage system shall be designed to convey a 10-year storm event.
- 42. Drainage plans should include all proposed underground pipes, building drains, area drains and inlets. All building sites shall be graded to slope away from the building foundations per California Building Code, Chapter 18, Section 1804.3 Site Grading or as required by the Soils Engineer. On-site collector storm drains shall be sized to minimize potential for blockages. Storm drains shall be designed to prevent standing water.
- 43. The On-site storm conveyance and treatment systems shall be owned and maintained by the property owner.
- 44. The project's Stormwater Control Plan and updated Stormwater Requirements Checklist shall be submitted and shall show, at a minimum, drainage management areas, location and details of all treatment control measures and site design measures, and numeric sizing calculations in conformance with Alameda County Clean Water Program C3 design guidelines.
- 45. Developer shall comply with the pre-construction and post-construction requirements of the Municipal Regional Permit (MRP). The project shall also include erosion control measures to prevent soil, dirt, debris and contaminated materials from entering the

- storm drain system, in accordance with the regulations outlined in the ABAG Erosion and Sediment Control Handbook.
- 46. All existing public utilities shall be protected in place and if necessary, relocated as approved by the utility owner. No permanent structure is permitted within City easements and no trees or deep-rooted shrubs are permitted within City utility easements, where the easement is located within landscape areas.
- 47. Prior to start of any work within public right of way or City easement, the developer shall secure the required City permit and notify the Supervising Construction Inspector in the City's Public Works Department.
- 48. Construction Stormwater Management: Developer shall be responsible for the preventing the discharge of pollutants and sediments into the street and/or the public storm drain system from the project site during construction in accordance with the Hayward Municipal Code Section 11-5.19-11-5.19 of. Projects proposed for construction between October 1st and April 30th, must have an erosion and sedimentation control program approved, and implemented to the maximum extent possible, prior to the start of any land disturbing activity. Trash and debris must be adequately contained at all times. Such measures shall be maintained during the project's construction period. Violations or other noncompliance with stormwater management measures may result in the project being shut down, including any building permit activity, until full compliance with stormwater management requirements is achieved.
- 49. Construction Damage: The Developer shall remove and replace curb, gutter, sidewalks, driveways, signs, pavement, pavement markings, etc. damaged during construction of the proposed project prior to issuance of the Final Construction Report by the City Engineer. Damaged pavement surfaces shall be repaired or resurfaced as required by the City Engineer. Unused driveways or unused portions thereof shall be removed and replaced with curb, gutter and sidewalk per City standards.
- 50. Prior to occupancy of any unit, all required rights-of-way shall be dedicated and public and private improvements, including their punch list items, must be compete.
- 51. Prior to final inspection and issuance of final certificates of occupancy, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Public Works Director and Development Services Director or his/her designees.
- 52. Post Construction Stormwater Maintenance: The property owner(s) shall enter into the City's standard "Stormwater Treatment Measures Maintenance Agreement" as prepared by the City. The Maintenance Agreement shall be recorded with the Alameda County Recorder's Office to ensure that the maintenance responsibility for private treatment control and site design measures is bound to the property in perpetuity.
- 53. Final Engineer's Report: Prior to the issuance of any Certificate of Occupancy, The Engineer of Record shall submit a confirming letter that all grading, drainage, and engineering components of the project have been performed in conformance with the approved plans and specifications.

54. As-Built Records: As-built records of site grading and improvements completed by the property owner shall be provided to the City Engineer on electronic media in AutoCAD and pdf formats.

Transportation:

- 55. Applicant shall submit the following items as part of Improvement Plans to Public Works-Transportation for review prior to issuance of Building Permits:
 - a. An on-site and off-site (fronting City right-of-way) Signing and Striping Plan in accordance with Caltrans' latest Standard Plans (refer to Caltrans Standard Plans Sheet A90A for more information on marking complaint disabled stalls).
 - b. A Photometric Plan, refer to Hayward's Standard Plans Sheet SD-120 for roadway lighting criteria, link: https://www.hayward-ca.gov/documents/hayward-standard-detail
 - c. Turning Analysis using the largest vehicle expected on-site (typically a delivery vehicle) using AutoTurn software. Turning Analysis shall not depict vehicles backing into public streets/right-of-way.
- 56. Applicant shall install curb ramp to access building lobby. Curb ramp shall be located adjacent to the Accessible Parking Space in the Parking Garage. This item shall be shown on Improvement Plans.
- 57. Applicant shall provide Accessible Pedestrian Pathway from sidewalk on Lexington to the Parking Garage. This item shall be shown on Improvement Plans.
- 58. Applicant shall add Type "A" curb ramps at the driveways on Lexington and Mission. This item shall be shown on Improvement Plans.
- 59. Upon review of Improvement Plan(s) and required item(s) listed above by Public Works-Transportation, Applicant shall modify Improvement Plan(s) to address any deficiency(ies) or item(s) identified by Public Works-Transportation staff, to the satisfaction of the Public Works Director or his/her deisgnee, prior to issuance of Building Permit(s).

Building:

- 60. The project shall be designed by a registered design professional (architect or engineer). We strongly recommend that for multi-family residential projects, the design team should consist of both an architect with experience in multi-family construction and an engineering team for site and structural issues. The drawing quality does demonstrate a level of knowledge required for the architectural aspects of the project that we would normally expect for a project of this size and scope.
- 61. The proposed project shall conform to the Hayward Reach Code. This local regulation modifies the CA Energy Code to prohibit or reduce natural gas use in most new buildings. The reach code also expands CalGreen's requirements for EV charging infrastructure.

62. The project shall apply for a building permit and conduct the associated plan review process. Additional comments will be provided during that review.

Utilities (Water and Sewer):

- 63. The developer shall install reduced-pressure backflow prevention assemblies on each irrigation and non-residential domestic water meter, per Standard Detail 202. Backflow preventions assemblies shall be at least the size of the water meter or the water supply line on the property side of the meter, whichever is larger.
- 64. Water meters must be located a minimum of two feet from top of the driveway flares as per City Standard Detail 213 thru 218.
- 65. Water mains and services, including the meters, must be located "at least 10 feet horizontally from and one foot vertically above, any parallel pipeline conveying untreated sewage, ..." (such as a sanitary sewer lateral) per the current California Waterworks Standards, Title 22, Chapter 16, Section 64572.
- 66. All sewer mains and appurtenances shall be constructed in accordance to the City's "Specifications for the Construction of Sewer Mains and Appurtenances (12" Diameter or Less)," latest revision at the time of permit approval. Sewer cleanouts shall be installed on each sewer lateral at the connection with the building drain, at any change in alignment, and at uniform intervals not to exceed 100 feet. Manholes shall be installed in the sewer main at any change in direction or grade, at intervals not to exceed 400 feet, and at the upstream end of the pipeline.

Solid Waste & Recycling:

- 67. Staff will be responsible for staging all waste containers (landfill, recycling, and organics) on Lexington Avenue for waste collection on collection days. The containers cannot be placed at the curb any earlier than 6:00 a.m. the day before scheduled collection and are required to retrieve them no later than midnight the days the containers are emptied.
- 68. The City requires that construction and demolition debris be recycled per certain ordinance requirements. Submittal of the Debris Recycling Statement is required at the time of your building permit. The form can also be found at http://www.hayward-ca.gov/services/city-services/construction-and-demolition-debris-disposal. You may also visit Hayward's Green Halo webpage and create a waste management plan instead of filling in the Debris Recycling Statement.

Housing:

69. This development is subject to the requirements of the Affordable Housing Ordinance set forth in Chapter 10, Article 17 of the Hayward Municipal Code. The developer shall comply with the affordable housing requirements as reflected in the final Affordable Housing Plan on file with the Housing Division and detailed per Section 10-17.510 Affordable Housing Plan. No building permit(s) will be issued for any non-City restricted units in the Project until permits for all affordable units have been obtained or are obtained simultaneously. No Certificate(s) of Occupancy will be issued for any

- non-City restricted units in the Project until Certificate(s) of Occupancy for all affordable units have been obtained or are obtained simultaneously.
- 70. Pursuant to Hayward Municipal Code Sections 10-17.515 and 10-17.525, the developer shall enter into and record against the property an Affordable Housing Agreement that includes all elements set forth in the Affordable Housing Ordinance and the final Affordable Housing Plan on file with the Housing Division, prior to the approval of a final map or issuance of the first building permit, whichever occurs first. Additional rental or resale restrictions, deeds of trust, option agreements and/or other documents acceptable to the City Manager or designee shall be recorded.

Fire Prevention:

- 71. When buildings or portion of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access, fire apparatus roads shall have unobstructed width of 26 feet in the immediate vicinity of the building. At least one of the required access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building.
- 72. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet.
- 73. Fire apparatus access roads shall be designed and maintained to support the imposed load of fire apparatus 75,000 lbs. and shall be surfaced to provide all-weather driving capability.
- 74. The current edition of the California Fire Code (CFC) requires at least two means access to the building when a building exceed 30 feet or three stories. The plan shows two separate stairwells accessible to the entire building.
- 75. Double-streamer fire hydrants should be provided in accordance with Hayward Fire Code and local Ordinance. The maximum spacing between hydrants should not exceed 300 feet. The distance from any point of access road to a fire hydrant should not exceed 150 feet.
- 76. Fire hydrants shall be Double Steamer Hydrant (Clow Valve Co. Model 865 with one two and one-half inch (2-1/2") outlet & two four and one-half inch (4-1/2") outlets). Blue reflective fire hydrant blue dot markers shall be installed on the roadways indicating the location of the fire hydrants. Vehicular protection may be required for the fire hydrants.
- 77. New fire hydrants shall be placed at least 50 feet from the building to be protected. Where it is not feasible to place them at that distance, they may be in closer proximity in approved locations by the AHJ.
- 78. An underground fire service line serving NFPA 13 sprinkler system(s) shall be installed in accordance with NFPA 24 and the Hayward Public Work Department SD-204. Water

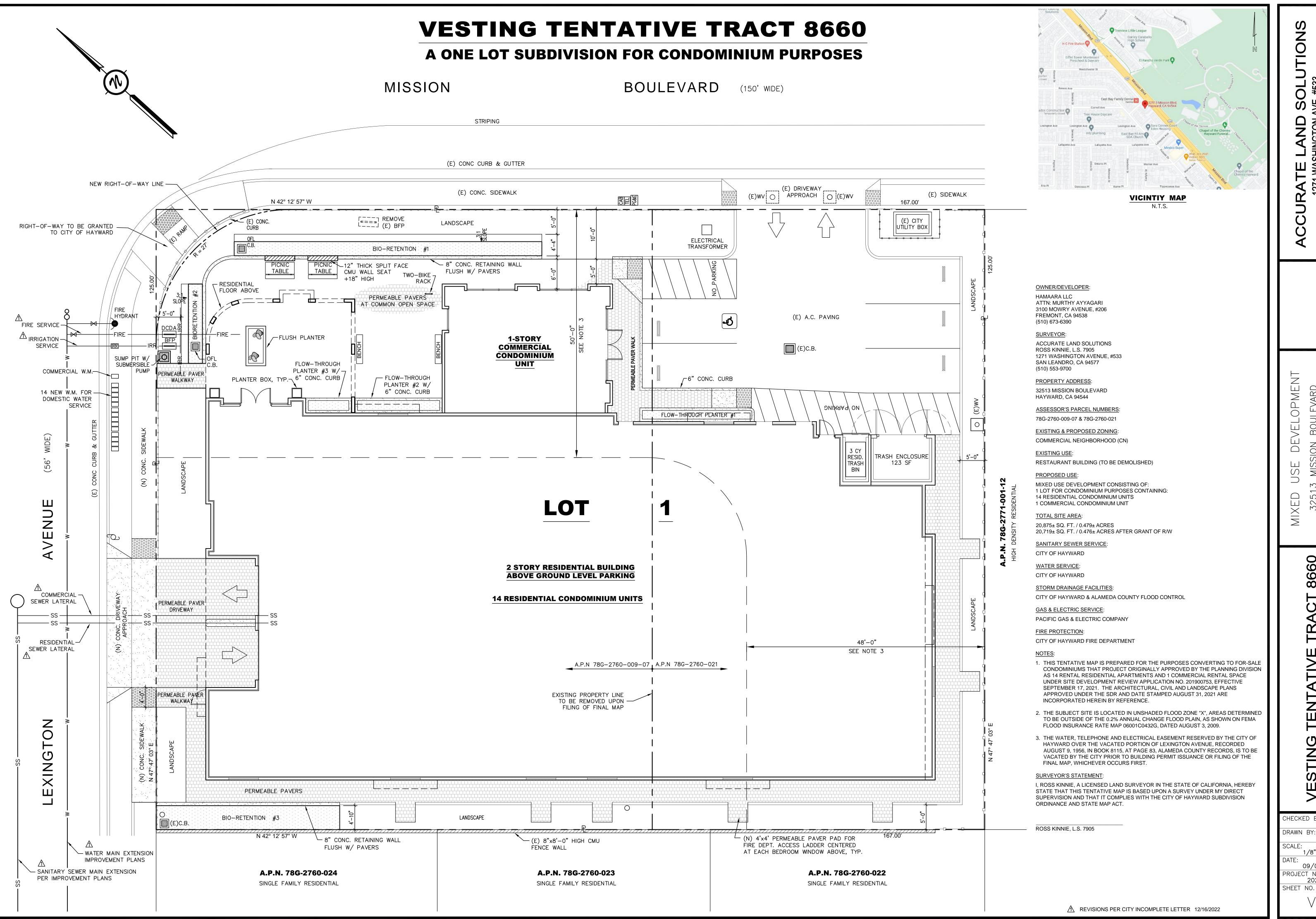
- meter shall be minimum of four-inch for a (NFPA 13) commercial grade system. (Deferred Submittal)
- 79. An automatic fire sprinkler system shall be designed and installed conforming to NFPA 13 Standards. A separate fire permit is required for the fire sprinkler system installation. A State Licensed C-16 Fire Sprinkler Contractor shall be responsible for the fire sprinkler system installation. (Deferred Submittal)
- 80. A maximum static pressure of 80 PSI should be used when test data indicates higher pressures. Residual pressures used in the calculation should also be adjusted accordingly.
- 81. A manual fire alarm system is required for the (R2) building onsite. Fire alarm system shall be installed by a licensed C10 contractor. (Deferred Submittal)
- 82. Single and multiple station smoke alarms are required per the current edition of the CFC.
- 83. Standpipe system is required for buildings (3) stories or more per HFD Ordinance. Installation of standpipe system shall conform to NFPA 14 Standards. (Deferred Submittal)
- 84. The number and distribution of fire hydrants shall be provided in accordance the California Fire Code and Local Ordinances.

Hazardous Materials:

- 85. The Hayward Fire Department Hazardous Materials Division has reviewed the following document: Phase I Environmental Site Assessment, Mission Boulevard Property, 32513 Mission Boulevard, Hayward, CA 94544", California" by Enviro Assessment, PC, dated September 27, 2019. The report indicates historic agricultural and commercial uses on the project site with businesses that used hazardous materials on adjoining site that have had regulatory clean up oversight. As a condition of approval, the applicant shall provide environmental screening clearance from the Alameda County Department of Environmental Health's Local Oversight Program (LOP). The LOP contact, Paresh Khatri, can be reached at (510) 567-6700 or (510) 777-2478. Clearance from the LOP will ensure that the proposed residential project meets development investigation and cleanup standards, including if necessary, any clearance stipulations, such as a deed restriction or the need for any groundwater/soil vapor/soil management plan. LOP clearance shall be submitted to the Hayward Fire Department's Hazardous Materials Office, the City of Hayward Planning Division and City of Hayward Public Works/Engineering Division prior to issuance of any grading and building permits.
- 86. Environmental Documentation associated with the evaluation, investigation and/or clearance of this site shall be provided in an electronic format to the City of Hayward Fire Department and Planning Division prior to the issuance of the Building or Grading Permit.

- 87. Prior to grading, structures and their contents shall be removed or demolished under permit in an environmentally sensitive manner. Proper evaluation, analysis and disposal of materials shall be done by an appropriate professional(s) to ensure that hazards posed to development construction workers, the environment, future uses, and other persons are mitigated.
- 88. Any wells, septic tank systems and other subsurface structures shall be protected and removed properly to minimize threats to the health and safety of the development construction workers, future residents, or the environment. These structures shall be documented and removed under permit from the appropriate regulatory agency when required.
- 89. If hazardous materials/wastes or their containers are discovered during grading/construction, the Hayward Fire Department shall be immediately notified at (510) 583-4910.
- 90. If found on the property, underground vessels and/or structures shall be removed under an approved plan filed with the Hayward Fire Department (HFD) and appropriate samples shall be taken under the direction of a qualified consultant to ensure that contamination has not occurred to soil or groundwater. A follow-up report shall be required to be submitted to document the activities performed and any conclusions. Below are specific requirements on each.
 - a. Underground storage tank and associate piping: An approved removal plan, including appropriate sampling, a Hayward Fire Department permit for the removal, and follow-up report is required.
 - b. Oil Water Separators: An approved plan, including appropriate sampling, and follow-up report is required.
 - c. Hydraulic Lifts: An approved plan, including appropriate sampling, and follow-up report is required.
- 91. During grading and construction hazardous materials and hazardous waste shall be properly stored, managed, and disposed.
- 92. Depending on the quantity and types of storage of hazardous materials/waste, an annual hazardous materials permit may be required associated with the development or potentially any onsite tenants. Specific information will need to be submit at the time of building permits for the development that include, but are not limited to:
 - a. Elevators Any oil storage associated with hydraulic elevators system
 - b. Fire Pumps Any diesel associated with fire pumps.
 - c. Maintenance Any hazardous materials associated with maintaining the properties.
 - i. Maintenance Supplies such as cleaning supplies, paints, lubricant, gas/diesel, etc.
 - ii. Collection of hazardous waste from residence, garbage collection or illegal dumping on the property

d. Future Commercial Use – Per discussion with the owner of the property there will be only one commercial tenant proposed for the project. The owner has identified that a dental office is being proposed with only limited to no hazardous materials use or storage. As part of the building permits process the applicant shall provide adequate information associated with the use or storage of hazardous materials/waste for evaluation and approval by the Hayward Fire Department to ensure adequate conditions are met. Additionally, any medical waste generated shall meet the requirements of the Alameda County Environmental Health Department's, Medical Waste Division for the storage and disposal of such waste as well as other applicable regulations.



CHECKED BY: DRAWN BY:

1/8"=1'-0" PROJECT NO.

MIXED USE PROJECT 32513 MISSION BLVD., HAYWARD, CA 94544



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GENERAL NOTES PROJECT DATA SHEET INDEX ADDRESS 32513 MISSION BLVD. GENERAL NOTES, PROJECT DATA, SHEET INDEX HAYWARD. CA 94544 MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE MINIMUM 078G-2760-009-07 & 078G-2760-021 REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, 2019 EDITION, INTERNATIONAL BUILDING CODE, 2018 EDITION, ZONING CALIFORNIA MECHANICAL CODE 2019 EDITION (2018 UMC) A1.2 SITE PLAN **EXISTING USE RESTAURANT** 2019 EDITION (2018 UPC) CALIFORNIA PLUMBING CODE A2.1 CALIFORNIA ELECTRICAL CODE 2019 EDITION (2017 NEC) MIXED USE **NEW USE:** CALIFORNIA FIRE CODE 2019 EDITION **OCCUPANCY TYPE:** R-2, B, S-2 A2.2a CALIFORNIA ENERGY CODE 2019 EDITION A2.3 CONSTRUCTION TYPE V-A CALIFORNIA GREEN BUILDING CODE 2019 EDITION A3.1 ELEVATIONS AS AMENDED BY STATE OF CALIFORNIA AND THE CITY OF HAYWARD. FIRE SPRINKLER YES A3.2 **ELEVATIONS** LOT AREA: THE CONTRACTOR SHALL VERIFY EXISTING JOB CONDITIONS, REVIEW ALL 20,875 sf A4.1 DRAWINGS AND SPECIFICATIONS AND VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. GROSS RESIDENTIAL SQUARE FOOTAGE: ANY DEVIATIONS BETWEEN DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION C1 UNIT CONDITIONED SPACE BALCONIES OF THE ARCHITECT/ENGINEER PRIOR TO SUBMITTING BID PROPOSAL. 2.1 C1.2 THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR PROJECT SITE = 906 = 38 C2 CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL $1304 \times 2 = 2608$ $72 \times 2 = 144$ PERSONS AND PROPERTY. 2.3, 3.3 $1496 \times 2 = 2992$ $144 \times 2 = 288$ THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING EXISTING 2.4, 3.4 $1378 \times 2 = 2756$ $70 \times 2 = 140$ C5 UTILITIES, AS WELL AS PROTECTING, AND/OR REPAIRS IF NEEDED DUE TO 2.5, 3.5 $72 \times 2 = 144$ $1304 \times 2 = 2608$ DAMAGE WHILE ON SITE. 2.6, 3.6 $1304 \times 2 = 2608$ $72 \times 2 = 144$ 2.7. 3.7 $1337 \times 2 = 2674$ $70 \times 2 = 140$ IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE L3 2ND FLOOR UNITS TOTAL = 8953 sfBRACING, SHORING, AND SUPPORT OF ALL TEMPORARY CONSTRUCTION, PLANTING EXISTING CONSTRUCTION, AND PARTIALLY COMPLETED PORTIONS OF THE 3RD FLOOR UNITS TOTAL = 9029 sfWORK; FOR ALL LOADS DURING CONSTRUCTION INCLUDING WIND AND EARTHQUAKE FORCES, AND UNBALANCED FORCES DUE TO CONSTRUCTION 2ND FLOOR AREA 10,747 sf BALCONIES 538 SEQUENCES. SUCH BRACING, SHORING, AND SUPPORT SHALL INSURE THE BALCONIES <u>538</u> 3RD FLOOR AREA <u>10,747</u> sf SAFETY OF THE STRUCTURE AND ALL PERSONS WHO COME IN CONTACT 21,494 sf 1076 sf WITH THE PROJECT. DIMENSIONS SHOWN ARE TYPICALLY TO THE FACE OF STUD FRAMING OR 10,340 sf 1ST FLOOR AREA TO THE FACE OF CONCRETE UNLESS OTHERWISE NOTED. COMMERCIAL FLOOR AREA 853 sf LOT COVERAGE: MAIN ROOF + PROJECTED BALCONIES = 11.272 sf COMMERCIAL ROOF DECK = 884 sf COVERED WALKWAY = 88 sf TRASH ENCLOSURE = 123 sf= 12,367 sfTOTAL COVERED AREA

SCOPE OF WORK, VICINITY MAP, PARKING ANALYSIS, FIRE DEPARTMENT NOTES, SYMBOLS AND ABBREVIATIONS SITE DEMOLITION PLAN FIRST FLOOR PLAN SECOND FLOOR PLAN AFFORDABLE HOUSING UNIT PLAN THIRD FLOOR PLAN CROSS SECTIONS GENERAL NOTES, ABBREVIATIONS, AND LEGEND DRAINAGE MANAGEMENT AREA SCHEDULES DRAINAGE MANAGEMENT AREA SCHEDULES GRADING AND PAVING PLAN DRAINAGE PLAN UTILITY AND OUTDOOR LIGHTING PLAN POLLUTION CONTROL LANDSCAPE DESIGN DEVELOPMENT PLAN COMMON OPEN SPACE ENLARGEMENT TREE MITIGATION HYDROZONE & IRRIGATION PLAN IRRIGATION DETAILS IRRIGATION DETAILS

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CLIENT

SK DEVELOPMENT 32513 Mission Blvd. Hayward, CA 94544

PROJECT

MIXED USE PROJECT

32513 MISSION BLVD. HAYWARD, CA 94544

STAMP

SHEET

DATE:

SCALE:

DRAW:

GENERAL NOTES

& ABBREVIATIONS

ISSUED FOR: PLANNING APPROVAL

AS NOTED

7/721

KRM

SHEET INDEX, SYMBOLS

PROJECT DATA

VICINITY MAP

SCOPE OF WORK SYMBOLS & ABBREVIATIONS

= 59.2% < 90%

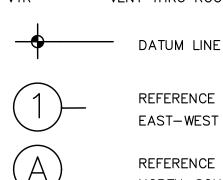
THE PURPOSE OF THESE DESIGN DOCUMENTS IS TO CONSTRUCT ONE 1-STORY COMMERCIAL UNIT, AND A 2-STORY, 14 UNIT APARTMENTS ABOVE ENCLOSED PARKING GARAGE.

LOT COVERAGE = 12,367/20,875

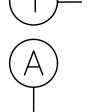
PARKING ANALYSIS

. ALL DEVELOPMENTS ON THE PARCEL ARE REQUIRED TO COMPLY WITH ALL APPLICABLE REQUIREMENTS SET FORTH IN CHAPTER 7 OF THE 2019 CALIFORNIA BUILDING CODE.	NO. OF PARKING REQUIRED: RESIDENTIAL:
P. FIRE SPRINKLERS CONFORMING TO NFPA13 STANDARDS ARE REQUIRED FOR THE NEW MIXED USE BUILDING. WATER METERS SHALL BE SIZED TO MEET FIRE SPRINKLER DEMAND REQUIREMENTS.	(2) STUDIOS = $1 \times 2 = 2$ (8) 2 BEDROOM = $2.1 \times 8 = 16.8$ (4) 3 BEDROOM = $2.1 \times 4 = 8.4$ COMMERCIAL OFFICE:
ALL DRIVEWAYS AND APPROACHES ARE FIRE LANES. NO PARKING OR OTHER OBSTRUCTIONS ARE PERMITTED WITHIN THE DRIVEWAY, EXCEPT WHERE SUCH HAS BEEN APPROVED.	853 SF / 200 = 4.265 $SUBTOTAL = 31.465$ $BIKE PARKING CREDIT = -1$
H. IF THE PERMANENT DRIVEWAY IS NOT INSTALLED PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION, A TEMPORARY ALL-WEATHER ACCESS ROAD MEETING THE APPROVAL OF THE FIRE DEPARTMENT SHALL BE PROVIDED.	TOTAL = 30.465 ROUNDED UP TO 31 NO. OF PARKING PROVIDED: COVERED PARKING = 26 OPEN PARKING = 5
6. FIRE DEPARTMENT REVIEW AND APPROVAL OF SITE AND BUILDING PLANS FOR THE NEW MIXED USE BUILDING IS	TOTAL $= 31$

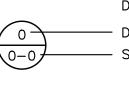
EXISTING F.O.S. FACE OF STUD R.O. ROUGH OPENING RWL RAIN WATER LEADER SEE STRUCTURAL DRAWINGS S.S.D. S.A.D. SEE ARCHITECTURAL DRAWINGS S.C. SOLID CORE SLD SLIDING T.O. TOP OF UNLESS NOTED OTHERWISE U.N.O. VENT THRU ROOF DATUM LINE



REFERENCE LINE



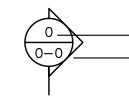
REFERENCE LINE NORTH-SOUTH



DETAIL REFERENCE — DETAIL NUMBER - SHEET NUMBER

SECTION NUMBER

SHEET NUMBER

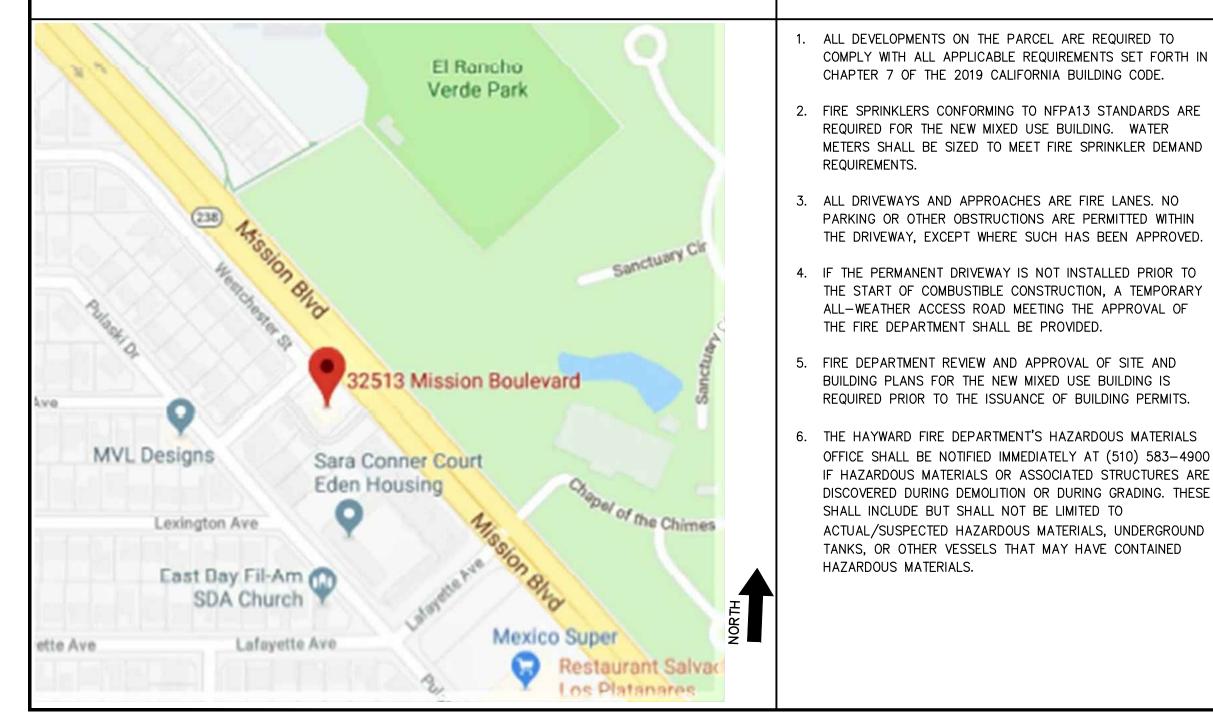


CHECK: JOB No. SCE-17017 SECTION REFERENCE

REVISIONS

DESIGN: AJS

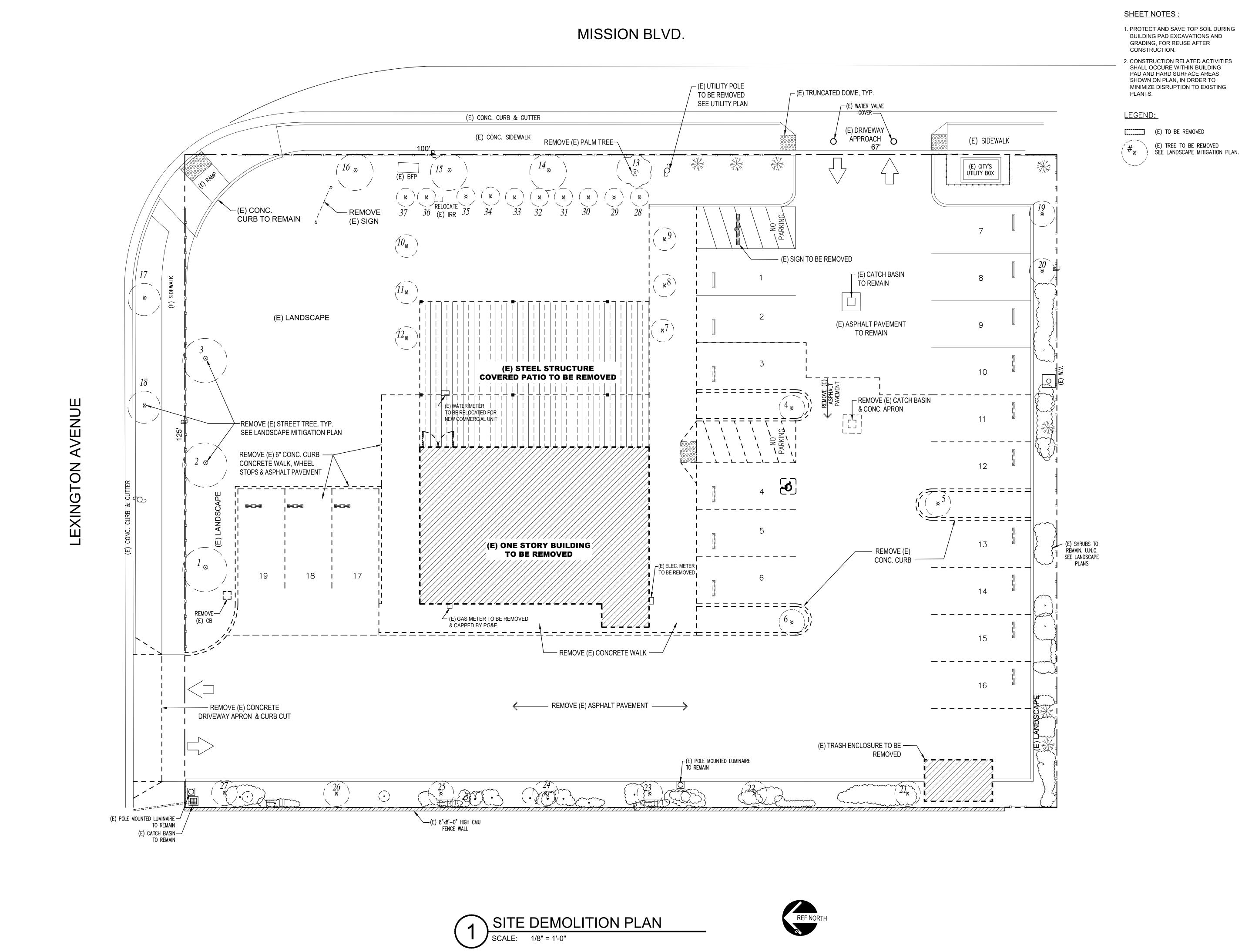
SHEET:



FIRE DEPARTMENT NOTES

ACTUAL/SUSPECTED HAZARDOUS MATERIALS, UNDERGROUND

VICNITY MAP



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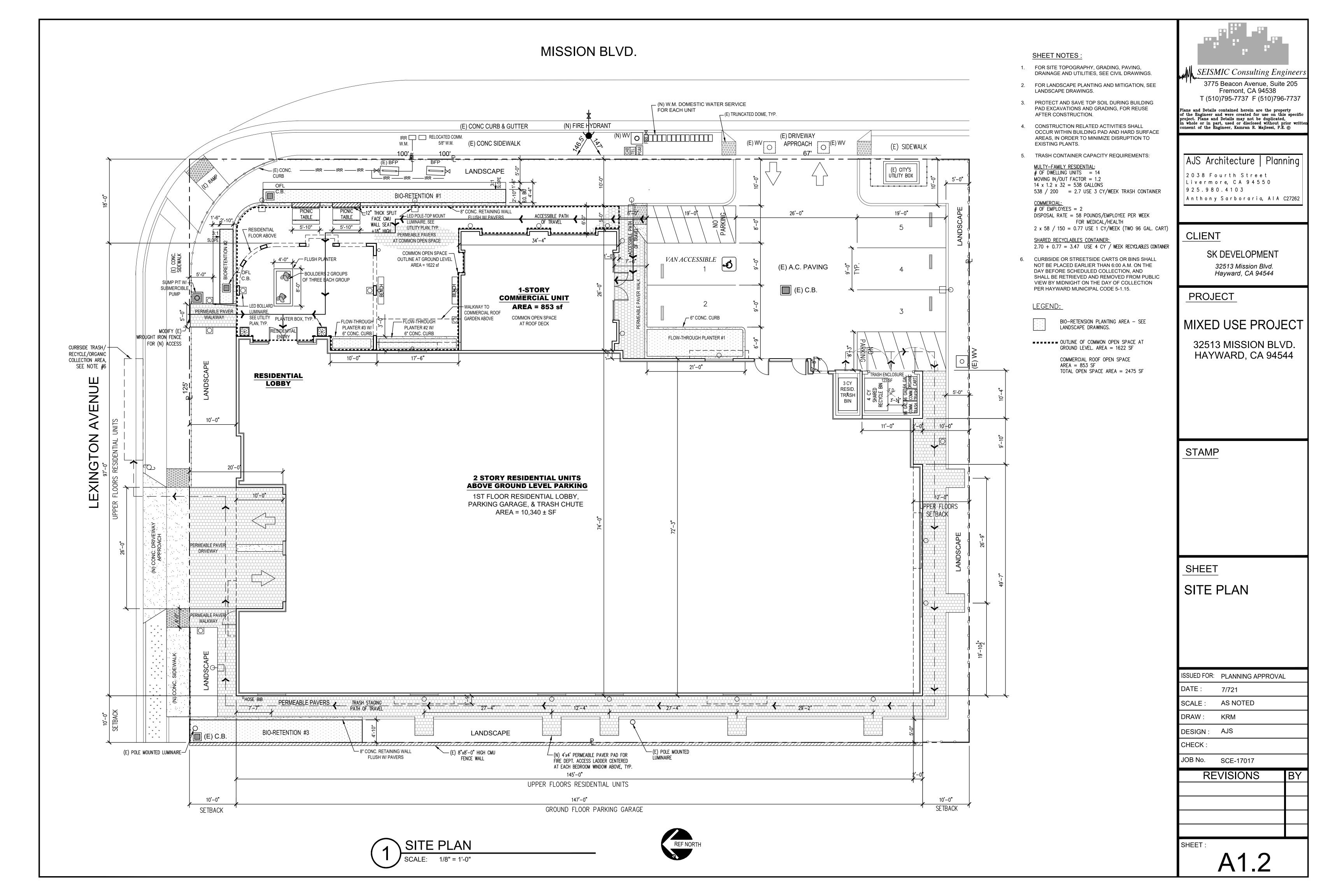
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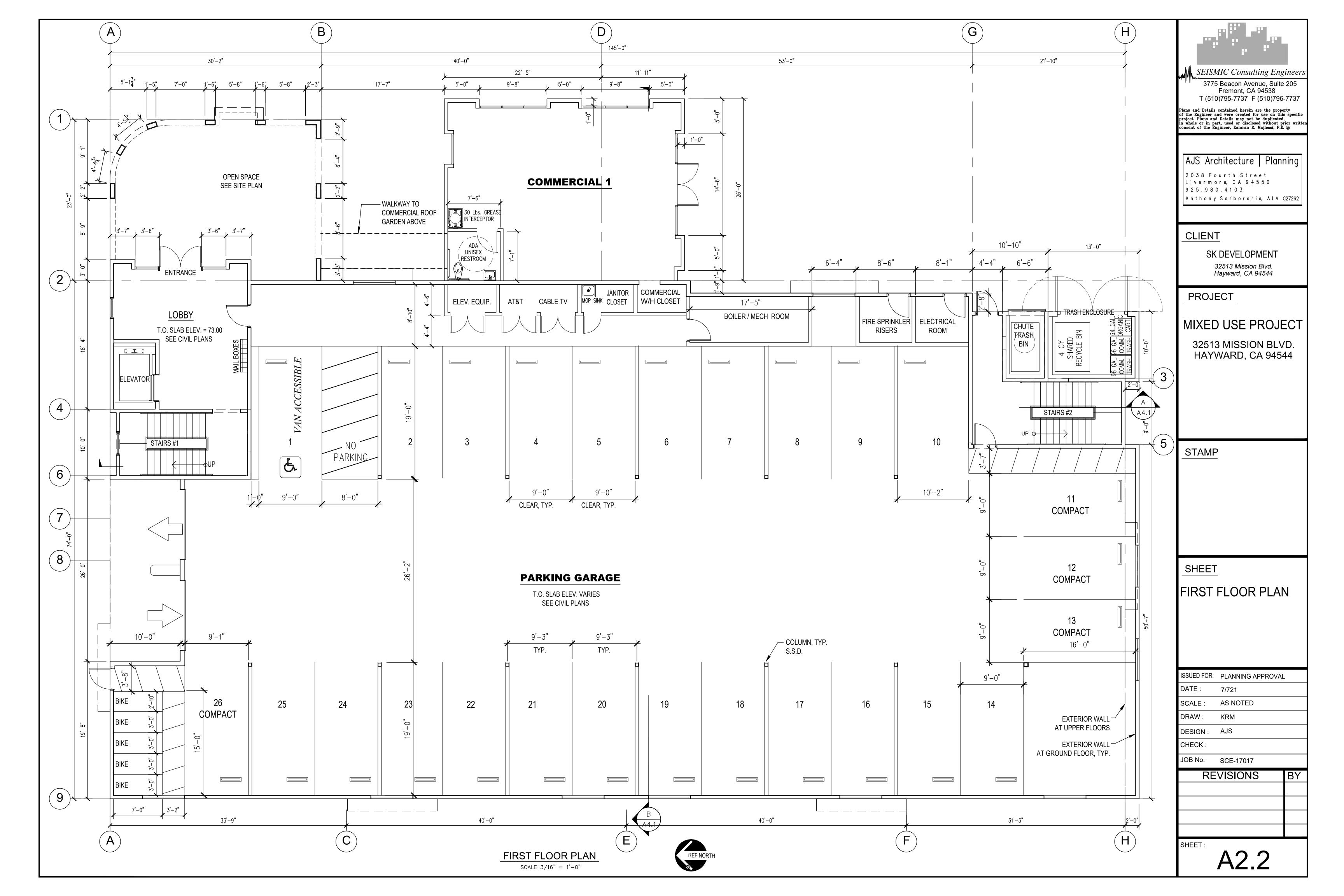
SITE DEMOLITION PLAN

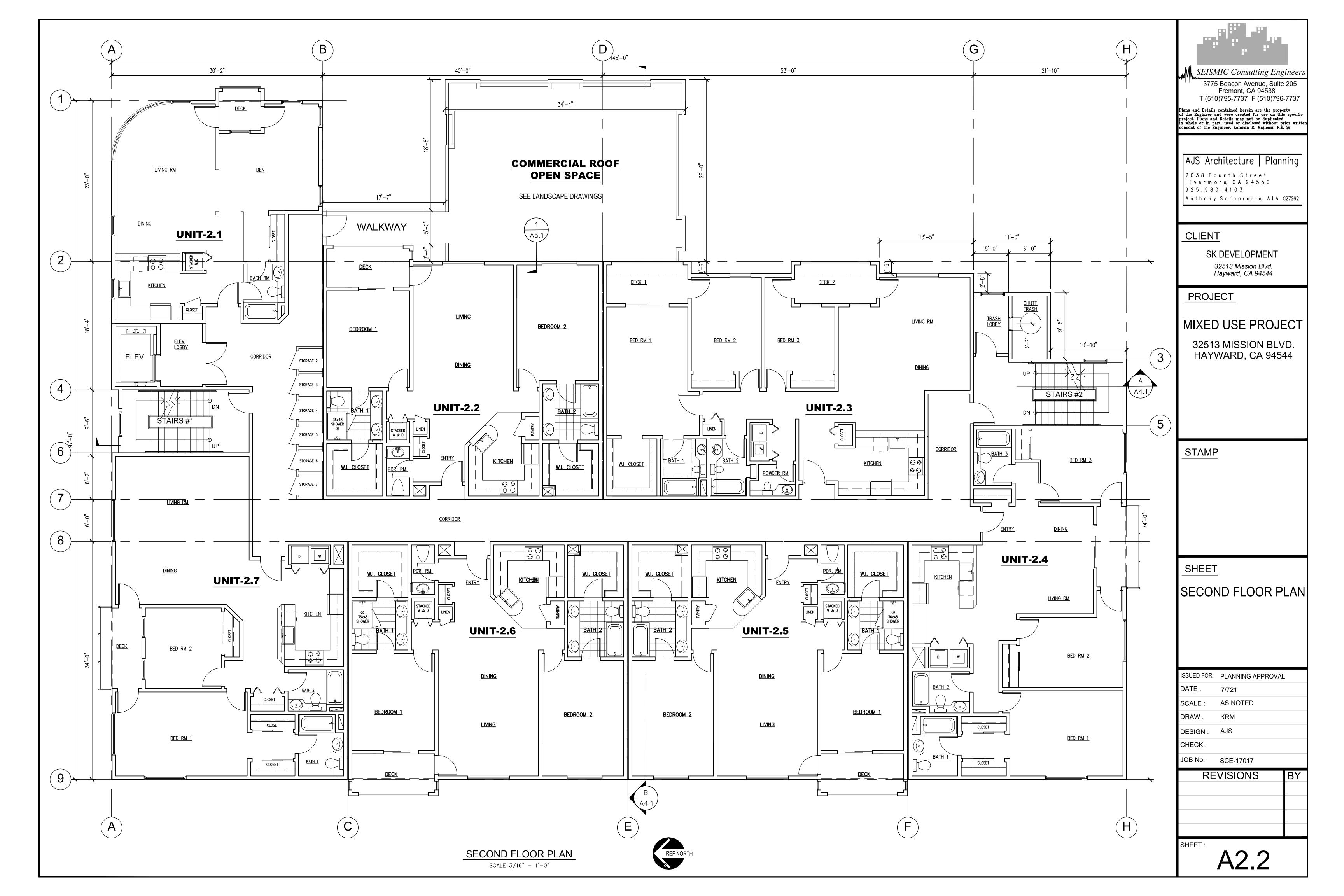
ISSUED FOR: PLANNING APPROVAL 7/721 AS NOTED SCALE: DRAW: KRM DESIGN: AJS CHECK: JOB No. SCE-17017

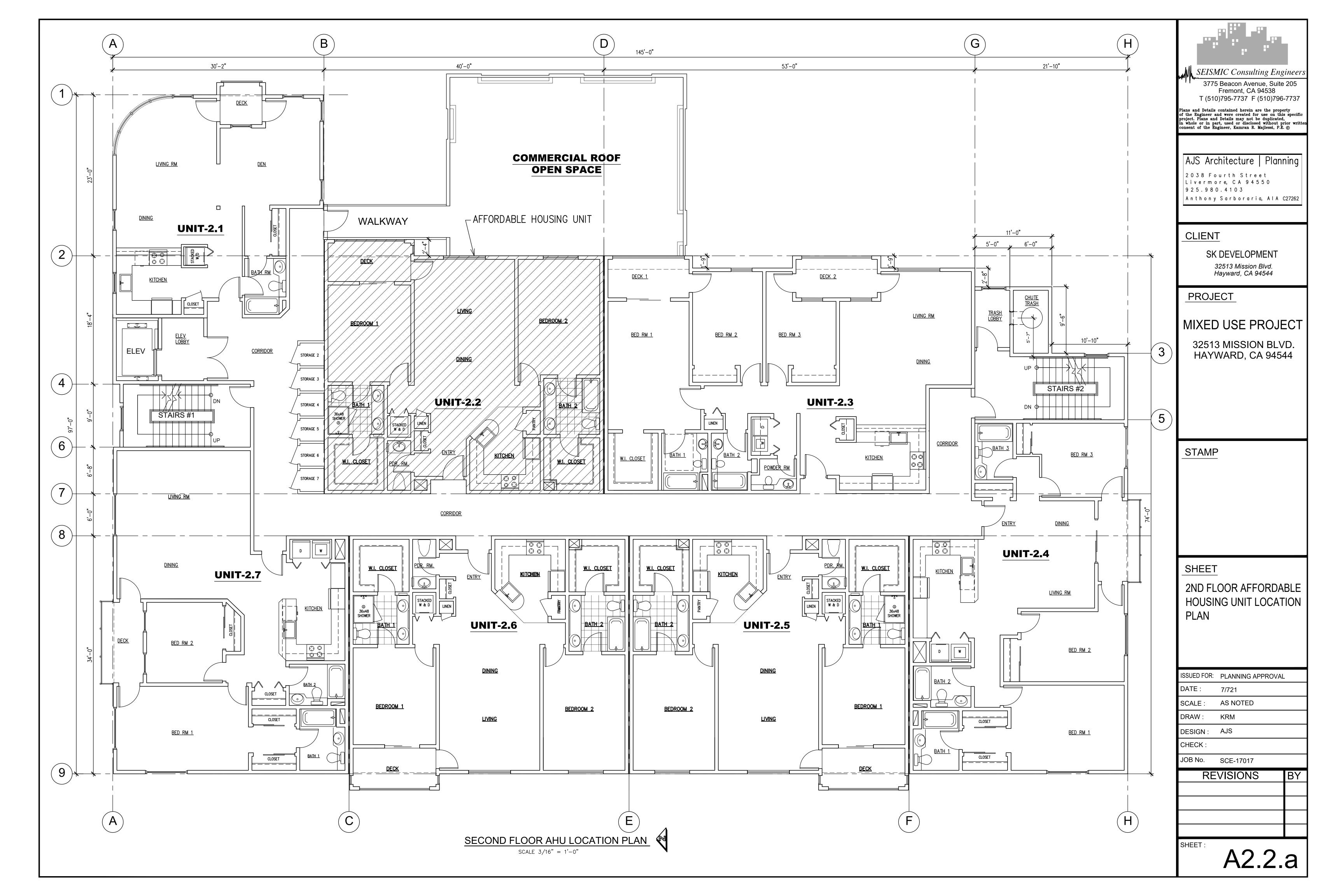
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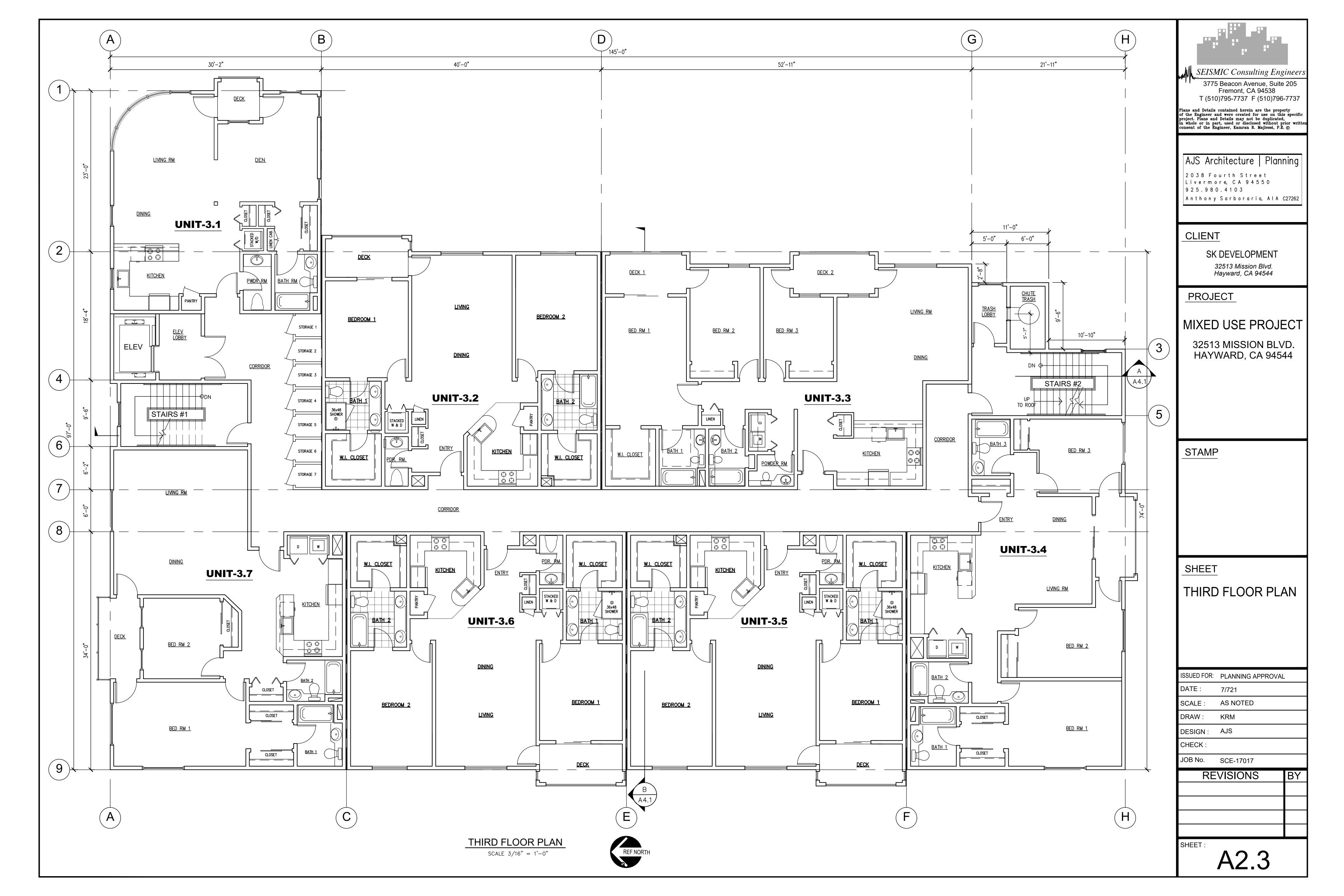
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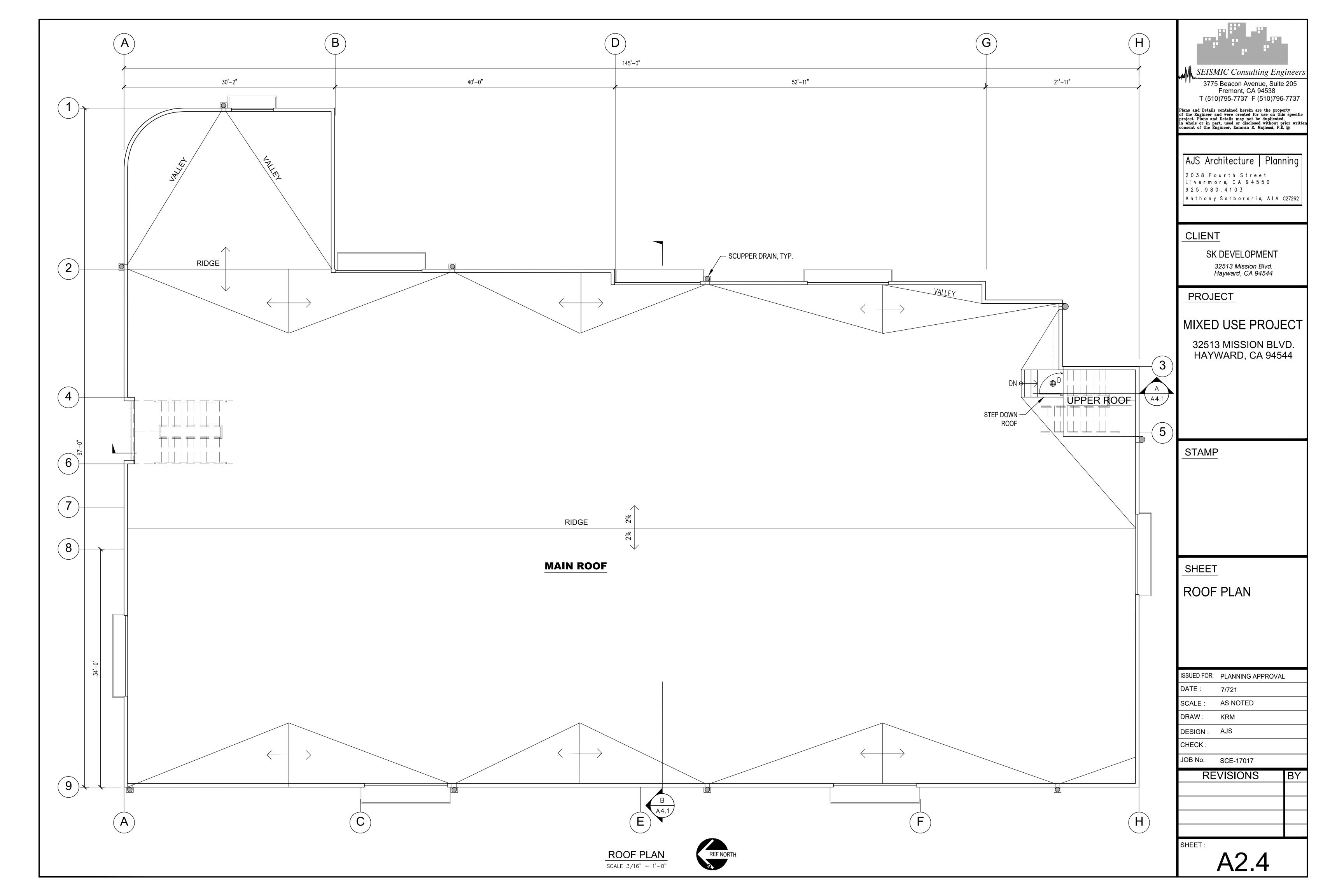










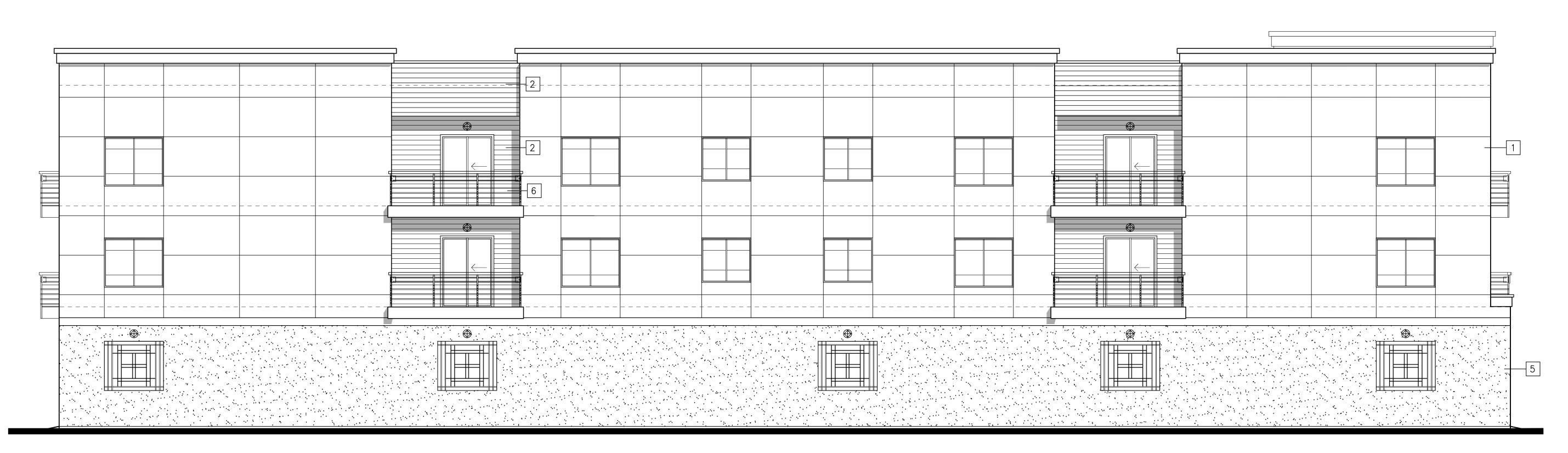






SOUTH ELEVATION

SCALE 3/16" = 1'-0"



WEST ELEVATION

SCALE 3/16" = 1'-0"

ELEVATION NOTES:

- 1 HARDIE REVEAL PANEL SYSTEM, SMOOTH FINISH
- HARDIE ARTISAN V-RUSTIC SIDING
- 3 CORNICE W/ ACCENT COLOR
- CORRUGATED METAL SIDING W/ ACCENT COLOR
- 5 STUCCO, SAND FINISH
- 2x6 WESTERN RED CEDAR WOOD RAILING
- 7 2x10 WESTERN RED CEDAR TRIM BAND
- 8 WALKWAY TO COMMERCIAL ROOF

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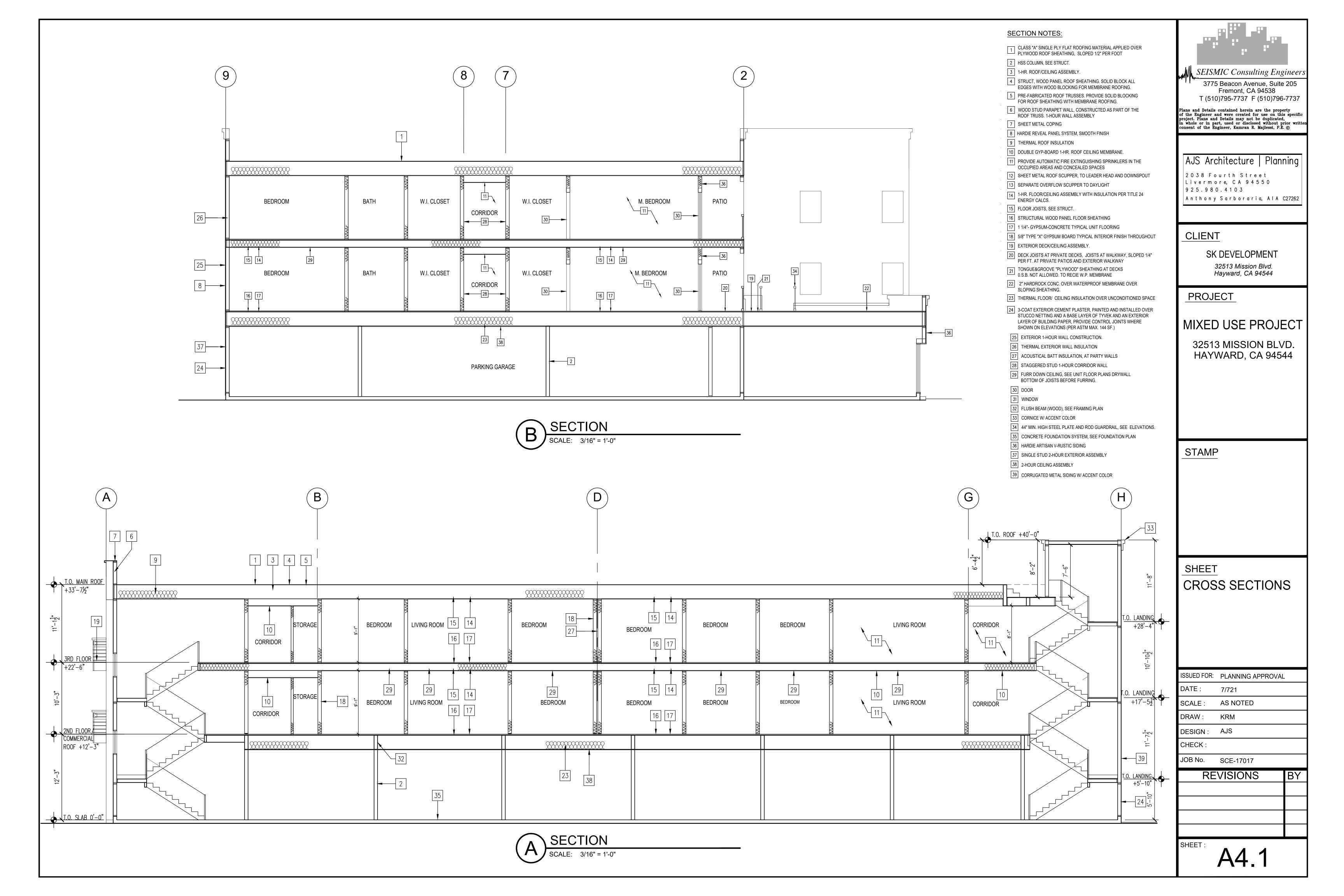
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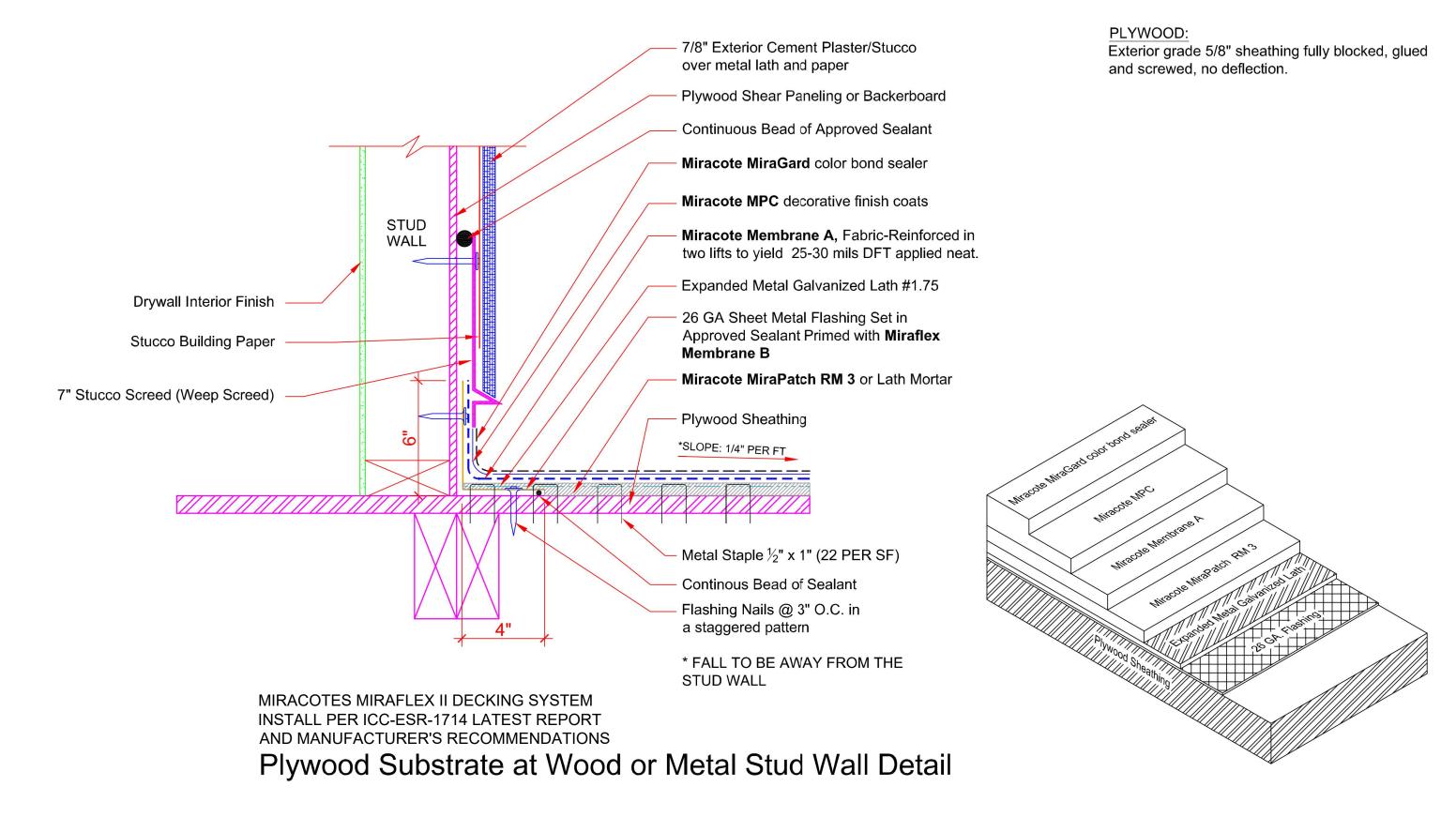
SHEET **ELEVATIONS**

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JOB No. SCE-17017

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REVISIONS

A5.1

IMPROVEMENT PLANS APN 78G-2760-9-7 & 21

CITY OF HAYWARD - ALAMEDA COUNTY - CALIFORNIA

CITY OF HAYWARD GENERAL NOTES

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT CITY OF HAYWARD STANDARD DETAILS, SPECIFICATIONS, AND STATE OF CALIFORNIA STANDARD SPECIFICATIONS.
- 2. NO CHANGE SHALL BE MADE IN THE FIELD PRIOR TO RESUBMITTAL AND APPROVAL BY THE CITY ENGINEER OF REVISED PLANS.
- 3. ALL EXISTING STREETS SHALL REMAIN OPEN TO TWO-WAY TRAFFIC AT ALL TIMES EXCEPT AS PERMITTED BY THE CITY ENGINEER.
- 4. THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR PRIVATE PROPERTY ADJACENT TO THE WORK SITE THROUGHOUT THE
- 5. ALL UTILITIES INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES SHALL BE PROVIDED UNDERGROUND IN ACCORDANCE WITH CITY STANDARDS, EXCEPT AS OTHERWISE SHOWN ON THESE PLANS.
- 6. LOCATION OF UNDERGROUND UTILITY WAS TAKEN FORM THE RECORDS OF THE CONTROLLING AGENCIES. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND/OR LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL CALL USA NORTH 811 TWO (2) DAYS PRIOR TO COMMENCING WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- 7. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC
- 8. ALL UNDERGROUND FACILITIES SHALL BE COMPLETED BEFORE PLACING BASE ROCK.
- 9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL NECESSARY UTILITY RELOCATIONS WITH THE APPROPRIATE
- 10. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES PRIOR TO COMMENCING ANY ON—SITE WORK. THE CONTRACTOR SHALL ALWAYS BEGIN WORK AT THE DOWNSTREAM POINT OF CONNECTION AND PROCEED UPSTREAM. IF UTILITY INVERTS DO NOT CORRESPOND TO THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING.
- 11. ALL ABOVE-GROUND WATER FACILITIES SHALL BE INSTALLED OUTSIDE PUBLIC RIGHT-OF-WAY, EXCEPT AS OTHERWISE SHOWN ON THESE PLANS.
- 12. SANITARY SEWER AND WATER LINE CONNECTIONS MADE TO EXISTING FACILITIES SHALL BE MADE BY UNION SANITARY DISTRICT AND ALAMEDA COUNTY WATER DISTRICT, RESPECTIVELY, AT THE DEVELOPER'S EXPENSE.
- 13. TRENCH BACKFILL SHALL BE IN ACCORDANCE WITH THE RESPECTIVE AGENCIES AND THE CITY OF NEWARK TRENCH BACKFILL
- 14. CUTS IN EXISTING PAVEMENT SHALL BE REPLACED WITH THE EQUIVALENT SECTION PLUS ONE (1) ADDITIONAL INCH OF ASPHALT OR THREE (3) INCHES OF ASPHALT OVER SIX (6) INCHES OF R-78 BASE ROCK, WHICHEVER IS GREATER.
- 15. ALL UNPROTECTED ELECTRICAL TRENCHES SHALL BE CAPPED WITH 6" OF CONCRETE.
- 16. THE DEVELOPER SHALL INSURE THAT A WATER VEHICLE FOR DUST CONTROL OPERATIONS IS KEPT READY AND AVAILABLE AT ALL TIMES DURING CONSTRUCTION FOR USE AT THE CITY ENGINEER'S DIRECTION.
- 17. EXACT EXTENT OF NEW PAVEMENT TO BE INSTALLED SHALL BE DETERMINED BY THE CITY OF ENGINEER UPON COMPLETION OF ROADWAY EXCAVATION. NEW PAVEMENT SHALL CONFORM TO EXISTING SOUND STRUCTURAL SECTION.
- 18. CONTRACTOR SHALL PROVIDE STATIC AND VIBRATORY ROLLERS AS REQUIRED BY THE CITY ENGINEER.
- 19. THE CONTRACTOR SHALL PROVIDE AND USE THE STEEL ROLLER (12—TON MINIMUM), LOADED WATER WAGON OR OTHER PIECE OF HEAVY EQUIPMENT IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR TO CHECK THE STABILITY OF EACH LAYER OF ROADWAY SECTION, INCLUDING SUBGRADE, BEFORE PROCEEDING WITH HIS NEXT OPERATION.
- 20. SUBGRADE AT THE GRADING PLANE SHALL HAVE A RELATIVE COMPACTION OF NOT LESS THAN 90%.
- 21. R-50 AGGREGATE SUBBASE AND R-78 AGGREGATE BASE SHALL BE CLASS II AND SHALL HAVE A RELATIVE COMPACTION OF NOT LESS THAN 95%.
- 22. CASORON OR AN EQUIVALENT HERBICIDE SHALL BE PLACED UNDER ALL CURBS, GUTTERS, SIDEWALKS, AND DRIVEWAYS IN THE PUBLIC RIGHT-OF-WAY AND EASEMENT AREAS.
- 23. ALL GRADE BREAKS SHALL BE ROUNDED IN THE FIELD FOR PROPER APPEARANCE.
- 24. EMULSIFIED ASPHALT FOR USE AS A PRIME BINDER SHALL BE GRADE 60-70 MIXING TYPE EMULSION (SS-1).
- 25. LIQUID ASPHALT FOR USE AS A PRIME COAT SHALL BE GRADE SC-70.
- 26. ASPHALT CONCRETE FOR INITIAL COURSES SHALL BE TYPE "A" 3/4-INCH MAXIMUM MEDIUM GRADING. ASPHALT CONCRETE FOR FINAL LIFT SHALL BE TYPE "A" 1/2-INCH MAXIMUM MEDIUM GRADING. THE AMOUNT OF ASPHALT BINDER TO BE MIXED WITH AGGREGATE SHALL BE SUCH THAT THE AIR VOID CONTENT OF THE RESULTING ASPHALT CONCRETE SHALL NOT BE LESS THAN 3% NOR MORE THAN 5%. STABILOMETER VALUE AS DETERMINED BY CALIFORNIA TEST METHOD NO. 304 SHALL BE 38 MINIMUM.
- 27. THE CONTRACTOR SHALL DO WHATEVER IS NECESSARY TO MAKE A SMOOTH TRANSITION FROM EXISTING PAVEMENT TO NEW ASPHALT
- 28. CONTRACTOR TO PROVIDE MYLAR COPY AND 2 SETS OF 35MM MICROFILM APERTURE CARDS AT 24:1 REDUCTION OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE OF WORK.
- 29. SITE SPECIFIC TRAFFIC AND PEDESTRIAN CONTROL PLAN PREPARED BY A LICENSED CIVIL ENGINEER OR TRAFFIC MANAGEMENT FIRM, MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF AN ENCROACHMENT PERMIT FOR THE WORK WITHIN CITY STREET. THE PLAN MUST BE BASED ON THE CURRENT CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD). TWO—WAY TRAFFIC MUST BE PROVIDED AT ALL TIMES AND WORK HOURS OF 9:00AM TO 5:00PM WILL BE STRICTLY ENFORCED.

PROJECT GENERAL NOTES

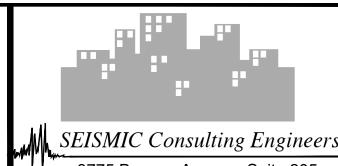
- 1. THESE PLANS AND SPECIFICATIONS ARE SUBJECT TO MODIFICATION DURING CONSTRUCTION WHEN CONDITIONS DEVELOP THAT WERE NOT APPARENT DURING THE DESIGN AND APPROVAL OF THESE PLANS. ANY AND ALL SUCH MODIFICATIONS MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO THE CONSTRUCTION OF THE AFFECTED IMPROVEMENT(S).
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE PLANS AND SPECIFICATIONS AND WALKING THE JOB SITE PRIOR TO THE START OF WORK, AND FOR PROMPTLY NOTIFYING THE DEVELOPER, THE PROJECT ENGINEER, AND THE DIRECTOR OF ANY DISCREPANCIES THAT COULD REQUIRE MODIFICATION TO THE PLAN AND SPECIFICATIONS, OR OF ANY OTHER CONFLICTS THAT COULD AFFECT THE
- 3. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
- 4. THE DUTIES OF THE CITY PUBLIC WORKS DEPARTMENT AND PROJECT ENGINEER DO NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR'S SAFETY IN. ON, OR NEAR THE CONSTRUCTION SITE.
- 5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE CITY, THE OWNER, AND DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.
- 6. CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION INVOLVING THEIR RIGHT-OF-WAY, AND FOR THE CONSTRUCTION, MODIFICATION, OR CONNECTION TO DEPARTMENT-MAINTAINED FACILITIES. ALL WORKMANSHIP, EQUIPMENT AND MATERIALS SHALL CONFORM TO AGENCY STANDARDS AND SPECIFICATIONS.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL WORK AUTHORIZED BY A CITY-ISSUED ROADWAY ENCROACHMENT PERMIT IN ACCORDANCE WITH THE PROVISIONS OF THAT PERMIT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- COORDINATION WITH THE DESIGNATED REPRESENTATIVE OF THE CITY ENGINEER FOR THE REQUIRED INSPECTION AND APPROVALS;
- MAINTENANCE OF THE ENCROACHMENT AREA;
 COORDINATION WITH UTILITIES, INCLUDING OBTAINING CLEARANCE FROM UNDERGROUND SERVICE ALERT (USA), AS NECESSARY TO INSURE THE
- PROTECTION OF EXISTING UTILITIES;
- PROTECTION OF VEHICULAR AND PEDESTRIAN TRAFFIC THROUGH AND AROUND THE ENCROACHMENT;
 PROPER DISPOSAL OF WASTE MATERIAL AND FLUIDS;
- SECURING OF THE ENCROACHMENT AREA AT THE END OF EACH WORKING DAY, INCLUDING THE PROTECTION OF ALL EXCAVATIONS WITH TEMPORARY BACKFILL AND PAVING, COVERING WITH VEHICLE—RATED STEEL PLATES, OR THE BARRICADING OF THE WORK SITE. ALL SUCH PROTECTIVE MEASURES SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
- 8. THE DEVELOPER OR CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS AT THE JOB SITE FOR THE CONTRACTOR, DEVELOPER,
- 9. THE CONTRACTOR SHALL ARRANGE A PRE—CONSTRUCTION MEETING WITH THE DESIGNATED REPRESENTATIVE OF THE CITY ENGINEER BEFORE THE START OF EACH MAJOR PHASE OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE, THROUGH CONSULTATION WITH SAID REPRESENTATIVE, THE REQUIREMENTS FOR TESTING, OBSERVATION AND VERIFICATION BY THE CITY.
- 10. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED REPRESENTATIVE OF THE CITY ENGINEER AT LEAST 24 HOURS IN ADVANCE OF ANY REQUIRED INSPECTION. THE CONTRACTOR SHALL ASSURE THAT ALL DETAILED CONSTRUCTION DRAWINGS, CUT SHEETS, TEST RESULTS, SURVEY RECORDS, MANUFACTURER'S CERTIFICATIONS, OR ANY OTHER DOCUMENTATION NECESSARY TO THE COMPLETE THE INSPECTION ARE AVAILABLE FOR REVIEW BY THE REPRESENTATIVE.
- 11. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES DURING CONSTRUCTION, PROPER REPAIR SHOULD BE DONE TO THE SATISFACTION OF THE PROJECT ENGINEER AND THE CITY ENGINEER.
- 12. THE FORMS FOR CONCRETE SIDEWALKS, CURBS, GUTTERS AND DRIVEWAYS THAT ARE TO BE CONSTRUCTED TO CONFORM TO EXISTING ROADS SHALL BE INSTALLED TO THE GRADES AND ALIGNMENTS SHOWN ON THESE PLANS. PRIOR TO PLACING CONCRETE, THE FORMS SHALL BE INSPECTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT INSPECTOR FOR CONFORMANCE TO EXISTING ROAD IMPROVEMENTS. GRADES OF NEW IMPROVEMENTS ARE SUBJECT TO FIELD ADJUSTMENT TO FIT CONDITIONS.
- 13. IN CONFORM AREAS, IF A FULL STRUCTURAL SECTION (MINIMUM 3" OF ASPHALT CONCRETE OVER MINIMUM 6" OF BASE ROCK) IS NOT FOUND AT THE CONFORM LINE SHOWN ON THE PLANS, FURTHER STREET EXCAVATION WILL BE REQUIRED UNTIL THE FULL SECTION IS ENCOUNTERED.
- 14. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING SURFACE GRADES AND ALIGNMENTS USING REASONABLE TRANSITION SO AS TO AVOID ANY ABRUPT CHANGES IN GRADES OR CROSS SLOPES. IN PARTICULAR, ANY TRANSITION TO EXISTING CURBS, BERMS, ROADWAY SURFACES, DITCHES, GUTTERS OR OTHER SIMILAR EXISTING FACILITIES SHALL NOT CREATE DRAINAGE BLOCKS OR TRAPS, PEDESTRIAN TRIPPING HAZARDS, UNREASONABLE VEHICULAR PASSAGEWAYS OR GRADE BREAKS, OR OTHER SUCH IMPEDIMENTS.
- 15. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB-GRADE PREPARATION WITHIN THE PUBLIC ROADWAY, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS DIRECTED IN THE FIELD BY THE DESIGNATED REPRESENTATIVE OF THE CITY ENGINEER.
- 16. THE CONTRACTOR SHALL KEEP EXISTING ROADWAYS FREE FROM DIRT AND DEBRIS DURING ALL PHASES OF CONSTRUCTION. ALL TRASH, CONSTRUCTION DEBRIS, AND WASTE MATERIALS SHALL BE CONTAINED ON—SITE UNTIL DISPOSAL OFF—SITE CAN BE ARRANGED.
- 17. TEMPORARY REPAIRS TO ALL TRENCHES WITHIN THE TRAVELED WAY ON EXISTING ROADS SHALL BE MADE WITHIN TWENTY-FOUR (24) HOURS OF TRENCH OPENING. MINIMUM TEMPORARY REPAIRS SHALL CONSIST OF BACKFILLING AND COMPACTING 6" OF AGGREGATE BASE AND 1" OF TEMPORARY ASPHALTIC SURFACING. PERMANENT REPAIRS, INCLUDING RESTORATION OF THE EXISTING STRUCTURAL SECTION SHALL BE MADE WITHIN FIFTEEN (15) DAYS OF TRENCH OPENING.
- 18. COMPACTION TESTS SHALL BE PERFORMED ON ALL TRENCHES AND STREET WORK TO VERIFY THAT COMPACTION CONFORMS TO CITY STANDARDS. ALL TESTING WILL BE AT THE DEVELOPER OR CONTRACTOR'S EXPENSE.
- 19. THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDERS. ALL TRENCHES OVER FOUR FEET IN DEPTH MUST HAVE A MEANS OF ACCESS AND EGRESS FOR EVERY 25 FEET IN LENGTH. ALL TRENCHES OVER FIVE FEET IN DEPTH SHALL BE SHORED IN ACCORDANCE WITH CAL-OSHA "CONSTRUCTION SAFETY ORDERS" CURRENT EDITION. TRENCHES OVER FIVE FEET IN DEPTH MUST BE PERMITTED BY CAL-OSHA.
- 20. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE REQUIREMENTS OF THE DIVISION OF INDUSTRIAL SAFETY PERTAINING TO "CONFINED SPACES". ANY MANHOLE, CULVERT, DROP INLET OR TRENCH WHICH COULD CONTAIN AIR WHICH IS NOT READILY VENTILATED MAY BE CONSIDERED A "CONFINED SPACE". THE CONTRACTOR SHALL PROVIDE THE NECESSARY SAFETY OR TESTING EQUIPMENT AND PERSONNEL.
- 21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION COORDINATION WITH ALL ADJACENT PROPERTY OWNERS FOR WORK TO BE PERFORMED ON THEIR PROPERTIES.
- 22. EXISTING UNDERGROUND FACILITIES AS SHOWN ARE APPROXIMATE ONLY AND WERE OBTAINED FROM AVAILABLE UTILITY RECORDS. THE PROJECT ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF EXISTING UTILITY INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL LOCAL UTILITIES AND TO HAVE ALL EXISTING FACILITIES IN THE AREA OF WORK LOCATED PRIOR TO THE START OF CONSTRUCTION.
- 23. THE CONTRACTOR SHALL STENCIL, EMBOSS THE CONCRETE, OR AFFIX AN IRON PLACARD ON ALL STORM DRAIN INLETS WITH THE TEXT "NO DUMPING! DRAINS TO BAY". STENCILS CAN BE OBTAINED FROM THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM (510) 670-5543.

ABBREVIATIONS

AB	AGGREGATE BASE	EP	EDGE OF PAVEMENT	PL	PROPERTY LINE
AC	ASPHALTIC CONCRETE	EVC	END OF VERTICLE CURVE	R	RADIUS
AD	AREA DRAIN	FC	FACE OF CURB	(R)	RADIAL LINE
AL	AREA LIGHT	FF	FINISH FLOOR	RCP	REINFORCED CONCRETE PIPE
ANC	ANCHOR	FG	FINISH GRADE	RIM	RIM ELEVATION
	ANGLE POINT	FH	FIRE HYDRANT	RT	RIGHT
AP	ANCHOR POLE	FL	FLOW LINE	ROW	RIGHT OF WAY
ARV	AIR RELIEF VALVE	G	GAS MAIN	S S	SLOPE
ASB	AGGREGATE SUB-BASE	GM	GAS METER	SD	STORM DRAIN
BC	BEGINNING OF CURVE	GB	GRADE BREAK	SDMH	STORM DRAIN MANHOLE
BOC	BACK OF CURB	GR GR	GRATE ELEVATION	SF	SQUARE FEET
BW	BOTTOM OF WALL			SHT	SHEET
		GV	GAS VALVE		
BM	BENCH MARK	HC	HANDICAP	SL	STREET LIGHT
B0	BLOWOFF	HGL	HYDRAULIC GRADE LINE	SS	SANITARY SEWER
BPD	BACKFLOW PREVENTION DEVICE	HOR	HORIZONTAL	SSCO	SANITARY SEWER CLEANOUT/RISE
BVC	BEGINNING OF VERTICAL CURVE	HP	HIGH POINT	SSMH	SANITARY SEWER MANHOLE
BOW	BACK OF SIDEWALK	ISA	IMPERVIOUS SURFACE AREA	STA	STATION
CATV	CABLE TELEVISION	INT	INTERSECTION	STD	STANDARD
C&G	CURB AND GUTTER	INV	INVERT ELEVATION	SW	SIDEWALK
CB	CATCH BASIN	JP	JOINT POLE	T	TELEPHONE LINE
CIP	CAST IRON PIPE	LP	LOW POINT	TBO	TEMPORARY BLOWOFF
CL	CENTERLINE	LT	LEFT	TC	TOP OF CURB
CMP	CORRUGATED METAL PIPE	MAX	MAXIMUM	TELE	TELEPHONE
CO	CLEANOUT	MH	MANHOLE	TW	TOP OF WALL
CONF	CONFORM	MIN	MINIMUM	TS	TRAFFIC SIGNAL
CONC	CONCRETE	MON	MONUMENT	TYP	TYPICAL
COTG	CLEANOUT TO GRADE	(N)	NEW	UON	UNLESS OTHERWISE NOTED
DDCV	DOUBLE DETECTOR CHECK VALVE	NTS	NOT TO SCALE	VAR	VARIES
CY	CUBIC YARDS	OD	OUTSIDE DIAMETER	VC	VERTICAL CURVE
DI	DROP INLET	OVF	OVERFLOW	VIF	VERIFY IN FIELD
DIP	DUCTILE IRON PIPE	P	PAVEMENT	VCP	VITRIFIED CLAY PIPE
DWG	DRAWING	PCC	PORTLAND CEMENT CONCRETE	VERT	VERICAL
DWY	DRIVEWAY	PI	POINT OF INTERSECTION	w	WATER
(E)	EXISTING	PIV	POST INDICATOR VALVE	w/	WITH
EA	EACH	POC	POINT OF CURVE	"/ W/O	WITHOUT
EC	END OF CURVE	PRC	POINT OF REVERSE CURVATURE	WM	WATER METER
EG	EXISTING GRADE	PUE	PUBLIC UTILITY EASEMENT	 wv	WATER VALVE
ELEC	ELECTRIC	PVC	POLY VINYL CHLORIDE	YL "V	YARD LIGHT
ELEV	ELEVATION	PIVC	POINT OF VERTICAL INTERSECTION	"	וחוט בוטווו

LEGEND

EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
		ASPHALT PAVEMENT	<u></u>	•	MONUMENT
		BUILDING	OH	OH	OVERHEAD UTILITY
		CATCH BASIN	SSCO O	SSCO ●	SANITARY SEWER CLEANOUT
		CONCRETE			OLL/ (IVO O I
		CURB	SS	ss	SANITARY SEWER LINE
		CURB & GUTTER	SSMH	SSMH	SANITARY SEWER MANHOLE
	4 4 4	CURB, GUTTER & SIDEWALK			SIGN
		DROP INLET	SD		STORM DRAIN LINE
E	Е —	ELECTRIC LINE	SDMH	SDMH	STORM DRAIN MANHOLE
♦ —X	+	ELECTROLIER	Δ	A	TRANSFORMER
X	×	FENCE			LITHITY DOLE
X	X	FIRE HYDRANT	<i>(</i>)		UTILITY POLE
F	F	FIRE MAIN			VALLEY GUTTER
				777777777777777777777777777777777777777	RETAINING WALL
G	G	GAS MAIN	W	w	WATER MAIN
G∨⋈	GV►	GAS VALVE	WM		
	←	GUY ANCHOR	VVIVI	WM M	WATER METER
			WV o	WV •	WATER VALVE
JT	JT	JOINT TRENCH			



3775 Beacon Avenue, Suite 205 Fremont, CA 94538 T (510)795-7737

CLIENT

Swati Kiran LLC 16 Sonas Place Hayward, CA 94542

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PROJECT

MIXED USE PROJECT

32513 MISSION BLVD. HAYWARD, CA 94544

STAMP



SHEET
GENERAL NOTES,
ABBREVIATIONS, &
LEGEND

ISSUED FOR: PLANNING APPROVAL

DATE: 7/7/21

SCALE: AS NOTED

DRAW: KRM

DESIGN: KRM

CHECK:

JOB No. SCE-17017

REVISIONS BY

C

Worksheet for Calculating the Combination Flow and Volume Method

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

1.0 Project Information

1-1 Project Name:	MIXED USE PROJECT
1-2 City application ID:	201900754
1-3 Site Address or APN:	32513 Mission Blvd.
1-4 Tract or Parcel Map No:	
4	

The calculations presented here are based on the combination flow and volume hydraulic sizing method provided in the Clean Water Program Alameda County C.3 Technical Guidance, Version 4.0. The steps presented below are explained in Chapter 5, Section 5.1 of the guidance manual, applicable portions of which are included in this file,

in the tab called "Guidance from Chapter 5". 1-5 Site Mean Annual Precip. (MAP)¹ Refer to the Mean Annual Precipitation Map in Appendix D of the C.3 Technical Guidance to determine the MAP, in inches, for the site.

1-6 Applicable Rain Gauge² Enter "Oakland Airport" if the site MAP is 16.4 inches or greater. Enter "San Jose" if the site MAP is less than 16.4 inches. MAP adjustment factor is automatically calculated as: 0.98

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, showin in Table 5.2, below.)

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

!-1	Name of DIVIA:	BIO-RETENTION #1
	For items 2-2 and 2-3, enter the area	s in square feet for each type of surf

	For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.						
	Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area			
2-2	Impervious surface	4,725	1.0	4,725			
2-3 Pervious service		1,622	0.1	162			
	Total DMA Area (square feet) =	6,347					

Total Effective Impervious Area (EIA) 4,887 Square feet 2-4

3.0	3.0 Calculate Unit Basin Storage Volume in Inches						
	Table 5-2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Drawdowns						
			Unit Basin Storage Volume (in) for Applicable R	unoff Coefficients			
	Applicable Rain Gauge	Mean Annual Precipitation (in)	Coefficient of 1.00				
	Oakland Airport	18.35		0.67			
	San Jose	14.4		0.56			
3-1	Unit basin storage volume from Table 5.2: (The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area)						
3-2	-2 Adjusted unit basin storage volume: 0.66 Inches (The unit basin storage volume is adjusted by applying the MAP adjustment factor.)						

	(The anneadon sterage relative to adjusted by applying the first adjustence)		
3-3	Required Capture Volume (in cubic feet):	268	Cubic fe
	(The adjusted unit basin sizing volume [inches] is multiplied by the size of the DMA and converted to feet)		_

4.0	Calculate the	Duration	of the	Rain	Event
4-1	Rainfall intensity	,			

4-1 Rainfall intensity	0.2 Inches per hour					
4-2 Divide Item 3-2 by Item 4-1	3.29 Hours of Rain Event Duration					
5.0 Preliminary Estimate of Surface Area of Treatment Measure						
5_1 4% of DMA impervious surface	195 Square feet					

5-2 Area 25% smaller than item 5-1 5-3 Volume of treated runoff for area in Item 5-2

6.0 Initial Adjustment of Depth of Surface Ponding Area					
6-1 Subtract Item 5-3 from Item 3-3	67	Cubic feet (Amount of runoff to be stored in ponding area)			
6-2 Divide Item 6-1 by Item 5-2	0.5	Feet (Depth of stored runoff in surface ponding area)			
6-3 Convert Item 6-2 from ft to inches	5.5	Inches (Depth of stored runoff in surface ponding area)			
6-4 If ponding depth in Item 6-3 meets your target depth, skip to Item 8-1. If not, continue to Step 7-1.					

147 Square feet

201 Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6-3	Convert Item 6-2 from ft to inches	5.5	Inches (Depth of stored runoff in surface ponding area)				
6-4	6-4 If ponding depth in Item 6-3 meets your target depth, skip to Item 8-1. If not, continue to Step 7-1.						
7.0	7.0 Optimize Size of Treatment Measure						
7-1	Enter an area larger or smaller than						
	Item 5-2		Sq.ft. (enter larger area if you need less ponding depth; smaller for more depth.)				
7-2	Volume of treated runoff for area in						
	Item 7-1	0	Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)				
7-3	Subtract Item 7-2 from Item 3-3		Cubic feet (Amount of runoff to be stored in ponding area)				
7-4	Divide Item 7-3 by Item 7-1		Feet (Depth of stored runoff in surface ponding area)				
7-5	Convert Item 7-4 from feet to inches		Inches (Depth of stored runoff in surface ponding area)				
7-6	7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.						

8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment* **Square feet** (Either Item 5-2 or final amount in Item 7-1) *Note: Check with the local jurisdiction as to its policy regarding the minimum biotreatment surface area allowed.

Worksheet for Calculating the Combination Flow and Volume Method

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

2-1 Name of DMA:

3-3

Click here for map

1.0 Project Information		
1-1 Project Name:	MIXED USE PROJECT	The calculations presented here are based on the combination flow and volume
1-2 City application ID:	201900754	hydraulic sizing method provided in the Clean Water Program Alameda County C.3
1-3 Site Address or APN:	32513 Mission Blvd.	Technical Guidance, Version 4.0. The steps presented below are explained in Chapter 5, Section 5.1 of the guidance manual, applicable portions of which are included in this file,
1-4 Tract or Parcel Map No:		in the tab called "Guidance from Chapter 5".
1-5 Site Mean Annual Precip. (MAP) ¹	18.0	Inches

Refer to the Mean Annual Precipitation Map in Appendix D of the C.3 Technical Guidance to determine the MAP, in inches, for the site. 1-6 Applicable Rain Gauge² Oakland

Enter "Oakland Airport" if the site MAP is 16.4 inches or greater. Enter "San Jose" if the site MAP is less than 16.4 inches.

MAP adjustment factor is automatically calculated as: 0.98

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, showin in Table 5.2, below.) 2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

BIO-RETENTION #2

For items 2-2 and 2-3, enter the areas	For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.		
Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area
-2 Impervious surface	1,477	1.0	1,477
Pervious service	0	0.1	
Total DMA Area (square feet) =	1,477		
4	Total Effective II	mpervious Area (EIA)	1,477

3.0 Calculate Unit Basin Storage Volume in Inches

Unit Basin Storage Volume (in) for Applicable Runoff Coefficients				
Applicable Rain Gauge	Mean Annual Precipitation (in)	Coefficient of 1.00		
Oakland Airport	18.35		0.67	
San Jose	14.4		0.56	

	•	-	•			
3-2				Adjusted unit basin storage volume:	0.66	Inches
				(The unit basin storage volume is adjusted by applying the MAP adjustment factor.)		'

Required Capture Volume (in cubic feet): 81 Cubic feet

(The adjusted unit basir	(The adjusted unit basin sizing volume [inches] is multiplied by the size of the DMA and converted to feet)		
4.0 Calculate the Duration of the	4.0 Calculate the Duration of the Rain Event		
4-1 Rainfall intensity	0.2 Inches per hour		
4-2 Divide Item 3-2 by Item 4-1	3.29 Hours of Rain Event Duration		

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5.0 i reminiary Estimate or Surra	ice Airea of Treatment Wieasa	
5-1 4% of DMA impervious surface	59	Square feet
5-2 Area 25% smaller than item 5-1	44	Square feet
5-3 Volume of treated runoff for area in		
Item 5-2	61	Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract Item 5-3 from Item 3-3	20	Cubic feet (Amount of runoff to be stored in ponding area)
6-2 Divide Item 6-1 by Item 5-2	0.5	Feet (Depth of stored runoff in surface ponding area)
6-3 Convert Item 6-2 from ft to inches	5.5	Inches (Depth of stored runoff in surface ponding area)
6-4 If ponding depth in Item 6-3 meets yo	our target depth, skip to Item 8-1. If n	ot, continue to Step 7-1.

7.0 Ontimize Size of Treatment Measure

7-1 Enter an area larger or smaller than ltem 5-2 7-2 Volume of treated runoff for area in ltem 7-1 7-3 Subtract Item 7-2 from Item 3-3 7-4 Divide Item 7-1 Enter an area larger or smaller than ltem 5-2 Sq.ft. (enter larger area if you need less ponding depth; smaller for more Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2) Cubic feet (Amount of runoff to be stored in ponding area) Feet (Depth of stored runoff in surface ponding area)	7.0 Optimize Size of Treatment in	eatilielit ivieasure	
7-2 Volume of treated runoff for area in Item 7-1 O Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2) Cubic feet (Amount of runoff to be stored in ponding area)	7-1 Enter an area larger or smaller than	smaller than	
Item 7-1 Subtract Item 7-2 from Item 3-3 Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2) Cubic feet (Amount of runoff to be stored in ponding area)	Item 5-2		Sq.ft. (enter larger area if you need less ponding depth; smaller for more depth.)
7-3 Subtract Item 7-2 from Item 3-3 Cubic feet (Amount of runoff to be stored in ponding area)	7-2 Volume of treated runoff for area in	off for area in	
	Item 7-1	0	Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-4 Divide Item 7-3 by Item 7-1 Feet (Depth of stored runoff in surface ponding area)	7-3 Subtract Item 7-2 from Item 3-3	Item 3-3	Cubic feet (Amount of runoff to be stored in ponding area)
	7-4 Divide Item 7-3 by Item 7-1	7-1	Feet (Depth of stored runoff in surface ponding area)
7-5 Convert Item 7-4 from feet to inches Inches (Depth of stored runoff in surface ponding area)	7-5 Convert Item 7-4 from feet to inches	eet to inches	Inches (Depth of stored runoff in surface ponding area)
7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.	7-6 If the ponding depth in Item 7-5 meet	Item 7-5 meets target, stop here. If not, repeat Sto	eps 7-1 through 7-5 until you obtain target depth.

8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment*	44	Square feet (Either Item 5-2 or final amount in Item 7-1)
*Note: Check with the local jurisdiction	on as to its policy regarding the minim	um biotreatment surface area allowed.

Worksheet for Calculating the Combination Flow and Volume Method

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

Click here for map

1.0 Project Information			
1-1 Project Name:	MIXED USE PROJECT		The calculations presented here are based on the combination flow and volume
1-2 City application ID:	201900754		hydraulic sizing method provided in the Clean Water Program Alameda County C.3
1-3 Site Address or APN:	32513 Mission Blvd.		Technical Guidance, Version 4.0. The steps presented below are explained in Chapter 5, Section 5.1 of the guidance manual, applicable portions of which are included in this file,
1-4 Tract or Parcel Map No:			in the tab called "Guidance from Chapter 5".
1-5 Site Mean Annual Precip. (MAP) ¹	18.0	Inches	
Refer to the Mean Annual Precipitati	ion Map in Appendix D of the C.3 Tech	nical Guidance to dete	ermine the MAP, in inches, for the site. Click here for map

Oakland 1-6 Applicable Rain Gauge²

Enter "Oakland Airport" if the site MAP is 16.4 inches or greater. Enter "San Jose" if the site MAP is less than 16.4 inches.

MAP adjustment factor is automatically calculated as: 0.98 (The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, showin in Table 5.2, below.)

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA) 2-1 Name of DMA: BIO-RETENTION #3

		and the second the second seco		
For items 2-2 and	For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.			
Туре о	f Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area
2-2 Impervious surfac	ce	5,856	1.0	5,856
2-3 Pervious service		783	0.1	78
Total DMA A	rea (square feet) =	6,639		
2-4		Total Effective II	mpervious Area (EIA)	5,934

Table 5-	2: Unit Basin Storage Volumes (in inches) for	r 80 Percent Capture Using 48-Hour Drawdowns		
		Unit Basin Storage Volume (in) for Applicable I	Runoff Coefficients	
Applicable Rain Gauge	Mean Annual Precipitation (in)	Coefficient of 1.00		
Oakland Airport	18.35		0.67	
San Jose	14.4		0.56	
1 (The coefficient for th	nis method is 1.00, due to the conversion of an	ny landscaping to effective impervious area)	0.67	Inches
2	(The unit basin storage volume is adjust	Adjusted unit basin storage volume: ed by applying the MAP adjustment factor.)	0.66	Inches
3		Required Capture Volume (in cubic feet):	325	Cubic feet

(The dajusted unit busin sizing volume (menes) is multiplied by the size of the bivia and converted to feet)					
4.0 Calculate the Duration of the Rain Event					
4-1 Rainfall intensity	0.2	Inches per hour			
4-2 Divide Item 3-2 by Item 4-1	3.29 Hours of Rain Event Duration				
5.0 Preliminary Estimate of Surface Area of Treatment Measure					
5-1 4% of DMA impervious surface	237	Square feet			
5-2 Area 25% smaller than item 5-1	178	Square feet			

Item 5-2	244	Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)	
6.0 Initial Adjustment of Depth of	of Surface Ponding Area		
6-1 Subtract Item 5-3 from Item 3-3	81	Cubic feet (Amount of runoff to be stored in ponding area)	
6-2 Divide Item 6-1 by Item 5-2	0.5	Feet (Depth of stored runoff in surface ponding area)	
6-3 Convert Item 6-2 from ft to inches	5.5	Inches (Depth of stored runoff in surface ponding area)	

6-4 If ponding depth in Item 6-3 meets your target depth, skip to Item 8-1. If not, continue to Step 7-1.

5-3 Volume of treated runoff for area in

7.0 Optimize Size of Treatment Measure					
7-1 Enter an area larger or smaller than					
Item 5-2		Sq.ft. (enter larger area if you need less ponding depth; smaller for more depth.)			
7-2 Volume of treated runoff for area in					
Item 7-1	0	Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)			
7-3 Subtract Item 7-2 from Item 3-3		Cubic feet (Amount of runoff to be stored in ponding area)			
7-4 Divide Item 7-3 by Item 7-1		Feet (Depth of stored runoff in surface ponding area)			
7-5 Convert Item 7-4 from feet to inches		Inches (Depth of stored runoff in surface ponding area)			
7-6 If the ponding depth in Item 7-5 meet	s target, stop here. If not, repeat Ste	ps 7-1 through 7-5 until you obtain target depth.			

8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment* 178 **Square feet** (Either Item 5-2 or final amount in Item 7-1)

*Note: Check with the local jurisdiction as to its policy regarding the minimum biotreatment surface area allowed.



SEISMIC Consulting Engineer 3775 Beacon Avenue, Suite 205

Fremont, CA 94538

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CLIENT

Swati Kiran LLC 16 Sonas Place Hayward, CA 94542

PROJECT

MIXED USE PROJECT

32513 MISSION BLVD. HAYWARD, CA 94544

STAMP



SHEET

DRAINAGE MANAGEMENT AREA SCHEDULES

ISSUED FOR: PLANNING APPROVAL DATE: 7/7/21 AS NOTED SCALE: KRM DRAW: DESIGN: CHECK: JOB No.

SCE-17017

REVISIONS	BY

Worksheet for Calculating the Combination Flow and Volume Method

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

1.0 Project Information							
1-1 Project Name:	MIXED USE PROJECT	The calculations presented here are based on the combination flow and volume					
1-2 City application ID:	201900754	hydraulic sizing method provided in the Clean Water Program Alameda County C.3 Technical Guidance, Version 4.0. The steps presented below are explained in Chapter 5,					
1-3 Site Address or APN:	32513 Mission Blvd.	Section 5.1 of the guidance manual, applicable portions of which are included in this file,					
1-4 Tract or Parcel Map No:		in the tab called "Guidance from Chapter 5".					
1-5 Site Mean Annual Precip. (MAP) ¹	18.0	Inches					
Refer to the Mean Annual Precipitation Map in Appendix D of the C.3 Technical Guidance to determine the MAP, in inches, for the site. Click here for map							

Enter "Oakland Airport" if the site MAP is 16.4 inches or greater. Enter "San Jose" if the site MAP is less than 16.4 inches. MAP adjustment factor is automatically calculated as: (The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, showin in Table 5.2, below.)

Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)					
1 Name of DMA:		FLOW-THROUGH PLANTER #1			
For items 2-2 ar	nd 2-3, enter the area	s in square feet for each type of surface	ce within the DMA.		

	For items 2-2 and 2-3, enter the areas				
	Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area	
2-2	Impervious surface	1,336	1.0	1,336	
2-3	Pervious service	0	0.1		
Total DMA Area (square feet) =		1,336			

Total Effective Impervious Area (EIA) 1,336 Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

1-6 Applicable Rain Gauge²

		Unit Basin Storage Volume (in) for Applicable Runoff Coefficient	
Applicable Rain Gauge	Mean Annual Precipitation (in)	Coefficient of 1.00	
Oakland Airport	18.35	0.67	
San Jose	14.4	0.56	

3-1	Unit basin storage volume from Table 5.2:	0.67	Inches
	(The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area)		-
3-2	Adjusted unit basin storage volume:	0.66	Inches
	(The unit basin storage volume is adjusted by applying the MAP adjustment factor.)		

73 Cubic feet Required Capture Volume (in cubic feet): (The adjusted unit basin sizing volume [inches] is multiplied by the size of the DMA and converted to feet)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall intensity

4-2 Divide Item 3-2 by Item 4-1	3.29 Hours of Rain Event Duration			
5.0 Preliminary Estimate of Surfa	ce Area of Treatment Measu	re		
5-1 4% of DMA impervious surface	53	Square feet		
5-2 Area 25% smaller than item 5-1	40	Square feet		
E. 2. Valuma of treated runoff for area in				

0.2 Inches per hour

55 Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

or militar Majastinient or Deptil	- Carrace Fortaing Area	Tourrace Fortaing / if ca
6-1 Subtract Item 5-3 from Item 3-3	18 Cubic feet (Amount of runoff to be stored in ponding area)	
6-2 Divide Item 6-1 by Item 5-2	0.5 Feet (Depth of stored runoff in surface ponding area)	
6-3 Convert Item 6-2 from ft to inches	5.5 Inches (Depth of stored runoff in surface ponding area)	

6-4 If ponding depth in Item 6-3 meets your target depth, skip to Item 8-1. If not, continue to Step 7-1.

	-		-			-	
7.0	Optimi	ze :	Size	of Tre	atment	Me	asur
7 1	Frator or	- ara	a lara	or or co	aallas tha		

8.0 Surface Area of Treatment Measure for DMA

7.0	7.0 Optimize Size of Treatment Measure						
7-1	Enter an area larger or smaller than						
	Item 5-2		Sq.ft. (enter larger area if you need less ponding depth; smaller for more depth.)				
7-2	Volume of treated runoff for area in						
	Item 7-1	0	Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)				
7-3	Subtract Item 7-2 from Item 3-3		Cubic feet (Amount of runoff to be stored in ponding area)				
7-4	Divide Item 7-3 by Item 7-1		Feet (Depth of stored runoff in surface ponding area)				
7-5	Convert Item 7-4 from feet to inches		Inches (Depth of stored runoff in surface ponding area)				

7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.

8-1 Final surface area of treatment*	40	Square feet (Either Item 5-2 or final amount in Item 7-1)
--------------------------------------	----	---

*Note: Check with the local jurisdiction as to its policy regarding the minimum biotreatment surface area allowed.

Worksheet for Calculating the Combination Flow and Volume Method

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

2-1 Name of DMA:

Project illiorination					
-1 Project Name:	MIXED USE PROJECT		The calculations presented here are based on the combination flow and volume		
-2 City application ID:	201900754		hydraulic sizing method provided in the Clean Water Program Alameda County C.3		
-3 Site Address or APN:	32513 Mission Blvd.		Technical Guidance, Version 4.0. The steps presented below are explained in Chapter 5, Section 5.1 of the guidance manual, applicable portions of which are included in this file,		
-4 Tract or Parcel Map No:			in the tab called "Guidance from Chapter 5".		
City Many Assessed Description (MARD) ¹	10.0	Inches	· · · · · · · · · · · · · · · · · · ·		

1-5 Site Mean Annual Precip. (MAP)¹ 18.0 Inches

Refer to the Mean Annual Precipitation Map in Appendix D of the C.3 Technical Guidance to determine the MAP, in inches, for the site. Click here for map 1-6 Applicable Rain Gauge²

Enter "Oakland Airport" if the site MAP is 16.4 inches or greater. Enter "San Jose" if the site MAP is less than 16.4 inches.

MAP adjustment factor is automatically calculated as: (The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, showin in Table 5.2, below.)

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

FLOW-THROUGH PLANTER #2 & 3

For items 2-2 and 2-3, enter the areas	For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.						
Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area				
2-2 Impervious surface	1,518	1.0	1,518				
2-3 Pervious service	0	0.1					
Total DMA Area (sauare feet) =	1,518						

Total Effective Impervious Area (EIA) 1,518 Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

Table 5-2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Drawdowns				
	Unit Basin Storage Volume (in) for Applicable Runoff Coefficients			
Applicable Rain Gauge	Mean Annual Precipitation (in)	Coefficient of 1.00		
Oakland Airport	18.35	0.67		
San Jose	14.4	0.56		

3-1 Unit basin storage volume from Table 5.2: (The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area) 3-2 Adjusted unit basin storage volume: (The unit basin storage volume is adjusted by applying the MAP adjustment factor.)

Required Capture Volume (in cubic feet): 3-3 (The adjusted unit basin sizing volume [inches] is multiplied by the size of the DMA and converted to feet)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall intensity	0.2 Inches per hour
4-2 Divide Item 3-2 by Item 4-1	3.29 Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA impervious surface	61	Square feet
5-2 Area 25% smaller than item 5-1	46	Square feet
5-3 Volume of treated runoff for area in		

Item 5-2 **62** Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area 21 Cubic feet (Amount of runoff to be stored in ponding area) 6-1 Subtract Item 5-3 from Item 3-3 **0.5** Feet (Depth of stored runoff in surface ponding area) 6-2 Divide Item 6-1 by Item 5-2

5.5 Inches (Depth of stored runoff in surface ponding area) 6-3 Convert Item 6-2 from ft to inches 6-4 If ponding depth in Item 6-3 meets your target depth, skip to Item 8-1. If not, continue to Step 7-1.

7.0 Optimize Size of Treatment Measure

8.0 Surface Area of Treatment Measure for DMA

7.0 Optimize Size of Treatment is	vicasuic	
7-1 Enter an area larger or smaller than		
Item 5-2		Sq.ft. (enter larger area if you need less ponding depth; smaller for more dept
7-2 Volume of treated runoff for area in		
Item 7-1	0	Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3 Subtract Item 7-2 from Item 3-3		Cubic feet (Amount of runoff to be stored in ponding area)
7-4 Divide Item 7-3 by Item 7-1		Feet (Depth of stored runoff in surface ponding area)
7-5 Convert Item 7-4 from feet to inches		Inches (Depth of stored runoff in surface ponding area)

7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.

-1 Final surface area of treatment*	46	Square feet (Either Item 5-2 or final amount in Item 7-1)
-------------------------------------	----	---

*Note: Check with the local jurisdiction as to its policy regarding the minimum biotreatment surface area allowed.



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> Fremont, CA 94538 T (510)795-7737

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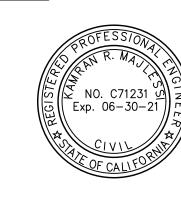
Swati Kiran LLC 16 Sonas Place Hayward, CA 94542

PROJECT

MIXED USE PROJECT

32513 MISSION BLVD. HAYWARD, CA 94544

STAMP



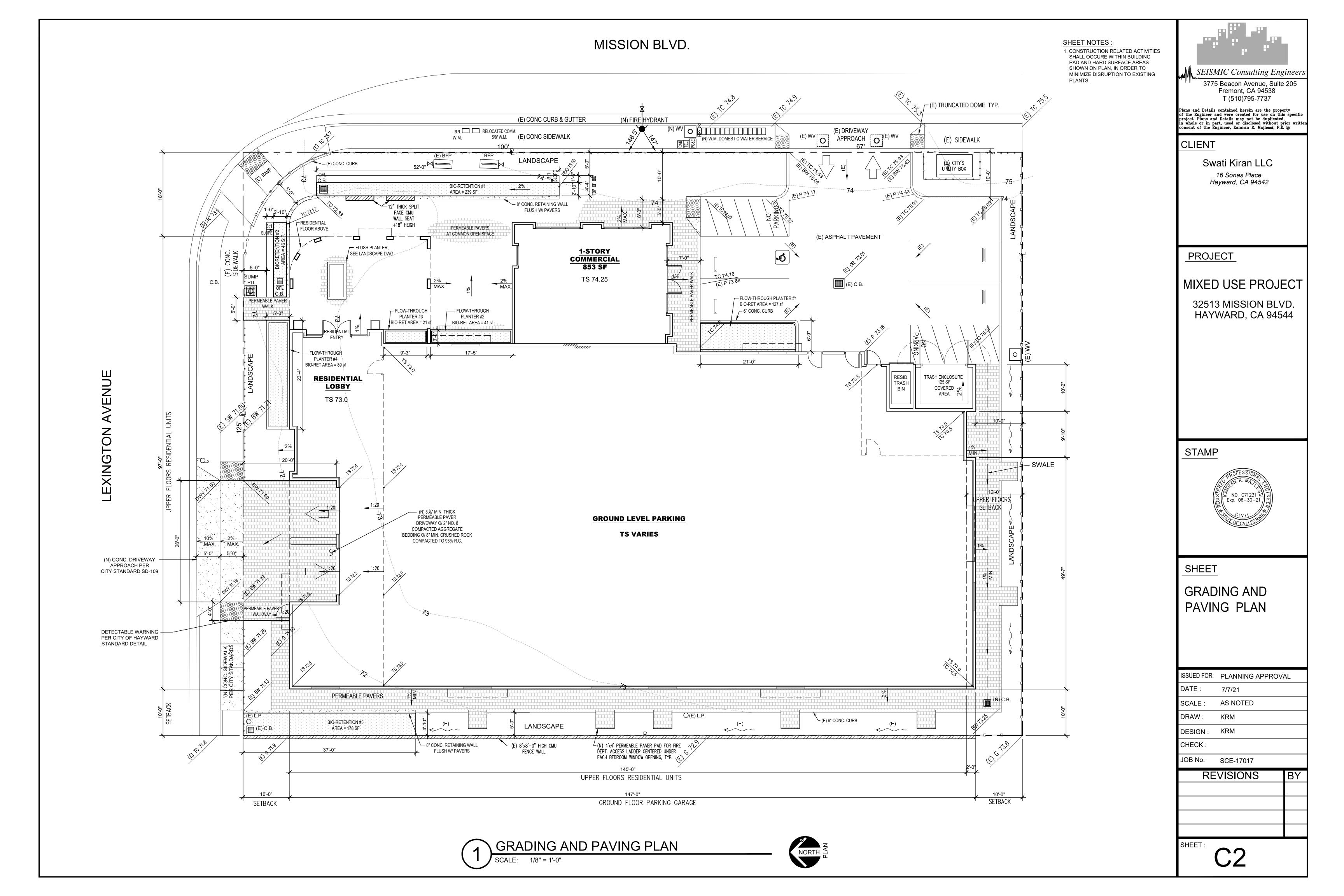
SHEET

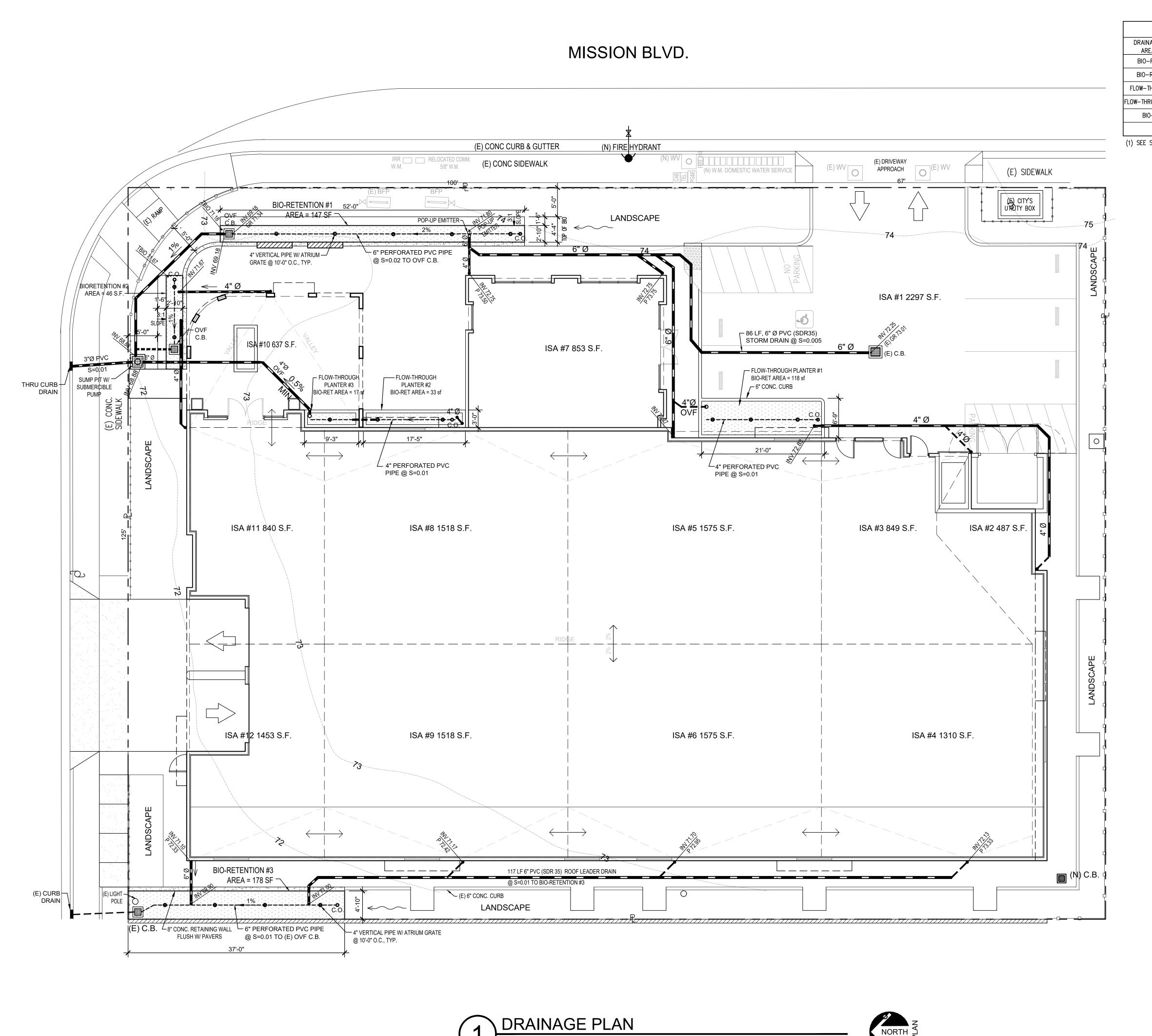
DRAINAGE MANAGEMENT AREA SCHEDULES

ISSUED FOR: PLANNING APPROVAL 7/7/21 AS NOTED SCALE: KRM DRAW: DESIGN: KRM CHECK:

JOB No. SCE-17017

REVISIONS





STORM WATER TABLE ⁽¹⁾					
DRAINAGE MANAGEMENT AREA (DMA) NAME	IMPERVIOUS SURFACE AREA (ISA) #	ISA (sf)		DMA (sf) REQUIRED	
BIO-RETENTION #1	147	1, 5, 7	4725	1622	147
BIO-RETENTION #2	46	11, 10	1477	0	44
FLOW-THROUGH PLANTER #1	118	2, 3	1336	0	40
FLOW-THROUGH PLANTER #2 & 3	50	8	1518	0	46
BIO-RETENTION #3	178	4, 6, 9, 12	5856	783	178
TOTAL	539		14912	2405	455

(1) SEE SHEET C1.1 AND C1.2 FOR DMA CALCULATIONS.



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PROJECT

MIXED USE PROJECT

32513 MISSION BLVD. HAYWARD, CA 94544

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SHEET

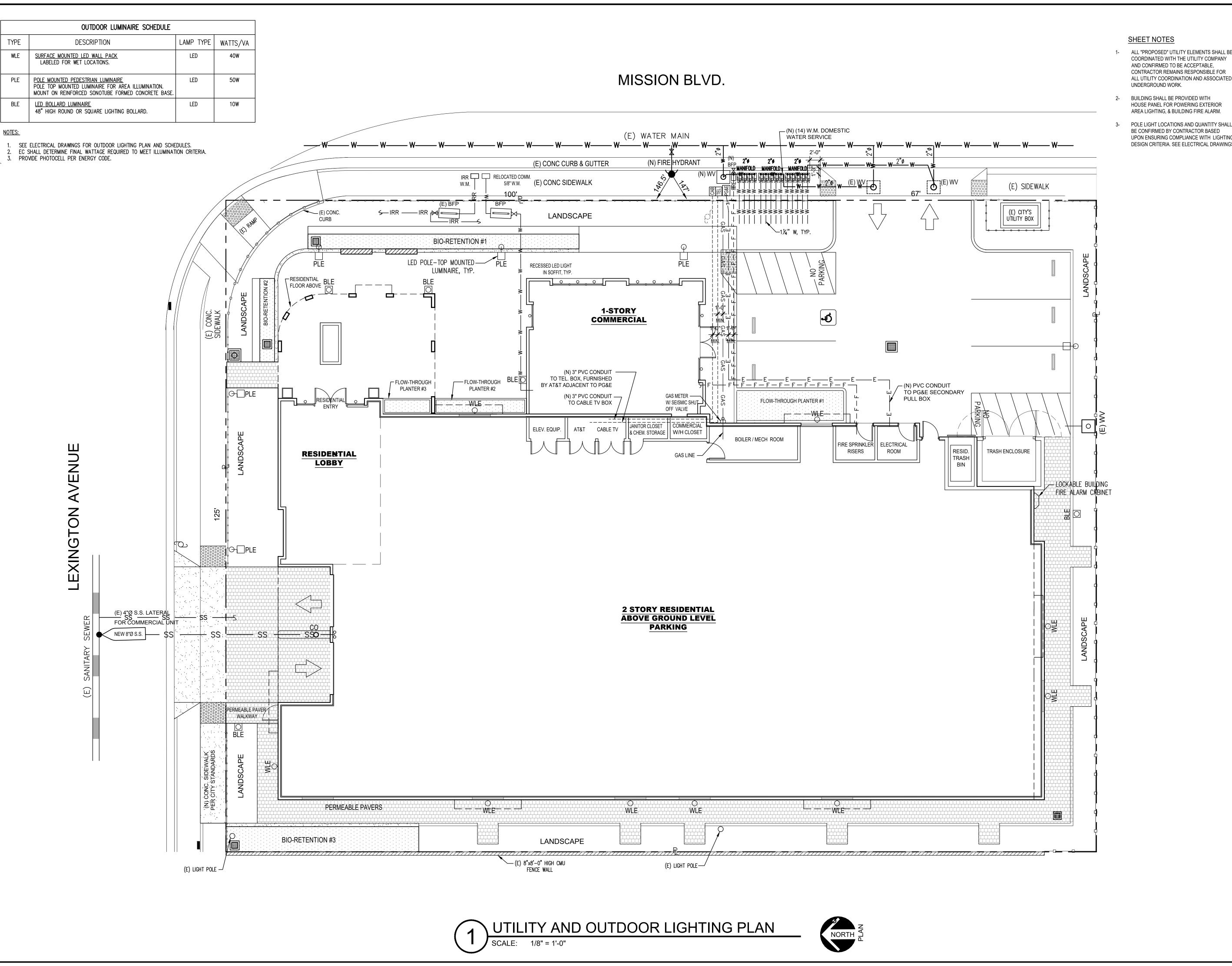
DRAINAGE PLAN

ISSUED FOR: PLANNING APPROVAL 7/7/21 AS NOTED SCALE: DRAW: KRM DESIGN: KRM CHECK:

JOB No. SCE-17017

REVISIONS





1- ALL "PROPOSED" UTILITY ELEMENTS SHALL BE COORDINATED WITH THE UTILITY COMPANY CONTRACTOR REMAINS RESPONSIBLE FOR ALL UTILITY COORDINATION AND ASSOCIATED

UPON ENSURING COMPLIANCE WITH LIGHTING DESIGN CRITERIA. SEE ELECTRICAL DRAWINGS. SEISMIC Consulting Engineers 3775 Beacon Avenue, Suite 205

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SHEET UTILITY & OUTDOOR

LIGHTING PLAN

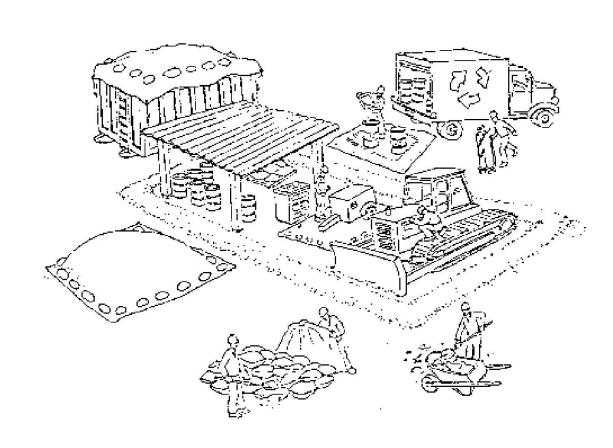
ISSUED FOR: PLANNING APPROVAL 7/7/21 AS NOTED SCALE: KRM DRAW: DESIGN: KRM

JOB No. SCE-17017

CHECK:

REVISIONS

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work
- ✔ Recycle all asphalt, concrete, and aggregate base material from demolition
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.



- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fastgrowing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Regional Water Quality Control Board or local hazardous waste management agency for help in determining what testing should be done, and manage disposal of contaminated soil according to their instructions.

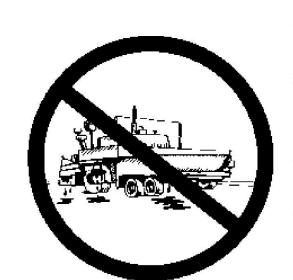
Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- ✓ Do not pave during wet weather or when rain is forecast.
- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- Place drip pans or absorbent material under paving equipment when not in use.
- Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and
- area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

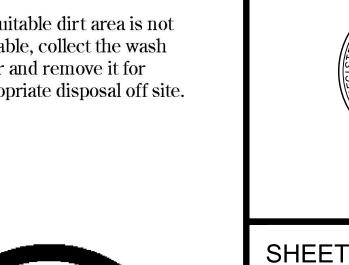
Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

For more detailed information: Get a copy of the "Field Manual" — (510) 622-2465 or www.abag.ca.gov/bayarea/sfep/reports/construction.html

- away from drainage areas. These materials must never reach a
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site





POLLUTION CONTROL

SEISMIC Consulting Engineer

3775 Beacon Avenue, Suite 205 Fremont, CA 94538

Swati Kiran LLC

16 Sonas Place

Hayward, CA 94542

MIXED USE PROJECT

32513 MISSION BLVD.

HAYWARD, CA 94544

CLIENT

PROJECT

STAMP

ISSUED FOR:	PLANNING APPROVAL
DATE:	7/7/21
SCALE:	AS NOTED
DRAW:	KRM
DESIGN:	KRM
CHECK:	

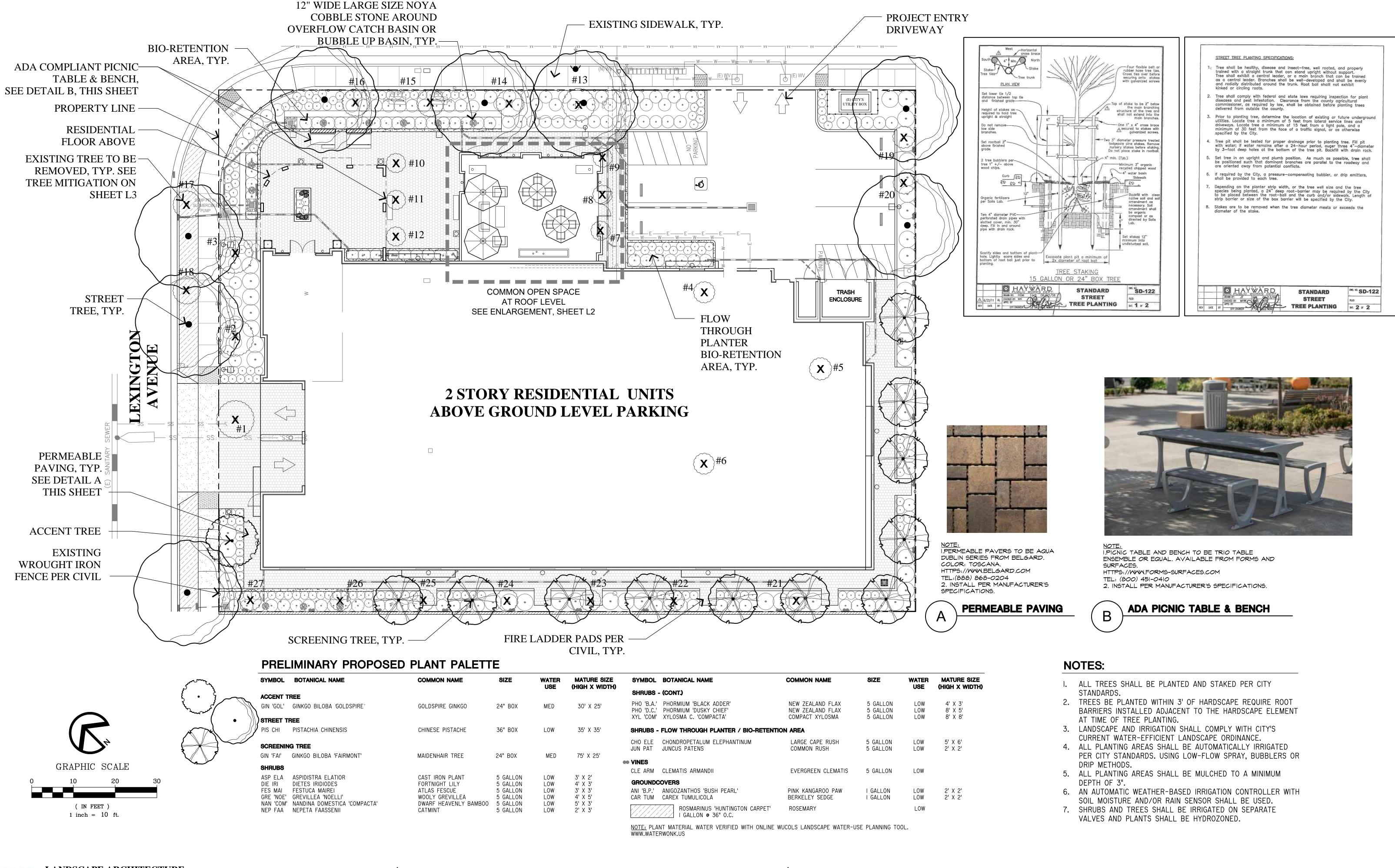
JOB No.	SCE-17017	
RE	EVISIONS	BY

Storm drain polluters may be liable for fines of \$10,000 or more per day!

POLUTION CONTROL

Stormwater Management Agencies Association (BASMAA)

B A S M A A Bay Area Stormwater Management



LANDSCAPE ARCHITECTURE
LAND PLANNING

1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

32513 Mission Boulevard Hayward, CA July 7, 2021

Preliminary Landscape Plan Design Development



NOTE:

I. THE FRIDAY 4-PIECE DINING SET OR EQUAL, AVAILABLE FROM TEAK AND TABLE.

HTTPS://WWW.TEAKANDTABLE.COM/ TEL: (912) 661-4300
2. INSTALL PER MANUFACTURER'S SPECIFICATIONS.





NOTE:

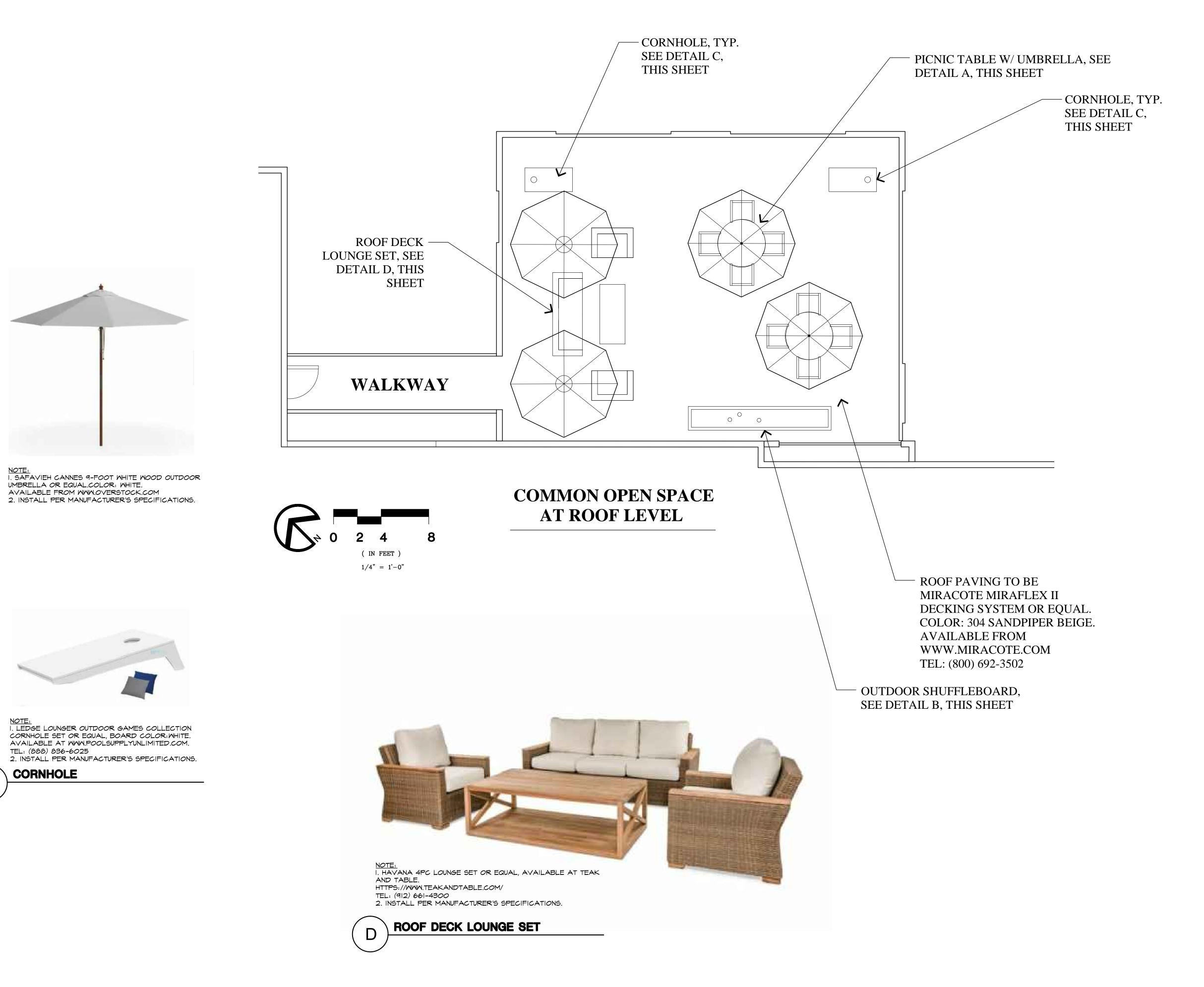
1. LEDGE LOUNGER OUTDOOR GAMES COLLECTION
CORNHOLE SET OR EQUAL, BOARD COLOR: WHITE.
AVAILABLE AT WWW.POOLSUPPLYUNLIMITED.COM. TEL: (888) 836-6025 2. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

CORNHOLE



NOTE: I. HATHAWAY CRESTLINE 12-FT OUTDOOR SHUFFLEBOARD OR EQUAL, AVAILABLE AT HTTPS://WWW.ZORO.COM/ ZORO #: G100693703 2. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

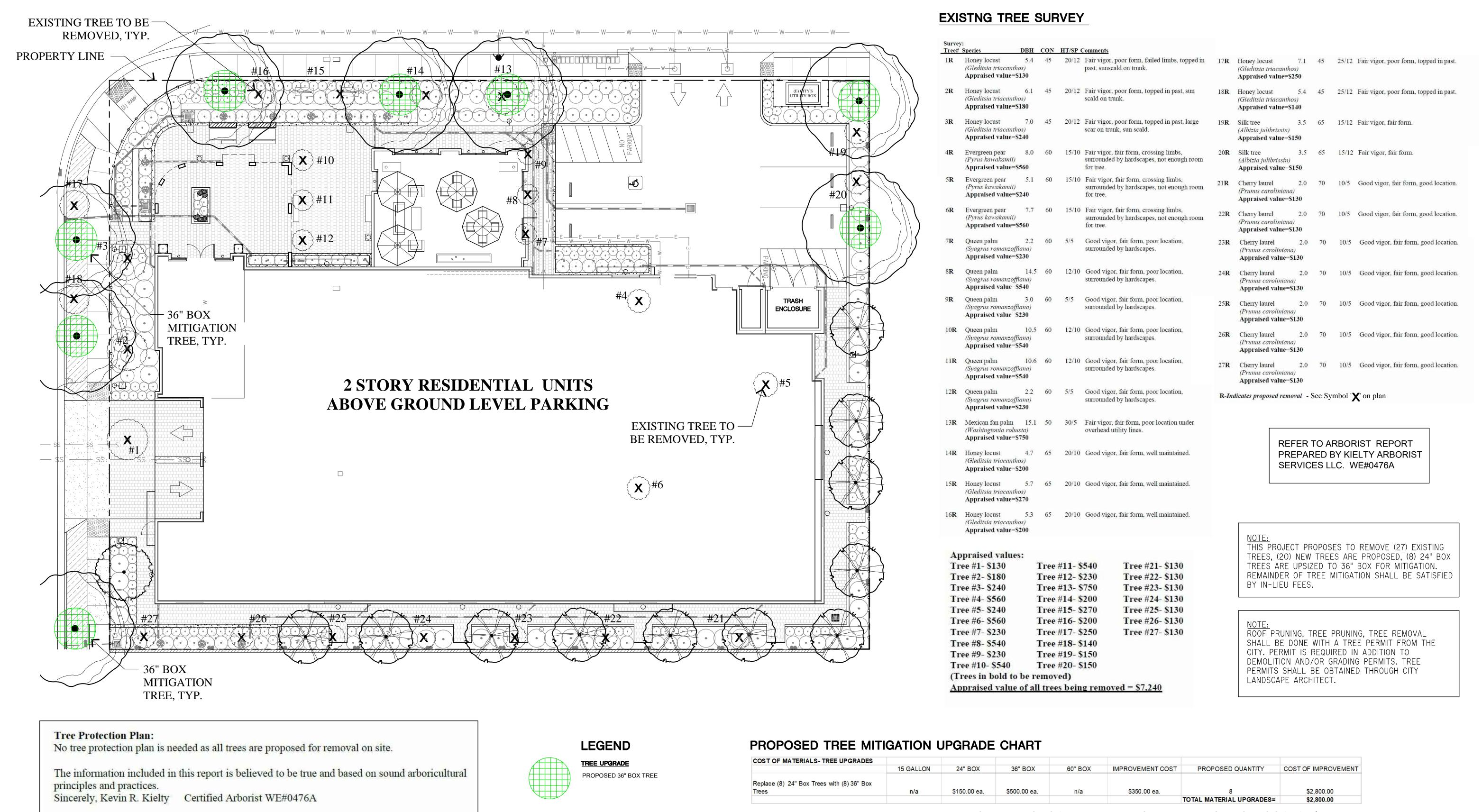




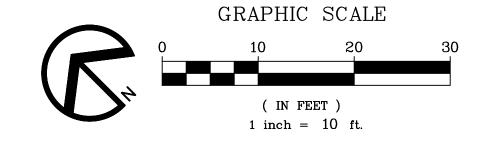


32513 Mission Boulevard Hayward, CA July 7, 2021

Preliminary Landscape Plan Common Open Space Enlargement L2



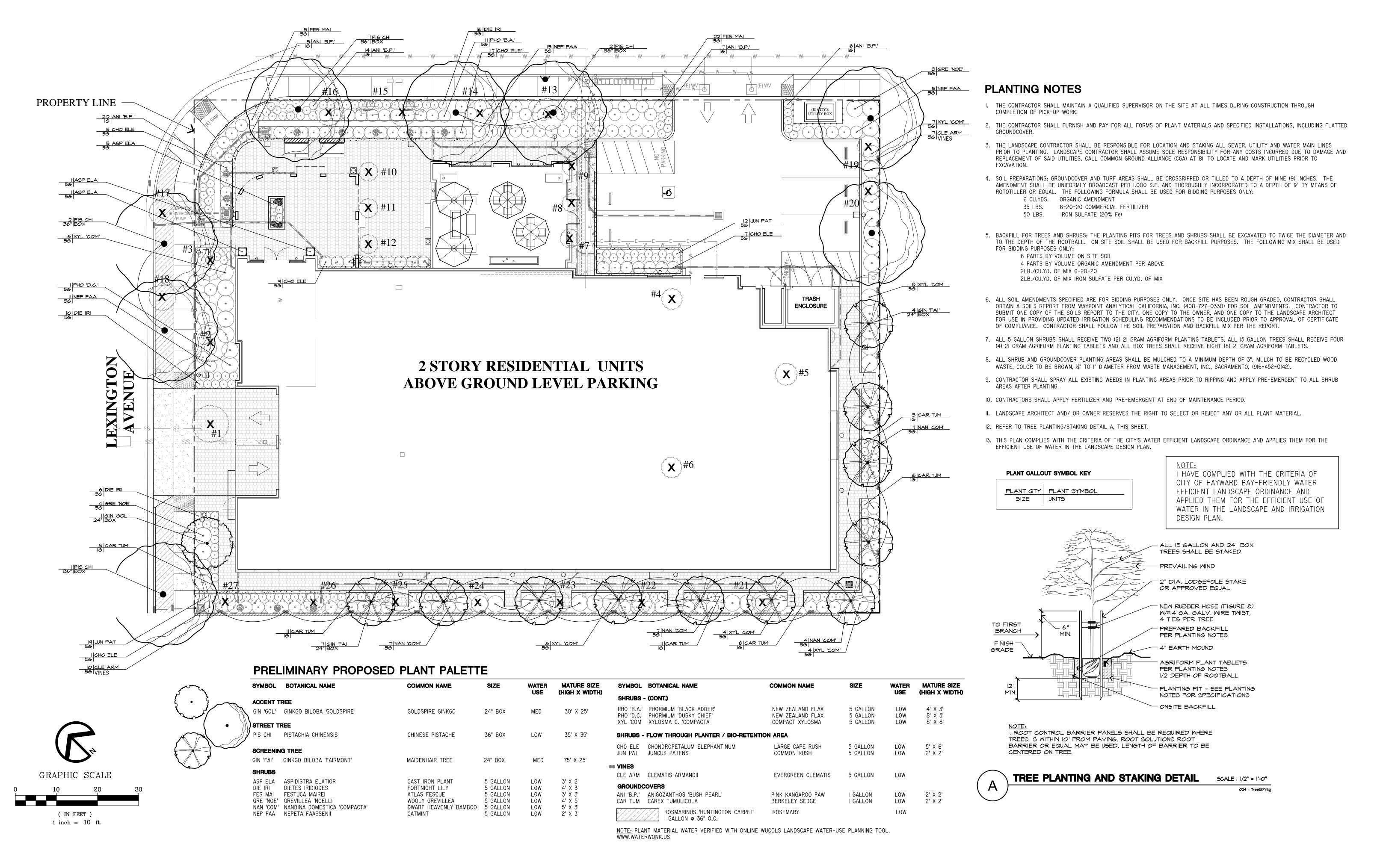






32513 Mission Boulevard Hayward, CA July 7, 2021

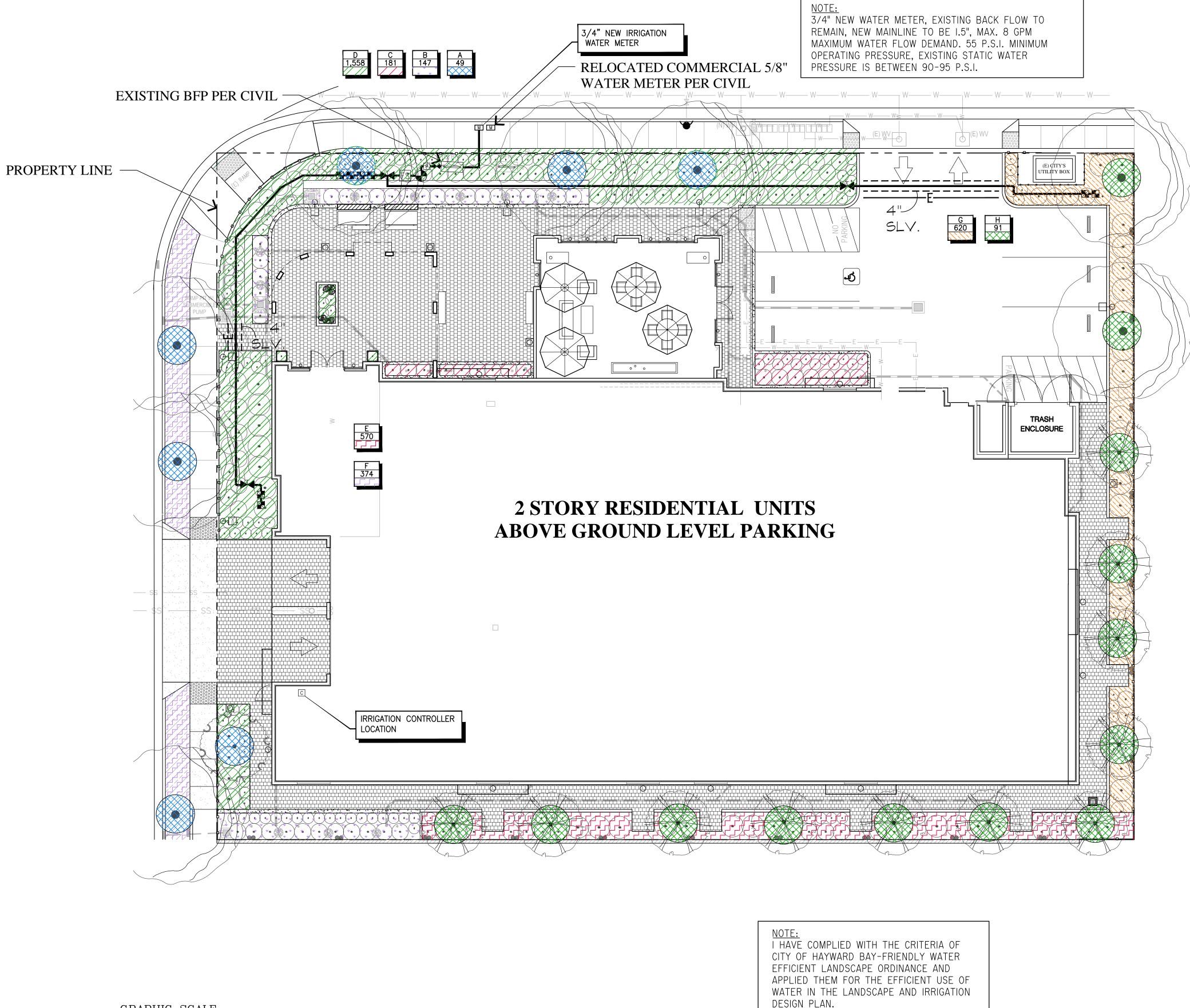
Preliminary Landscape Plan Tree Mitigation



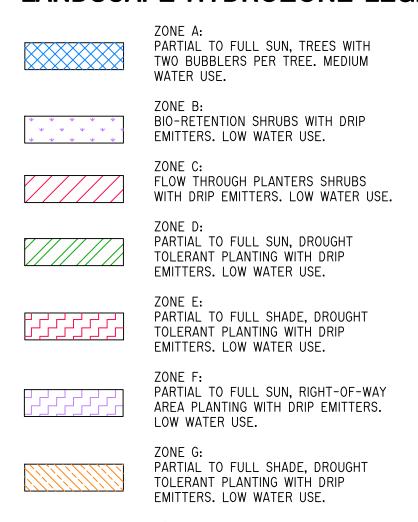


32513 Mission Boulevard Hayward, CA July 7, 2021

Preliminary Landscape Plan Plantng



LANDSCAPE HYDROZONE LEGEND



WATER BUDGET CALCULATIONS:

PARTIAL TO FULL SUN, TREES WITH TWO BUBBLERS PER TREE. LOW

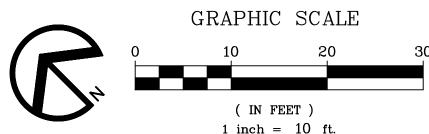
LOW WATER USE SHRUB PLANTING AREA = 3,450 SF LOW WATER USE TREE PLANTING AREA = 91 SF MEDIUM WATER USE TREE PLANTING AREA =49 SF TOTAL PLANTING AREA = 3,590 SF ESTIMATED TOTAL WATER USE: ETWU (LOW WATER USE PLANTING AREA) = $(44.2) \times (0.62) \times (0.2 \times 3,541) = 27,335 \text{ GAL/YR}$ ETWU (LOW WATER USE PLANTING AREA) = $(44.2) \times (0.62) \times (0.4 \times 49)$ = 757 GAL/YR TOTAL ETWU = 28,092 GAL/YR

MAXIMUM APPLIED WATER ALLOWANCE:

MAWA (TOTAL LANDSCAPED AREA) = (44.2) X (0.62) X (0.45 X 3,590) = 44,271 GAL/YR

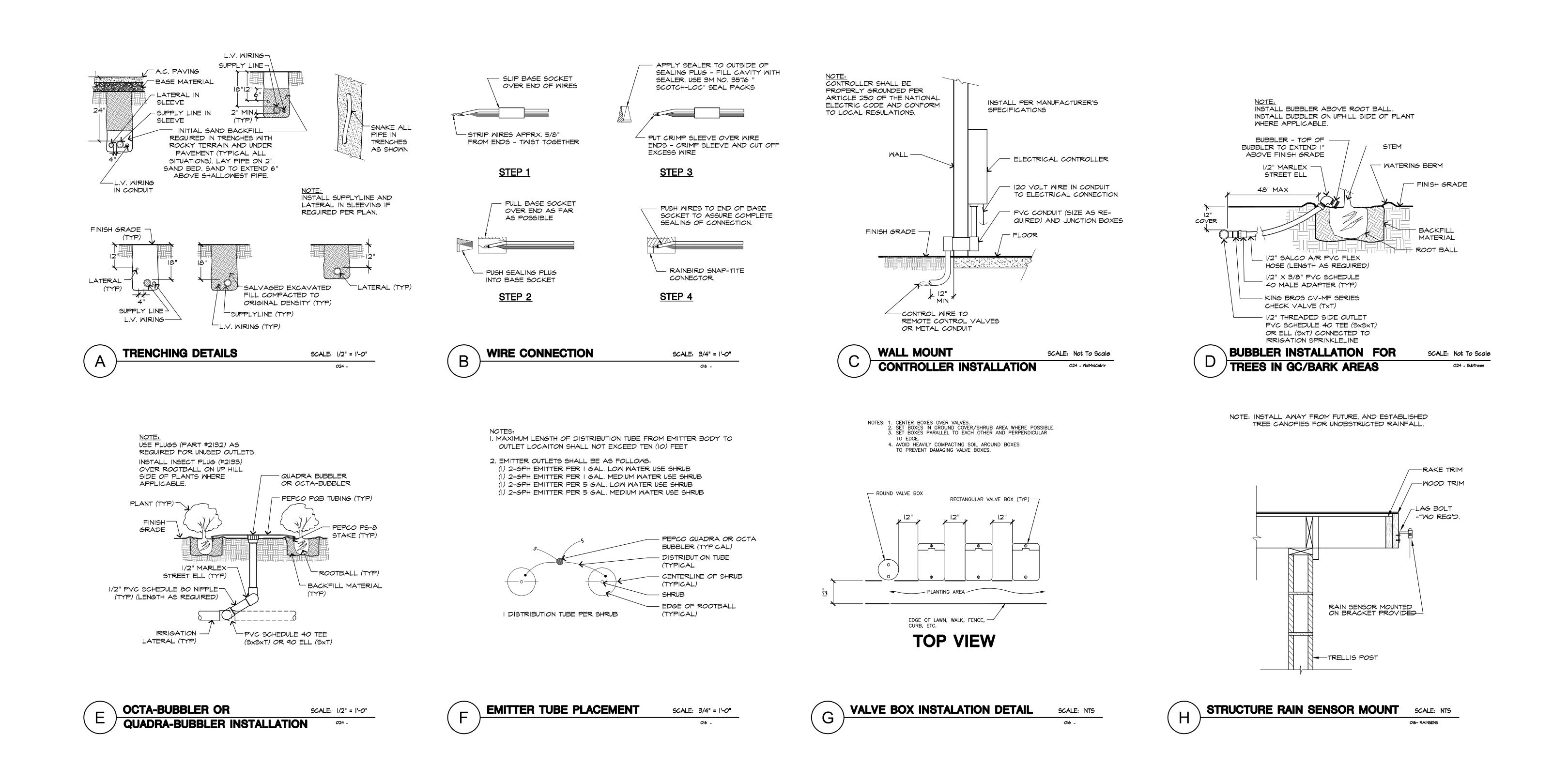
IRRIGATION SYSTEM LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	NOZZLE GPM	OPERATING PSI
M	IRRIGATION WATER METER	-EXISTING PER CIVIL	1	1
C	ELECTRIC CONTROLLER	-TORO-EVO-4ID/EMOD-4/EUO-SC/EVO-WS (ET-BASED)	
•	MASTER VALVE	-TORO REMOTE CONTROL ELECTRIC GLOBE VALVE W/ FLOW CONTROL NO. 220-26-06		
Р	PRESSURE REDUCER	-ZURN NR3XL OR EQUAL		
FS	FLOW SENSOR	-TORO FLOW SENSOR-TFS-150 OR EQUIVALENT		
	REMOTE CONTROL VALVES	-TORO 700 SERIES		
	REMOTE CONTROL VALVES	-TORO 700 SERIES W/REGULATOR & FILTER		
×	BALL VALVE (master shut off) QUICK COUPLER	-NIBCO-T-560-BR-20-IRR-LINE SIZE -RAINBIRD-44LRC OR EQUAL		
•	BUBBLER (SHRUB) BUBBLER (TREE)	-PEPCO-OCTA-BUBBLER -HUNTER AFB (2 PER TREE)	.27 .25	30 30
<u> </u>	IRRIGATION SUPPLYLINE — 1" IRRIGATION SPRINKLERLINE (NOT SHOWN) ELECTRICAL CONDUIT SLEEVING	-1120/SCHEDULE 40 PVC PIPE -18" COVER -1120/CLASS 200 PVC PIPE -12" COVER -1120/SCHEDULE 80 PVC PIPE -24" COVER -1120/SCHEDULE 80 PVC PIPE -24" COVER		
C 181	HYDROZONE/CONTROLLER STATION NUMB AREA OF COVERAGE (SF) HATCH PATTERN OF AREA	ER		

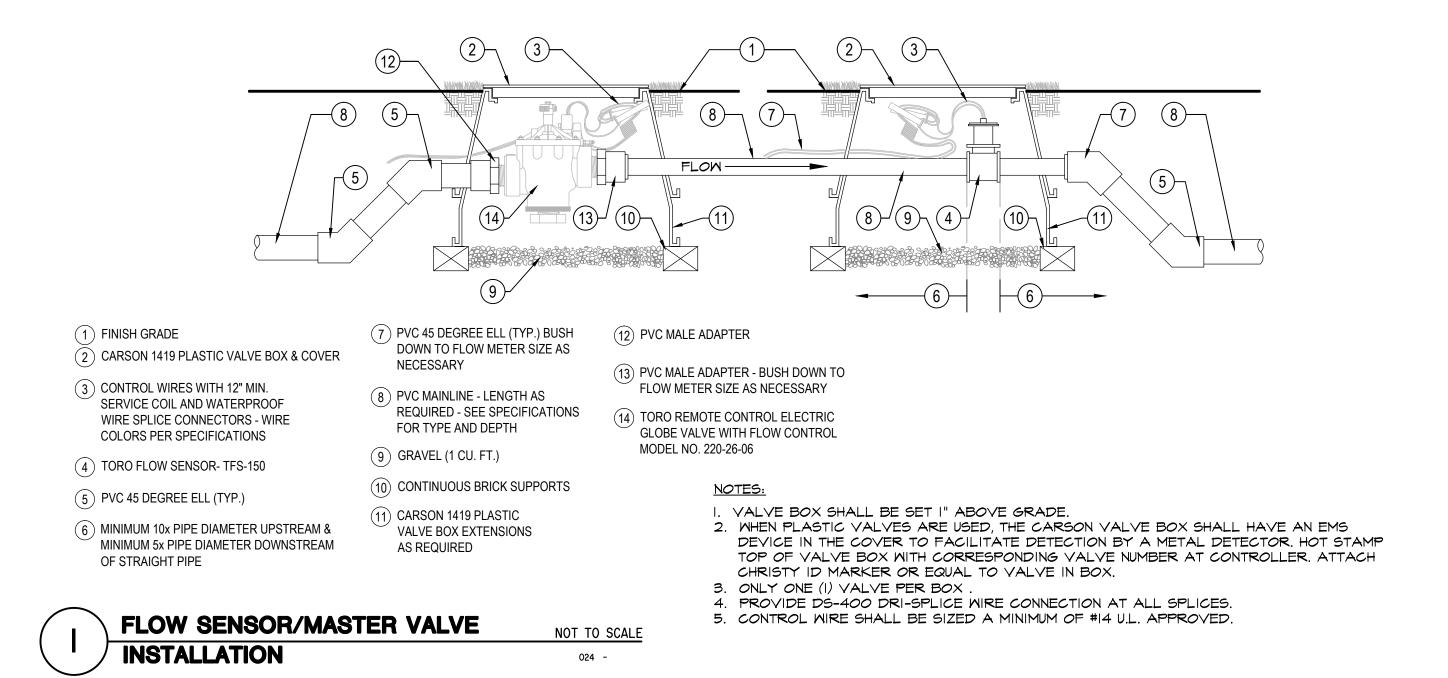


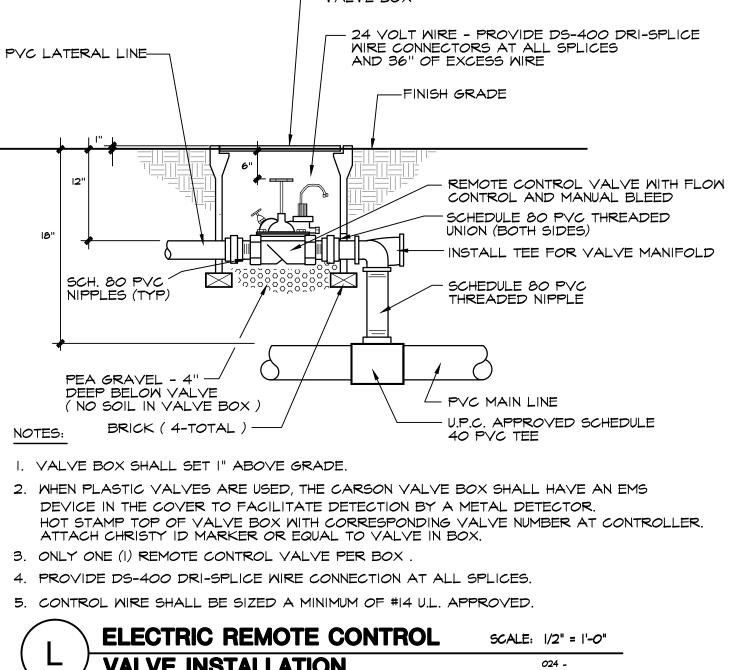


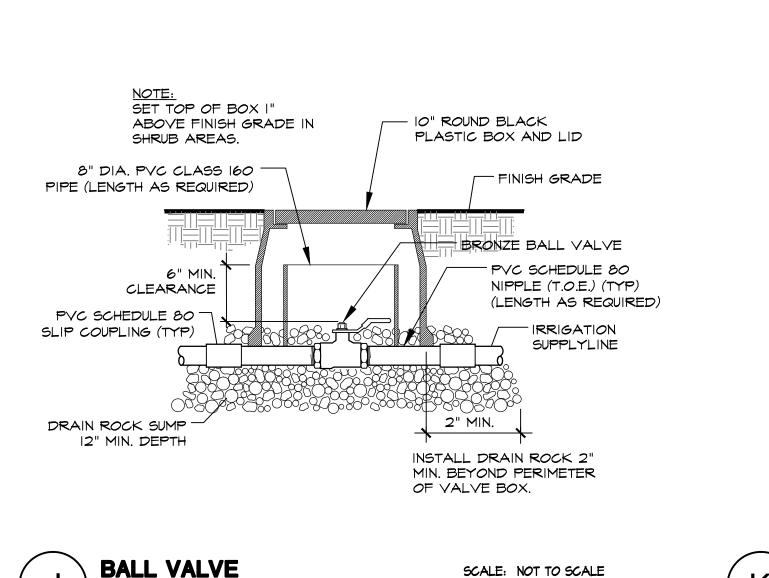
32513 Mission Boulevard Hayward, CA July 7, 2021



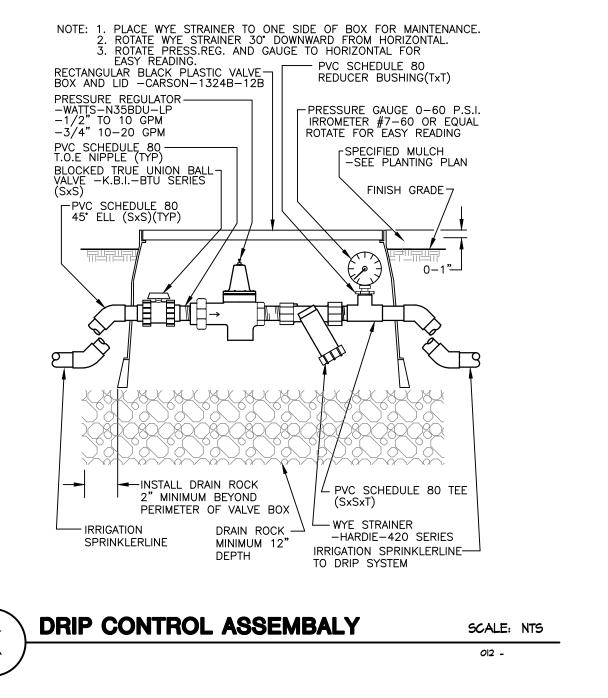


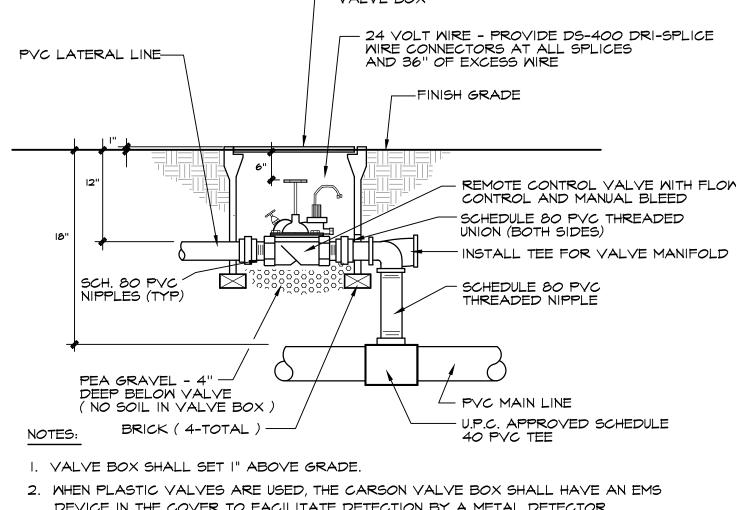






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CITY OF HAYWARD

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

File #: WS 23-005

DATE: February 24, 2022

TO: Planning Commission

FROM: Mira Hahn, Associate Planner

SUBJECT

General Plan Annual Progress Report - 2023

RECOMMENDATION

That the Planning Commission accepts the City of Hayward 2040 General Plan Progress Report for the 2022 Calendar Year and provides feedback and direction as desired.

SUMMARY

In 2014, the Council adopted a new General Plan for the City of Hayward. California. Government Code Section 65400 et seq. requires the City to annually review the General Plan and report progress on the programs contained therein. This annual report has been prepared for review and acceptance by the Council and will be forwarded to the State Office of Planning and Research and the State Housing and Community Development office to ensure compliance with State guidelines.

The *Hayward 2040 General Plan* is a long-range comprehensive plan that controls and regulates land uses and development in the City through 2040. The individual elements of this General Plan (Land Use, Mobility, Economic Development, Community Safety, Natural Resources, Hazards, Education, Community Health, Facilities/Services and Housing) contain policies and programs that guide future development in the City.

This General Plan Annual Progress Report was prepared by the Development Services Department, Planning Division, with input from various City Departments including Public Works and Utilities, Fire, Police, Library Services, Maintenance Services, and the City Manager's Office. This report is intended to provide information on the measurable outcomes and actions associated with the implementation of all the General Plan elements.

ATTACHMENTS

File #: WS 23-005

Attachment I Staff Report

Attachment II General Plan Program List 2022



SUBJECT

General Plan Annual Progress Report - 2023

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BACKGROUND

On July 1, 2014, following a 22-month community planning process, the Council adopted a new General Plan for the City. Included as Part 4 of the new *Hayward 2040 General Plan* was a series of implementation programs designed to activate the various goals and policies set forth in the document. For each implementation program, a timeframe was established for completion as well as a responsible lead department for carrying out the program. While some programs have identified timeframes, there are others that are indicated to be ongoing programs and others that occur annually. One such implementation program is the General Plan Annual Report, which is the report back to the State and Council on implementation progress.

To date, the City has made progress on 72 percent of the General Plan's 143 implementation programs. Of those identified for initiation between 2014 and 2019, 82 percent of programs are either complete or in progress. The remaining 18 percent have not been started for various reasons, including funding availability, resources, and/or shifting priorities as detailed in the Hayward Strategic Roadmap and Let's House Hayward Strategic Plan. Some of the General Plan programs overlap with these more recent strategic planning efforts, and some are new and respond to current needs and priorities that were unknown when the General Plan was developed and adopted in 2014. However, 42 percent of the programs slated for initiation in the 2020-2040 timeframe, are already complete or in progress, which is at or ahead of schedule.

<u>Initial Public Outreach</u>. The development of the <u>Hayward 2040 General Plan</u>, including the various implementation programs, contained a significant community outreach component. The Hayward e-plan, or web-based General Plan, is linked from the City's website and periodically updated to include implementation program status. In addition, many of the individual implementation programs require community outreach and engagement prior to completion.

DISCUSSION

The <u>Hayward 2040 General Plan</u> contains a total of 143 implementation programs covering 10 elements including the Land Use, Mobility, Community Safety, Economic Development, Education and Life-Long Learning, Hazards, Natural Resources, Housing, Health and Quality of Life, and Public Facilities and Services Elements. Once certified by the State Department of Housing and Community Development, the updated 2023-2031 Housing Element and related implementation programs will be updated and reported in next year's annual progress report.

As shown in Table 1, of the 143 implementation programs, 107 were identified for initiation and/or completion in the 2014-2019 timeframe. The remaining thirty-six programs were slated for initiation and/or completion within the 2020-2040 timeframe.

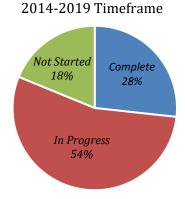
Table 1: Status of General Plan Implementation Programs, February 2023

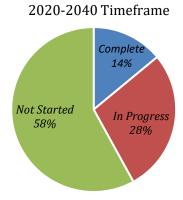
Timeframe		Complete		In Progress		Not Started	
	#	%	#	%	#	%	
2014 - 2019	22	46%	12	25%	14	29%	48
Ongoing/annual, initiated in 2014 - 2019	8	13%	46	80%	5	8%	59
Subtotal 2014 – 2019	30	28%	58	54%	19	18%	107
2020 - 2040	3	10%	8	26%	20	64%	31
Ongoing/annual, initiated in 2020 - 2040	2	40%	2	40%	1	20%	5
Subtotal 2020 – 2040	5	14%	10	28%	21	58%	36
Total	35	24%	68	48%	40	28%	143

As shown in Figure 1 below, there were 107 programs slated for completion or initiation within the 2014-2019 timeframe, of which 28 percent are complete and 54 percent are in

progress. Of the programs identified for this timeframe, 18 percent have not been started for various reasons, including funding availability, resources, and/or shifting priorities. Of the 36 programs slated for initiation in the 2020-2040 timeframe, 14 percent are already complete, and 28 percent are in progress, at or ahead of schedule. A complete list of all the General Plan programs, including the current status of each program, is included as Attachment II.

Figure 1: Status of General Plan Implementation Programs





<u>Completed Programs</u>. Thirty implementation programs identified for the 2014-2019 timeframe have been fully completed:

- LU-4, Downtown City Center Specific Plan
- LU-10, Sign Ordinance Update
- LU-11, Industrial Technology and Innovation Corridor Plan
- LU-15, State Historic Building Code
- LU-16 Mills Act Program
- M-1, Multimodal LOS and Design Standards
- M-2, Multimodal LOS Guidelines
- M-11, Pedestrian Master Plan
- M-12, Shuttle Service Study
- M-15, Pedestrian Design Standard for Transit Stop
- M-21, Downtown Parking Management Plan
- M-23 Transportation Impact Fees.
- ED-2 Branding and Marketing Program
- ED-3 Energy and Sustainability Businesses Program
- ED-4 Business Resource Center and Website
- ED-8 Business Incubator Study
- ED-9 Business Attraction, Expansion, and Retention Program
- ED-13 Permit Processing Software
- ED-14 Ombudsperson Service
- CS-3, Crime Prevention Through Environmental Design Checklist
- NR-4, Water Conservation Standards
- HAZ-1 Seismic and Geologic Safety Standards
- EDL-1 Education and Lifelong Learning Resource Center

- EDL-2 Education Partnership
- EDL-4 Education Awards Program
- EDL-7, Library Facility Revenue Measure
- HQL-8, Park Dedication Requirements and In-Lieu Fees
- HQL-9 Park Dedication Incentives Program
- PFS-5, Construction and Demolition Debris Recycling Program
- PFS-6, Rainwater Harvesting and Greywater Systems

In addition to programs listed above, five implementation programs identified for the 2020-2040 timeframe have also been fully completed:

- M-6, Complete Streets Assessment
- M-10, Traffic Calming Measures
- ED-5 International Business Program
- ED-6 Industrial Technology and Innovation Corridor Marketing Strategy
- NR-3 Recycled Water Program.

Programs In-Progress. Fifty-eight programs identified for the 2014-2019 timeframe are currently in progress. Some key programs currently underway include the continuation of the Homeless Services Partnership program, a coordinated effort between the City and various non-profits and Faith-based organizations to provide services and ensure homeless and hunger needs are met in Hayward; working with a consultant to develop a Micromobility Plan to provide recommendations for bike-share and scooter-share services; expanding cradle-tocareer support services through a collaboration between the Library's Family Education Program, Hayward Unified School District, California State University East Bay (CSUEB), and other private and nonprofit partners. Other programs currently in process include continuing to partner with affordable housing developers to facilitate new construction, acquisition, rehabilitation, and preservation of affordable rental and homeownership developments; developing a density bonus brochure following the recently updated Density Bonus Ordinance to comply with State legislation; the ongoing implementation of the Town-Gown Economic Partnership, which includes partnering with CSUEB and Chabot College to identify student needs and create 12 videos that feature businesses in the community; the development of the COVID-19 Economic Recovery Strategy for the next three years; and updates to the Climate Action Plan, Safety Element and adoption of a new Environmental Justice element in early 2023, consistent with recent State legislation.

<u>Programs Not Yet Started.</u> As previously mentioned, several programs that were originally identified for implementation between 2014-2019 have yet to be started either due to limited staff and fiscal resources or other competing priorities. These programs include comprehensive updates to the Zoning Ordinance, Subdivision Ordinance, Design Guidelines, and Off-Street Parking Regulations. However in 2022, the City updated the Density Bonus Ordinance to comply with recent State legislation and is working on the adoption of Residential Objective Standards, which will include updates to the City's Zoning Ordinance and the Off-Street Parking Regulations response to recently adopted State legislation. Staff anticipates this project will be completed by the end of 2023.

Additionally, some programs that were anticipated to begin in 2020 were delayed and are still feeling the impacts of the COVID-19 pandemic. Staff anticipates that several of these programs should begin soon, pending sufficient staff and funding resources. These programs include updates to the Subdivision Ordinance; development of an Urban Forest Management Plan; updates to the Grading Ordinance; the Seismic Retrofit Feasibility Study for City Facilities; and the development and adoption of a Habitat Conservation Plan.

<u>Programs In-Progress, 2023</u>. In addition to the programs currently being implemented from previous cycles, the list of programs in Table 2 are in progress for the remainder of 2023.

Table 2: Program Implementation for 2023

	m Implementation for 2023
Program	Status
General Plan	
GPA-2 General Plan Update	The City recently updated the General Plan to reflect new Vehicle Miles Traveled (VMT) CEQA thresholds and reflect new Greenhouse Gas (GHG) emission reduction targets as well as the City's Housing Element. In addition, the City is working on updates to the Climate Action Plan and adoption of a new Environmental Justice element in early 2023,
	consistent with recent State legislation.
GPA-3 Master Plans, Strategies, and Programs Updates.	City staff has reviewed the list of master plans, strategies, and programs and those identified to be reviewed and updated were factored into Department Budgets. A list of adopted master plans, strategies and programs can be found on the City's website.
Land Use and Communit	
LU-6 Complete Neighborhood Strategy	The City has not begun this program in this format due to limited staff and fiscal resources, along with other City priorities. In 2021, the City Manager's Office conducted twelve "City Hall to You" meetings through Hayward to conduct community outreach. Any feedback from community members on desired changes was shared with the appropriate department. The Planning Division recently completed a comprehensive update to the public stakeholder, neighborhood, and HOA contact list in 2022 and anticipates additional public outreach for the Residential Objective Standards project will continue through 2023.
	The Planning Division has compiled resources to encourage historic preservation and will prepare a webpage and/or handouts for the public in 2023.
Center	
Mobility	
M-5 Collision Data Reporting	This information is currently being presented on a quarterly basis by the Police Department.
M-9 Improved Traffic Flow Program	Multiple projects have been originated and grants obtained that work toward this purpose. The regional Hesperian Line 97 project installed adaptive traffic signals throughout the city within a major north/south corridor. The City has obtained an Innovative Deployments to Enhance Arterials (IDEA) grant from the Metropolitan Transportation Commission (MTC) that will allow for better monitoring and adjustment of signal timing along three major corridors in Hayward, thus reducing vehicle idling. The City obtained Transportation Development Act (TDA) Article III funds for improvements on Patrick Avenue and Gading Road. The City has also received a Caltrans grant to improve queuing and vehicle idling at the Huntwood/Industrial and Huntwood/Sandoval signalized intersections.
M-13 Private Transportation Companies M-17 City Employee	The City is currently working with a consultant to develop a Micromobility Plan, which will study and provide recommendations for implementing bike-share and scootershare services in the City. The Transportation Division received a grant to complete a Transit Connector Shuttle Feasibility Study in 2015. They presented the findings and recommendations to Council on 9/19/2017. The City was awarded a grant in 2017 to deploy and promote car sharing at multiple

closed the program after it was deemed infeasible. Staff will continue to seek additional opportunities for car and bike sharing as opportunities arise. M-18 City Commuter Benefits The City currently offers pre-tax payroll deductions for public transportation and/or parking options with P&A Group. Staff evaluates options annually and will continue to improve and expand the program when possible. Economic Development Strategic Development Strategic Plan Annual Report The Economic Development Staff Plan Plan Annual Report The Economic Development Staff Plan Plan Annual Report The Economic Development Strategic Plan Development Strategic Plan Development Strategic Plan Development Strategic Plan Economic Development Strategic Plan Development Strategic Plan Economic Plan Annual Report The Economic Strategic Plan Development Strategic Plan Economic Power Programs Surveys are regularly sent to customers and available at City Hall for an evaluation of the Edy You Tube Channel	C /D:l Cl	
M-18 City Commuter Benefits	Car/Bike Share	locations throughout the city. In the fall of 2019, the city returned the grant funds and
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entrepreneurs to sell their goods. Economic Development is in the process of reviewing		
proposals for outside organizations which will partner with the city on the		proposals for outside organizations which will partner with the city on the

	implementation of these new pilot programs.
Community Safety	
CS-1 Grant Funding	The Police Department currently has 42 sworn vacant positions and will pursue additional grant funding programs when staff resources are available. The Fire Department regularly applies for grants to fund equipment purchases and community programs. In the past several years, the Department has received grant money to purchase radios, cardiac monitors, and chest compression devices, as well as fund the residential chipping program and Community Emergency Response Team program.
	The Police Department is currently in the process of working with an independent
Strategic Plan Annual Report	contractor to develop a new Strategic Plan with an anticipated completion date before the end of fiscal year 2023. The development of a new Strategic Plan is a requirement by the Commission on Accreditation for Law Enforcement Agencies (CALEA). The process is ongoing and HPD provides an annual report to the City Council.
Partnership	The City developed and released a major strategy report on the issue of homelessness in late 2015. As a result of that report, a new Winter Warming Center was created in north Hayward, and the Downtown Streets Team program was contracted to begin services in June 2016. A new task force, a standing Interdisciplinary Working Group on Homelessness, Hunger, Housing and Disruptive Street Behaviors, was formed in early 2015, and continues to meet monthly. Members from various City Departments, Non-Profits, and Faith Based Organizations participate in the working group to coordinate services and strategy to ensure homeless and hunger needs are addressed in Hayward. In January 2019, the City Council approved a Navigation Center for the homeless in the Industrial area, which is currently operational. The Library partnered with Alameda County Health Care for the Homeless and the VA Palo Alto Medical Outreach Team to bring medical services to the City on an ongoing basis.
CS-5 Park Security Program	Staff turnover at the Hayward Area Recreation District (HARD) and the COVID-19 pandemic have impacted the implementation of this program but additional coordination with HARD is anticipated in 2023.
	The School Resources Officers (SRO) Program was discontinued by Hayward Unified School District (HUSD) in 2021 and on-site campus security is provided by HUSD security staff. The HPD responds to HUSD campuses and coordinates with HUSD to address safety issues when requested. The HPD continues to maintain a working relationship with HUSD to address safety concerns and the HPD provides training to HUSD staff on campus security issues.
CS-7 Fire Department Strategic Plan and Annual Report	The Fire Department has begun the planning process to complete the Strategic Plan, which will be completed by the end of this fiscal year.
Safety Excellence Program	Staff initiated the accreditation process in 2021 and can take up to three years to complete.
CS-10 Disaster	The City has funded several emergency preparedness exercises in the past five years.
	However, funding has not been available to implement a comprehensive emergency
Preparedness Program	preparedness program. Council approved an Emergency Management Services Officer position in October 2019, who began updating the Department's preparedness plans and preparing evacuation drills shortly thereafter. In March of 2020, the Department prioritized standing up the Emergency Operations Center (EOC) and COVID-19 response. The program itself is limited due to staff buy-in for preparedness training and participation. Expected completion is the end of Fiscal Year 2023.
	In 2019, the Fire Department conducted several fire drills at City Hall to promote fire safety awareness. In 2020, the COVID-19 pandemic resulted in the closure of City Hall, the Library, and several public buildings. In collaboration with PIO, the Department initiated a two-year planning process to increase community and staff preparedness in preparation for tabletop and large-scale drills with first responders, EOC staff, City staff,

i 	,
	and community members/groups. Early in 2023, the Fire Department conducted a fire
	drill at City Hall to promote fire safety awareness. Additional fire drills are in the process
CC 12 C '1	of being scheduled for the remainder of the year.
CS-12 Community	The Fire Department has successfully established an active Community Emergency
Emergency Response Reserves	Response Team (CERT) program, which trains approximately 400 residents annually. In addition, the Department launched a Neighborhood Emergency Response Team (NERT)
Program	program in 2018 with the goal of training an additional 240 people. NERT is an
riogiaiii	abbreviated 4-hour curriculum for community groups. The Department continues to
	build the CERT program and is in progress of elevating CERT members to engage in
	advanced training. This CERT group will assist and report directly to the EOC in the
	event of a large-scale disaster.
CS-13 Energy	The Fire Department proposed a new CIP project for FY 22, which includes a pilot
Assurance Plan	program for 10 solar-powered generators. These generators will be used to support 112
	baseline residents during public safety power shutoffs; power tents in the event of any
	disaster, large or small; support the continuing operations of maintenance services
	through disasters and will be used in emergency response drills. Council approved
	funding for solar generators, and communications equipment that will assist directors
	and public safety leadership with communicating off the grid. These efforts support the
	intent of the program in ensuring that critical facilities have access to power during
Natural Resources	emergencies and power outages.
NR-5 Residential	On Contambou 12, 2016, staff presented a variant to the Council Costainshillty Committee
Energy Performance	On September 12, 2016, staff presented a report to the Council Sustainability Committee regarding a potential ordinance that would require energy audits of existing buildings and
Assessment and	would require disclosure of energy performance. The Committee directed staff to focus
Disclosure	efforts on providing customers with information that would encourage them to voluntarily
Ordinance	make energy efficiency updates to existing homes and commercial buildings. StopWaste, in
or amarice	collaboration with the Bay Area Regional Energy Network (BayREN) and the US
	Department of Energy, now offers Home Energy Score (https://www.bayren.org/home-
	learning-center/home-energy-score-hes) as a benchmarking tool. The score is helpful to
	homeowners and can also be provided to prospective homebuyers
NR-7 Energy	Hayward participates in BayREN's programs. Staff is promoting BayREN's single-family
Reduction Initiative	program, includes the Home Energy Score and a variety of rebates for energy efficiency
and Annual Report	and electrification.
NR-8 Home Energy	This program will be re-evaluated during the update of the Climate Action Plan in 2023.
Monitors and	There are on-line programs such as Ohm Connect and Home Energy Analytics available
Annual Report	to monitor home energy use without the need for a hardware solution.
NR-11 City Building	Staff is working with a firm specializing in energy efficiency to audit several City
Audits and Reports NR-14 Renewable	facilities. The assessment is expected to be completed in Q2 of 2023.
Energy Generation	Staff is currently working with East Bay Community Energy to investigate the feasibility of installing solar and battery storage at several City facilities.
Potential	of instaining solar and battery storage at several city facilities.
Library Services	
EDL-6 Library	Delayed due to COVID-19. Due to the high cost of creating a full-fledged strategic plan,
Strategic Plan and	the Library started the first phase of the planning in 2021 with the training of staff and
Annual Report	conducting some preliminary outreach in preparation for strategic planning. The
_	Library has completed a Needs Assessment for the Weekes branch and expects to have
	an architectural assessment completed for the branch by the end of FY22-23. The
	Library has received funding for its Strategic Plan which is expected to be completed by
	the end of 2023.
Community Health and (
HQL-6 Climate Change	Hayward's Local Hazard Mitigation Plan (LHMP) was adopted by Council on November
Vulnerability	29, 2016, and an update is currently underway. The updated plan, titled the Hayward
Assessment Strategy	Resilience Plan, is pending review by the California Office of Emergency Services. The

and Annual Report	LHMP includes vulnerability assessments for fire, flood, and drought. Vulnerability to sea level rise has been documented in numerous reports prepared by the Hayward Area Shoreline Planning Agency and the Adapting to Rising Tides project. The Shoreline Master Plan was completed in February 2021 and identified strategies for the mitigation of impacts associated with sea level rise.
Housing	
H-5 Foreclosure Prevention and Counseling	The City is utilizing Community Development Block Grant CARES Act (CDBG-CV) funds and American Rescue Plan Act of 2021 (ARPA) funds to provide educational workshops and foreclosure/delinquency prevention counseling to low-income Hayward homeowners through Housing and Economic Rights Advocates (HERA), a legal services and advocacy non-profit.
H-9 Density Bonus	In December 2022, the City adopted an updated Density Bonus Ordinance that complies with recent State legislation. A brochure highlighting the updated program is in progress and expected to be completed in early 2023.
H-12 Inclusionary	Informed by the results of a Residential Nexus and Feasibility Study, in January 2015,
Housing Ordinance	the City Council adopted an Affordable Housing Ordinance (AHO). The Affordable Housing Ordinance was updated in 2017 and now applies to all residential development proposals of two units or more and provides more flexibility to the developers with respect to the means of compliance with those requirements. In December 2022, the City initiated a feasibility study of the AHO and in-lieu fee requirements to ensure the AHO optimizes the production of affordable housing in Hayward. City staff anticipate presenting the findings from the study and provide recommendations for amendments to the AHO to the City Council in 2023

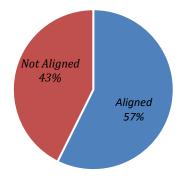
STRATEGIC ROADMAP

This agenda item is a routine operational item and does not relate to any of the six priorities outlined in the Council's Strategic Roadmap. However, following Council feedback from the Report provided in 2021, staff reviewed the complete list of General Plan programs and identified some of those programs that are also included as part of the City's Strategic Roadmap, shown in Attachment II with an asterisk (*).

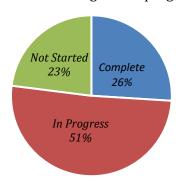
Of the 143 programs listed in the City's General Plan, staff identified 82 programs that align with one or more of the projects laid out in the Strategic Roadmap. Out of these 82 programs, 21 are complete, 42 are in progress, and 19 have not started.

Figure 2: General Plan Implementation Programs and Strategic Roadmap Projects

GP programs aligned with SRM projects



Status of SRM-aligned GP programs



NEXT STEPS

Following feedback from the public and Planning Commission, staff will present the General Plan Annual Progress Report to the Council at a regularly scheduled meeting on March 21, 2023. Over the next year, staff from various departments will continue to take the lead on program implementation, helping to implement the General Plan's goals and policies.

Prepared by: Mira Hahn, MCRP, Associate Planner

Recommended by: Leigha Schmidt, AICP, Principal Planner

Approved by:

Jeremy Lochirco, Planning Manager

Sara Buizer, AICP, Acting Development Services Director

COMPLETE LIST OF HAYWARD 2040 GENERAL PLAN IMPLEMENTATION PROGRAMS

STATUS OF GENERAL PLAN IMPLEMENTATION PROGRAMS, FEBRUARY 2023

The last column shows an asterisk (*) when a program connects with the City of Hayward's Strategic Roadmap, followed by the specific project(s) with which it aligns.

Program	Timeframe	Status	Notes	Strategic Roadmap
GPA-1 General Plan Annual Report. The City shall prepare and submit an annual report to the City Council that summarizes the implementation of the General Plan, including the status of implementation programs. The report shall also be submitted to the Office of Planning and Research.	Annual	In Progress	Annual report to Council anticipated in March 2023, followed by submittal to the State Office of Planning and Research shortly thereafter.	
GPA-2 General Plan Update. The City shall review and update (as necessary) the General Plan every five years.	2020-2040	In Progress	The City recently updated the General Plan to reflect new Vehicle Miles Traveled (VMT) CEQA thresholds and reflect new Greenhouse Gas (GHG) emission reduction targets and updated the City's Housing Element in early 2023. In addition, the City is working on updates to the Climate Action Plan and adoption of a new Environmental Justice element in 2023, consistent with recent State legislation.	* (Preserve, Protect, and Produce Housing for All (9))
GPA-3 Master Plans, Strategies, and Programs Updates. As part of its process to develop the Biennial Operating Budget, the City shall review a list of its adopted master plans, strategies, and programs and identify those that will be reviewed and updated, as necessary. The City shall develop and maintain a publicly available list of its adopted master plans, strategies, and programs.	2014-2016 Ongoing	In Progress	City staff has reviewed the list of master plans, strategies, and programs and those identified to be reviewed and updated were factored into Department Budgets. A list of adopted master plans, strategies and programs can be found on the City's website.	* (Combat Climate Change (9), Improve Infrastructure (8, 18B))
LU-1 Comprehensive Zoning Ordinance Update. The City shall prepare a comprehensive update to the Hayward Zoning Ordinance to ensure that the City's zoning regulations align with the guiding principles, goals, and policies of the General Plan.	2014-2016	Not Started	The City has not begun this program due to limited staff and fiscal resources, along with other City priorities; however in 2022, the City updated the Density Bonus Ordinance to comply with recent State legislation and is working on the adoption of Residential Objective Standards, which will require updates to the City's Zoning Ordinance.	* (Preserve, Protect, and Produce Housing for All (4d), Grow the Economy (9))
LU-2 Comprehensive Subdivision Ordinance Update. The City shall prepare a comprehensive update to the Hayward Subdivision Ordinance to ensure that	2014-2016	Not Started	The City has not begun this program due to limited staff and fiscal resources, along with other City priorities. Minor updates were made to the Subdivision Ordinance in 2017.	

Program	Timeframe	Status	Notes	Strategic Roadmap
the City's subdivision regulations align with the guiding principles, goals, and policies of the General Plan.				
LU-3 Comprehensive Design Guidelines Update. The City shall prepare a comprehensive update of the Hayward Design Guidelines and the Hillside Design and Urban Wildland Interface Guidelines. The guidelines shall apply to commercial, residential, industrial, and mixed-use developments located outside of the City's Priority Development Areas.	2017-2019	Not Started	The City has not begun this program due to limited staff and fiscal resources, along with other City priorities. However, the City is currently working on developing Residential Objective Design Guidelines, which will include potential updates to the City's Zoning Ordinance and the Off-Street Parking Regulations. These efforts meet the intent of this program.	
LU-4 Downtown City Center Specific Plan. City shall develop and adopt a Downtown City Center Specific Plan.	2014-2016	Complete	The City adopted the new Downtown Specific Plan and Development Code in 2019.	* (Grow the Economy (4, 4b))
LU-5 Priority Development Area Marketing Strategy. The City shall prepare, implement, and maintain a Priority Development Area Marketing Strategy. Based on the findings of the strategy, the City shall develop an implementation program to promote development opportunities within the City's Priority Development Areas.	2017-2019 Ongoing	Not Started	Although this program has not begun due to limited staff and budget resources, the City did designate a Priority Production Area (PPA) for many of the existing Industrially zoned areas in Hayward and is currently exploring grant opportunities to further promote and market these areas within the Priority Development Area and Priority Production Areas of the -City.	* (Grow the Economy (1, 1a, 1b))
LU-6 Complete Neighborhood Strategy. The City shall develop and implement a community outreach program to identify various types of complimentary and supporting uses that are needed and desired in each Hayward neighborhood. Based on the findings of the outreach program, the City shall develop an implementation program to facilitate desired changes within local neighborhoods.	2020-2040	Not Started	The City has not begun this program in this format due to limited staff and fiscal resources, along with other City priorities. In 2021, the City Manager's Office conducted twelve "City Hall to You" meetings through Hayward to conduct community outreach. Any feedback from community members on desired changes was shared with the appropriate department. The Planning Division recently completed a comprehensive update to the public stakeholder, neighborhood, and HOA contact list in 2022 and anticipates additional public outreach for the Residential Objective Standards project will continue through 2023	* (Grow the Economy (10)) Support Quality of Life (16h))
LU-7 "A" Street and Redwood Road Corridor Plan Feasibility Report. The City shall coordinate with Alameda County to explore the feasibility of preparing a master plan or specific plan for the "A" Street and	2020-2040	Not Started	Programs slated for initiation within the 2020-2040 timeframe will begin as they are prioritized by the	* (Improve Infrastructure (1, 4, 4, 8, 8f))

Program	Timeframe	Status	Notes	Strategic Roadmap
Redwood Road corridor. The City shall submit a feasibility report to the City Council, and additional actions shall be determined based on Council direction.			appropriate department and as staff and financial resources become available.	
LU-8 Hesperian Boulevard College Corridor Plan. The City shall develop and adopt a master plan or specific plan to enhance the Hesperian Boulevard corridor.	2020-2040	Not Started	Programs slated for initiation within the 2020-2040 timeframe will begin as they are prioritized by the appropriate department and as staff and financial resources become available.	
LU-9 Corridor Beautification Plan. The City shall develop and adopt a Corridor Beautification Plan as the key regulatory document for focusing future streetscape improvements along major streets and corridors throughout the city.	2020-2040	Not Started	Programs slated for initiation within the 2020-2040 timeframe will begin as they are prioritized by the appropriate department and as staff and financial resources become available .	* (Improve Infrastructure (2), Support Quality of Life (2, 2a, 2b))
LU-10 Sign Ordinance Update. The City shall update the Sign Ordinance.	2014-2016	Complete	Completed in July of 2015	
LU-11 Industrial Technology and Innovation Corridor Plan. The City shall develop and adopt a specific plan or master plan for the Industrial Technology and Innovation Corridor.	2017-2019	Complete	The City completed an update to the Industrial District zoning regulations and adopted new Industrial District Design Guidelines in 2019.	
LU-12 Grading and Clearing Ordinance Update. The City shall update the Grading and Clearing Ordinance.	2017-2019	Not Started	The City has not begun this program due to limited staff and fiscal resources, along with other City priorities.	
LU-13 Certified Local Government Program. The City shall coordinate with the State Historic Office to initiate and complete the process for becoming a Certified Local Government under the National Parks Service historic preservation program.	2020-2040	Not Started	Programs slated for initiation within the 2020-2040 timeframe will begin as they are prioritized by the appropriate department and as staff and financial resources become available .	
LU-14 Historic Districts Strategy. The City shall prepare and submit applications to the State Historic Office to establish National Park Service Historic Districts for the Upper "B" Street neighborhood; "B" Street Historic Streetcar District; Prospect Hill Neighborhood; and the Downtown Historic District.	2020-2040	Not Started	Programs slated for initiation within the 2020-2040 timeframe will begin as they are prioritized by the appropriate department and as staff and financial resources become available .	
LU-15 State Historic Building Code. The City shall develop and adopt an ordinance to allow the use of the	2014-2016	Complete	Completed 1/14 with new code adoption	

Program	Timeframe	Status	Notes	Strategic Roadmap
State Historic Code for the rehabilitation of historic resources.				
LU-16 Mills Act Program. The City shall develop and adopt a California Mills Act Property Tax Abatement Program.	2017-2019 Ongoing	Complete	The City Council established the Hayward Mills Act Program on May 3, 2016. Information about the program is available on the City's website.	
LU-17 Historic Preservation Resource Center. The City shall prepare and maintain a web-based resource center to promote Hayward's local historic resources and to provide resources and incentives to encourage historic preservation.	2020-2040 Ongoing	In Progress	The Planning Division has compiled resources to encourage historic preservation and will prepare a webpage and/or handouts for the public in 2023.	
LU-18 Alameda County Government Center Area Plan Feasibility Report. The City shall coordinate with Alameda County to explore the feasibility of forming a partnership to fund and prepare a master plan or specific plan for the Alameda County Government Center area. The City shall submit a feasibility report to the City Council, and additional actions shall be determined based on Council direction.	2020-2040	Not Started	Programs slated for initiation within the 2020-2040 timeframe will begin as they are prioritized by the appropriate department and as staff and financial resources become available .	
M-1 Multimodal LOS and Design Standards. The City shall adopt multi-modal (LOS) and design standards and a methodology that defines the process for determining which non-vehicular transportation and transit improvements will be implemented. The multimodal LOS program, design standards, and methodology should be consistent with those adopted by the Alameda County Transportation Commission.	2017-2019	Complete	This was presented to City Council for a public hearing and first reading on June 16, 2020, adopted, and was effective beginning in July 2020.	* (Improve Infrastructure (1- 4e "Multimodal Transportation))
M-2 Multimodal LOS Guidelines. The City shall update its Traffic Study Preparation Guidelines to reflect the multi-modal Level of Service (LOS) policies, standards, and methodologies and to provide additional flexibility in implementing multimodal transportation improvements.	2017-2019	Complete	The City adopted new local Transportation Impact Assessment Guidelines and standards for requiring local level of service analysis, effective July 2020.	* (Improve Infrastructure (1- 4e "Multimodal Transportation))

Program	Timeframe	Status	Notes	Strategic Roadmap
M-3 Survey Transportation and Transit Gaps and Barriers. The City shall prepare a study to identify existing gaps and barriers in the transportation and transit network. Based on the findings from the study, the City shall prepare and submit recommendations to the City Council on a set of priority investments for inclusion in the Capital Improvement Program and/or the Countywide Transportation Plan to address the gaps and barriers.	2020-2040	Not Started	Programs slated for initiation within the 2020-2040 timeframe will begin as they are prioritized by the appropriate department and as staff and financial resources become available .	* (Improve Infrastructure (4, 4b, 4c, 4d, 4e))
M-4 Regional Connection Improvements. The City shall work with the Alameda County Transportation Commission, AC Transit, and adjacent communities to identify better connections between city roadways, pedestrian ways, bicycle facilities, and transit corridors and neighboring and regional transportation networks. Based on findings from the study, the City shall prepare and submit recommendations to the City Council on priority improvements for better regional transportation connections that should be included in the Capital Improvement Program or Countywide Transportation Plan.	2020-2040	Not Started	Programs slated for initiation within the 2020-2040 timeframe will begin as they are prioritized by the appropriate department and as staff and financial resources become available. However, the City has started partnering with outside agencies like the Alameda County Transportation Commission (ACTC) on efforts related to the East Bay greenway/bikeway and other improvements along Mission Boulevard.	* (Improve Infrastructure (4, 4b, 4c, 4d, 4e))
M-5 Collision Data Reporting. The City shall prepare and submit bi-annual reports to the City Council that summarize traffic collision data at the top collision locations for automobiles, bicycles, and pedestrians, and recommend improvements where needed.	2014-2016 Ongoing	In Progress	This information is currently being presented on a quarterly basis by HPD.	* (Support Quality of Life (16))
M-6 Complete Streets Assessment. The City shall conduct a study of the existing street network to identify streets that can be more complete. Based on findings from the study, the City shall prepare and submit recommendations to the City Council on a priority list of complete streets improvements.	2020-2040	Complete	In conjunction with ACTC, Hayward developed a Complete Streets Study that set out conceptual design standards for various roadway typologies.	* (Improve Infrastructure (1, 2, 5, 5a, 5b, 8, 8a, 8b, 8c, 8e))
M-7 Underused Rights-of-Way. The City shall conduct a study to identify underused rights-of-way, such as street lanes, open drainage facilities, and railroad	2020-2040	Not Started	Programs slated for initiation within the 2020-2040 timeframe will begin as they are prioritized by the	* (Improve Infrastructure (8))

Program	Timeframe	Status	Notes	Strategic Roadmap
corridors, to convert to bikeways, pedestrian ways, trails, and/or landscaping improvements. Based on findings from the study, the City shall prepare and submit recommendations to the City Council on priorities to maximize the use of underused right-of-way for non-motorized facilities or landscaping improvements.			appropriate department and as staff and financial resources become available.	
M-8 Complete Streets Evaluation. The City shall biannually evaluate and report to the City Council on how well the streets and transportation network are serving each category of users.	2014-2016 Ongoing	Not Started	The City has not begun this program due to limited staff and fiscal resources, along with other City priorities.	* (Improve Infrastructure (1, 2, 5, 5a, 5b, 8, 8a, 8b, 8c, 8e))
M-9 Improved Traffic Flow Program. The City shall work with Metropolitan Transportation Commission and the Alameda County Transportation Commission to plan and obtain funding for projects that improve traffic flow on arterials and reduce vehicle idling.	2017-2019	In Progress	Multiple projects have been originated and grants obtained that work toward this purpose. The regional Hesperian Line 97 project installed adaptive traffic signals throughout the city within a major north/south corridor. The City has obtained an Innovative Deployments to Enhance Arterials (IDEA) grant from the Metropolitan Transportation Commission (MTC) that will allow for better monitoring and adjustment of signal timing along three major corridors in Hayward, thus reducing vehicle idling. The City obtained Transportation Development Act (TDA) Article III funds for improvements on Patrick Avenue and Gading Road. The City has also received a Caltrans grant to improve queuing and vehicle idling at the Huntwood/Industrial and Huntwood/Sandoval signalized intersections.	* (Improve Infrastructure (2, 3, 4, 4a, 4b, 4c, 4d, 4e))
M-10 Traffic Calming Measures. The City shall conduct a study to identify neighborhoods where appropriate traffic-calming measures could help reduce speeding and create safer streets. Based on findings from the study, the City shall prepare and submit recommendations to the City Council on priority streets for traffic calming measures.	2020-2040	Complete	In July of 2018, the City Council adopted a Neighborhood Traffic Calming Policy which identifies a process by which traffic calming complaints are addressed. It also presents a robust toolbox which staff can utilize to address these complaints.	* (Improve Infrastructure (2))
M-11 Pedestrian Master Plan. The City shall develop, adopt, and implement a Pedestrian Master Plan that	2017-2019	Complete	Adopted by Council on September 29, 2020.	* (Improve Infrastructure (8))

Program	Timeframe	Status	Notes	Strategic Roadmap
includes a planned sidewalk system, pedestrian design standards, and implementation program. As part of the preparation of the Pedestrian Master Plan, the City shall review and incorporate (as appropriate) planned improvements and programs identified in the Alameda Countywide Pedestrian Plan that connect Hayward's existing and planned pedestrian facilities to regional walking and bicycle facilities. The Pedestrian Master Plan shall include a Safe Routes to Schools Plan, an ADA Transition Plan, and strategies to improve pedestrian connections to parks, transit, and neighborhood commercial, and service uses.				
M-12 Shuttle Service Study. The City shall conduct a study to evaluate the feasibility of establishing shuttle services to address any unmet transit needs, to fill in gaps in service that are not being met by other transit providers, and to improve transit connections between major transit stations and employment centers. Based on findings from the study, the City shall prepare and submit recommendations to the City Council relative to the options for establishing such services in the city.	2017-2019	Complete	The Shuttle Study evaluated the feasibility of six potential shuttle routes in Hayward. One route extending from the proposed Lincoln Landing site to BART, Southland Mall, Chabot College, and into the southeast industrial area was carried forward and presented to Council in the fall of 2018. A funding shortfall has put the proposed project on hold.	* (Improve Infrastructure (4))
M-13 Private Transportation Companies. The City shall conduct a study to identify economic incentives for private transportation companies seeking to enhance mobility in the Downtown, Priority Development Areas (PDAs), corridors, employment centers, and other high-intensity districts in the city. Based on findings from the study, the City shall prepare and submit recommendations to the City Council on potential incentives.	2020-2040	In Progress	The City is currently working with a consultant to develop a Micromobility Plan, which will study and provide recommendations for implementing bike-share and scooter-share services in the City. The Transportation Division received a grant to complete a Transit Connector Shuttle Feasibility Study in 2015. They presented the findings and recommendations to Council on 9/19/2017.	* (Improve Infrastructure (4))
M-14 Transit Rider Information Study. The City shall work with AC Transit to identify options for informing transit riders of the availability and timing (e.g., headways) of public transit. Based on findings from the study, the City shall work with AC Transit to prepare	2020-2040	Not Started	Programs slated for initiation within the 2020-2040 timeframe will begin as they are prioritized by the appropriate department and as staff and financial resources become available.	* (Improve Infrastructure (4, 4a))

Program	Timeframe	Status	Notes	Strategic Roadmap
and submit recommendations to the City Council on developing a transit information program.				
M-15 Pedestrian Design Standard for Transit Stop. The City shall work with AC Transit to develop and adopt transit stop design standards for lighting, walkways, streetscape furniture, and landscaping to promote a feeling of safety at transit stops.	2017-2019	Complete	The Alameda County (AC) Transit Multimodal Corridor Guidelines was published in April 2018.	* (Improve Infrastructure (4, 4a, 8))
M-16 Citywide TDM Plan. The City shall develop and adopt a citywide Transportation Demand Management (TDM) Plan, which could include strategies to reduce peak-hour traffic, such as staggered work hours, flexible schedule options, and telecommuting from home offices.	2017-2019	Not Started	The City has not begun this program due to limited staff and fiscal resources, along with other City priorities.	* (Improve Infrastructure (1))
M-17 City Employee Car/Bike Share Programs. The City shall conduct a study that explores the development of car-sharing and/or bike sharing programs for City employees. Based on findings from the study, the City shall prepare and submit recommendations to the City Council about establishing such programs.	2020-2040	In Progress	The City was awarded a grant in 2017 to deploy and promote car sharing at multiple locations throughout the city. In the fall of 2019, the city returned the grant funds and closed the program after it was deemed infeasible. Staff will continue to seek additional opportunities for car and bike sharing as opportunities arise.	* (Improve Infrastructure (4))
M-18 City Commuter Benefits. The City shall continue to offer commuter benefits, such as Tran Ben or Commuter Checks to City employees, and when possible, expand or develop other commuter benefits programs, such as parking cash-out or parking pricing programs, or taking advantage of the new tax credit for biking to work.	2014-2016 Ongoing	In progress	The City currently offers pre-tax payroll deductions for public transportation and/or parking options with P&A Group. Staff evaluates options annually and will continue to improve and expand the program when possible.	* (Improve Infrastructure (4))
M-19 TDM Amendments. The City shall amend Administrative Rule 2.26 to reflect current transportation demand management opportunities.	2017-2019	Not Started	The City has not begun this program due to limited staff and fiscal resources, along with other City priorities.	* (Improve Infrastructure (1))
M-20 Off-Street Parking Regulations Comprehensive Update. The City shall amend the Off- Street Parking Regulations of the Municipal Code to incorporate smart growth principles and to incentivize walking, biking, and public transit. The update shall	2017-2019	Not Started	The City has not begun this program due to limited staff and fiscal resources, along with other City priorities. However, staff is currently working on developing Objective Design Guidelines, which will include potential updates to the City's Off-Street Parking	* (Improve Infrastructure (1a))

Program	Timeframe	Status	Notes	Strategic Roadmap
consider the following changes: Creating a single "blended" parking requirement for commercial uses to facilitate future changes of use (i.e. changing a retail store to a restaurant); Providing requirements or incentives for bicycle parking; Allowing on-street parking along the property's frontage to count towards satisfying a portion of the property's off-street parking requirements; Setting parking maximums to limit the amount of parking that can be built on a site; Creating parking preferences or incentives for residents who rideshare or use low- or zero-emissions vehicles; and Allowing property owners to develop and implement parking demand management plans that consider ways to reduce the need for off-street parking by using shared parking arrangements, valet parking services, paid parking, and other appropriate techniques.			regulations; these efforts meet the intent of this program.	
M-21 Downtown Parking Management Plan. The City shall prepare and implement a Downtown Parking Management Plan. The preparation of the plan shall consider the following: Adopting parking requirements that are appropriate for a mixed-use, walkable, and transit-oriented district; Creating a single "blended" parking requirement to facilitate future changes of use (i.e. changing a retail store to a restaurant or office space to residential); Establishing flexible parking requirements to allow innovative parking solutions to efficiently meet parking, and the implementation of parking demand management strategies; Providing dedicated parking spaces for car-sharing programs and low- or zero-emissions vehicles; Establishing incentives to encourage car-sharing programs (e.g., receiving credit for meeting the minimum "parking minimum" if a car share program is included with the project); Establishing paid parking with market pricing strategies for public parking (on- and off-street); Installing state-of-the-art parking meters that	2017-2019	Complete	In July 2018, the City Council adopted a Downtown Parking Program. While it does not encompass all the activities described in the program language, it did establish consistent time restrictions, enforcement policies and provides remedies for merchants and residents who live in the downtown. The City is in the process of fully implanting the plan.	* (Improve Infrastructure (1a))

Program	Timeframe	Status	Notes	Strategic Roadmap
allow users to locate, reserve, and pay for parking with smart phone and mobile device applications; Adopting policies to use parking revenues to fund Downtown improvements and enhancements; and Establishing bicycle parking requirements and incentives. The Parking Management Plan may be prepared in conjunction with the Downtown Specific Plan (see Program 7 of Table LU-1).				
M-22 Truck Routes Study. The City shall conduct a study of the Surface Transportation Assistance Act (STAA) truck routes and local truck routes (i.e. Hayward Traffic Code Section 6.11) to evaluate and confirm the optimal network for truck traffic through and within the city. Based on findings from the study, the City shall prepare and submit recommendations to the City Council on an appropriate system of truck routes.	2020-2040	Not Started	Programs slated for initiation within the 2020-2040 timeframe will begin as they are prioritized by the appropriate department and as staff and financial resources become available.	
M-23 Transportation Impact Fees. The City shall prepare a Development Impact Fee Feasibility Study and Nexus Report to assess the potential for establishing development impact fees for local transportation improvements, and if deemed appropriate by City Council, regional transportation improvements. Based on the findings of the Feasibility Study and Nexus Report and direction from the City Council, the City may prepare and adopt an Impact Fee Ordinance for transportation improvements.	2017-2019	Complete	The Feasibility Study and Nexus Report have been completed. In May 2022, City Council adopted a Traffic Impact Fee Ordinance The Traffic Impact Fee (TIF) went into effect as of July 2022.	* (Improve Infrastructure (3))
ED-1 Economic Development Strategic Plan Annual Report. The City shall submit an annual report to the City Council that evaluates the implementation of the Economic Development Strategic Plan.	2014-2016 Annual	In Progress	The Economic Development Division planned to bring forward an updated strategic plan in incremental segments. However, these efforts were delayed due to the need to pivot toward COVID-19 response and recovery program implementation efforts. ED staff developed and brought forward a COVID-19 Economic Recovery Strategy in 2022, which is funded by American Rescue Plan Act of 2021 (ARPA) dollars. This plan included a suite of recovery initiatives that will be the focus of the Division's efforts across the next three	* (Grow the Economy (1, 1a, 1b))

Program	Timeframe	Status	Notes	Strategic Roadmap
			years. Division staff shall provide updates to Council and the Council Economic Development Committee (CEDC) as recovery programs are designed, implemented, and evaluated for performance.	
ED-2 Branding and Marketing Program. The City shall develop and maintain a branding and marketing strategy and materials to promote Hayward and maximize the effectiveness of the City's communication materials and website.	2014-2016 Ongoing	Complete	The branding and marketing strategy was completed and launched in 2016. Updates to the strategy and content are ongoing. Regular updates are made to materials to be consistent with the latest market and business trends. In 2020, staff updated the Branding and Marketing Plan, which included new work tasks to continue promoting Hayward to targeted industries. As part of the COVID-19 Economic Recovery program efforts, a new marketing campaign "Hayward Open for Business" will be launched to encourage customers return to Hayward restaurants and retail stores. Marketing efforts to showcase the growing Biotech industry in Hayward are also scheduled for 2023.	* (Grow the Economy (1, 1a, 1b, 14, 14a, 14b))
ED-3 Energy and Sustainability Businesses Program. The City shall coordinate with the Chamber of Commerce and the East Bay Economic Development Alliance to develop a program that supports and attracts businesses in the renewable and energy- efficiency sector to Hayward.	2017-2019	Complete	The City of Hayward's adopted the Concierge Program to actively recruit Clean Energy and Technologies as a targeted industry for the program. Businesses within this industry can take advantage of the program and its services including site selection assistance, development assistance, and business and workforce assistance. The City also partners with the East Bay Economic Development Alliance (EDA) to attend industry sector events to attract more clean energy businesses to Hayward and the region. Recruitment of clean energy businesses is ongoing.	* (Combat Climate Change (1, 1c, 4, 5, 5a, 5b))
ED-4 Business Resource Center and Website. The City shall develop and maintain a business resource center and website.	2014-2016 Ongoing	Complete	Economic Development created the City's Business Ombudsman and Business Concierge program and division website to serve as a resource center to businesses. Maintenance of these materials and implementation of these services are ongoing. Staff assists with location services, workforce services and other individual assistance as needed by the business community. Additional updates to the Economic	* (Grow the Economy (14a))

Program	Timeframe	Status	Notes	Strategic Roadmap
			Development business webpages and printed brochures will occur as new state, federal and city programs and resources become available. These efforts are currently on hold as staff focus on implementation of COVID-19 recovery program.	
ED-5 International Business Program. The City shall develop and promote an international business program to expand and diversify the economic base of Hayward and to promote businesses that reflect the cultural diversity of the Hayward community.	2020-2040 Ongoing	Complete	The Hayward Business community represents the cultural diversity of the community. Through the implementation of the Small Business Assistance grants and the COVID-19 Recovery Effort programs, staff uses equity practices to ensure that all efforts are taken to support those businesses that are owned and operated by minority business owners that traditionally do not have access to other capital means or programs. These efforts were recognized by the International Economic Development Council with an Award of Excellence for the efforts of the Economic Development Division. In addition, the City launched the Together for Tennyson initiative, which established a marketing campaign and website to promote the diverse set of businesses in the Tennyson Corridor. This included a business directory and interactive map featuring businesses.	* (Grow the Economy (14))
ED-6 Industrial Technology and Innovation Corridor Marketing Strategy. The City shall develop and maintain a branding and marketing strategy to promote economic investment and business and development opportunities within the Industrial Technology and Innovation Corridor.	2020-2040 Ongoing	Complete	With the publication of the Industrial Corridor Innovation and Technology Study in 2015, the City of Hayward identified the importance of maintaining and supporting the six major industry clusters that existed in our Industrial area. New regulations that fostered and promoted the growth of these new technology clusters were needed to bring the zoning regulations in line with the needs of the changing market. Following the adoption of new industrial zoning district regulations in Spring 2019, Economic Development staff developed and implemented a plan to promote the new regulations and increase awareness of development opportunities. In 2019 and 2020, this included personal engagement with owners of vacant land and buildings, industrial real estate brokers, industrial trade associations and	

Program	Timeframe	Status	Notes	Strategic Roadmap
			developers. These efforts, combined with strong industrial real estate market conditions, led to major redevelopment proposals including the former Gillig, Berkeley Farms and Conxtech sites on Clawiter. Work to market the industrial corridor will continue to be an ongoing task.	
ED-7 Local Hire Incentives. The City shall develop a package of business incentives (e.g., reduced business license fees) to encourage Hayward businesses to hire local residents.	2014-2016	Not Started, to begin early 2023	As part of the COVID Economic Recovery programs adopted by the City, a new program is slated to be implemented in year 2 & 3 of the budget. The Hire Hayward program establishes a rebate grant program that provides financial incentive to businesses that hire and maintain employment of a Hayward resident. Businesses would be required to offer a minimum hourly wage of \$15.00 per hour. The rebate incentive would be to be businesses and would be a rebate a percentage of wages up to a maximum threshold for hiring a Hayward resident. The rebate period would run for the first eight weeks of the resident's employment to account for training and onboarding costs.	* (Grow the Economy (14))
ED-8 Business Incubator Study. The City shall partner with the Hayward Chamber of Commerce, local business organizations, and college business programs to explore the feasibility of establishing a business incubator. The City shall submit a feasibility report to the City Council and additional actions shall be determined based on direction from the City Council.	2017-2019	Complete	On January 27, 2022, the CEDC received a presentation from Associate Professor Darendeli of the Cal State East Bay Smith Center (CSUEB) for Entrepreneurship and ED Manager Paul Nguyen. They provided the committee with information regarding the different types of incubators and accelerators for small businesses. The committee provided direction for staff to continue to partner with CSUEB on their efforts as they open the new center and allow CSUEB to lead these efforts for entrepreneurs rather than the city attempting to create a separate organization duplicating efforts.	
ED-9 Business Attraction, Expansion, and Retention Program. The City shall develop a comprehensive business attraction, expansion, and retention program.	2014-2016 Ongoing	Complete	Business attraction, expansion and retention is an ongoing process in the City of Hayward. Staff monitors reports on industry trends, sales tax leakage reports, vacancy reports, and other resources to determine what	* (Grow the Economy (13))

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			the current need is for the business community. Through the City's award-winning Business Concierge Service, staff also works with other City departments in identifying those businesses that are looking to expand their operations and to ensure the process for those expansions is a positive experience for the business. Staff is currently working with the broker community to identify new tenants for the Kmart site, Lincoln Landing, SoHay, and other new retail spaces currently under construction.	
ED-10 Town-Gown Economic Partnership. The City shall coordinate with Chabot College and California State University, East Bay to develop a formalized Town-Gown Economic Partnership.	2014-2016	In Progress	In late 2019, Economic Development staff began actively identifying and meeting with California State University (CSU) East Bay and Chabot College student associations and groups in order to identify student needs and develop a Town-Gown or "College Connection" program. However, promotional, and special event planning efforts were delayed due to the COVID-19 pandemic, which resulted in business and campus closures and prohibitions on mass gatherings. As part of the COVID Recovery programs launched by Economic Development, the City has partnered with CSUEB for the creation of 12 videos that feature various businesses throughout the community. These videos, created by students are focused on businesses identified by the students. The videos will be featured on the City You Tube channel and website.	
ED-11 Town-Gown Economic Strategic Plan and Annual Report. The City shall coordinate with Chabot College and California State University, East Bay to develop a Town-Gown Economic Strategic Plan that focuses on enhancing the college-town economy and culture of Hayward. The City shall submit an annual report to the City Council that evaluates the implementation of the Strategic Plan.	2017-2019 Ongoing	In Progress	Town-Gown Economic Strategic Plan efforts were delayed as priorities shifted to COVID-19 response and recovery. Formal work on the Town-Gown Strategic Plan is currently on hold due to lack of staff capacity as the focus has shifted towards the implementation of COVID-19 Economic Recovery programs.	

Program	Timeframe	Status	Notes	Strategic Roadmap
ED-12 Customer Service Survey. The City shall develop and maintain a customer service survey to evaluate and identify opportunities to improve permit procedures and the customer service of the Development Services Department and Finance Department (business license permitting). Surveys will be sent to applicants after permits for the project are approved/denied.	2014-2016 Ongoing	In Progress	Surveys are regularly sent to customers and available at City Hall for an evaluation of the City's customer service. Development Services and Permit Center released a survey in Spring 2019 and will continue to solicit customer feedback on ways to improve and expand customer service delivery. In addition, the City just launched the new Energov Permitting Software, which should help expedite permit processing in an effort to expand customer service delivery.	* (Support Quality of Life (16a))
ED-13 Permit Processing Software. The City shall upgrade its Development Services permit processing software to streamline review, allow the submission of electronic applications, reduce costs, and monitor processing time.	2014-2016 Ongoing	Complete	The City launched the new EnerGov Permitting Software in December 2022 to help streamline process review.	* (Improve Organizational Health (15b))
ED-14 Ombudsperson Service. The City shall develop an ombudsperson service to assist commercial and industrial business and new development applicants with the City's permit and entitlement process, and to provide coordination assistance with utility providers and other regulatory and permitting agencies.	2014-2016	Complete	Completed in September 2015.	* (Grow the Economy (13))
ED-15 Cultural Commission. The City shall establish a Cultural Commission to coordinate the efforts of various arts, culture, and historical groups within Hayward and to assist with cultural event planning reflective of Hayward's diversity. The Commission shall also evaluate funding mechanisms for public art and performance projects.	2020-2040	In Progress	In an effort to celebrate the diversity of the community and increase the foot traffic in the Downtown District, the Economic Development Division launched the Sounds of the Season program. This program sought out volunteer performing groups which played or sung holiday themed songs in the downtown on Saturdays during the month of December. In addition, Economic Development is looking to launch three new pilot programs in early 2023 to add to the atmosphere of the downtown. These three new programs as Pathways for Performers which will feature live music, Art in Action which will showcase artists while the work and Patio Pop-ups for our community entrepreneurs to sell their goods. Economic Development is in the process of reviewing proposals	

Program	Timeframe	Status	Notes	Strategic Roadmap
			for outside organizations which will partner with the city on the implementation of these three new pilot programs.	
CS-1 Grant Funding. The City shall pursue grant funding on an on-going basis to increase Police and Fire Department staffing levels, improve police and fire facilities and equipment, and improve community safety services and programs.	Ongoing	In Progress	The Police Department currently has 42 sworn vacant positions and will pursue additional grant funding programs when staff resources are available. The Fire Department regularly applies for grants to fund equipment purchases and community programs. In the past several years, the Department has received grant money to purchase radios, cardiac monitors, and chest compression devices, as well as fund the residential chipping program and Community Emergency Response Team program.	* (Support Quality of Life (16))
CS-2 Police Department Strategic Plan Annual Report. The City shall submit an annual report to the City Council that evaluates the implementation of the Police Department Strategic Plan.	Annual	In Progress	The Police Department is currently in the process of working with an independent contractor to develop a new Strategic Plan with an anticipated completion date before the end of fiscal year 2023. The development of a new Strategic Plan is a requirement by the Commission on Accreditation for Law Enforcement Agencies (CALEA). The process is ongoing and HPD provides an annual report to the City Council.	
CS-3 Crime Prevention Through Environmental Design Checklist The City shall develop a Crime Prevention Through Environmental Design (CPTED) Checklist to encourage project applicants to incorporate CPTED principles into the design of their projects and to assist in the Police Department's review of development applications.	2017-2019	Complete	Crime Prevention Specialists meet regularly with Development Services staff for early involvement in development projects. Crime Prevention Through Environmental Design (CPTED) training has been offered to Development Services staff to improve their understanding of the process. Recommended CPTED strategies are provided to applicants, as applicable.	
CS-4 Homeless Services Partnership . The City shall develop formal partnerships with community and faith-based organizations to develop and implement a coordinated strategy for managing food, shelter, and support services to the homeless in Hayward.	2014-2016	In Progress	The City developed and released a major strategy report on the issue of homelessness in late 2015. As a result of that report, a new Winter Warming Center was created in north Hayward, and the Downtown Streets Team program was contracted to begin services in June 2016. A new task force, a standing Interdisciplinary Working Group on Homelessness, Hunger, Housing and	* (Preserve, Protect, and Produce Housing for All (1, 1b, 2, 3, 3A, 3B, 4g))

Program	Timeframe	Status	Notes	Strategic Roadmap
			Disruptive Street Behaviors, was formed in early 2015, and continues to meet monthly. Members from various City Departments, Non-Profits, and Faith Based Organizations participate in the working group to coordinate services and strategy to ensure homeless and hunger needs are addressed in Hayward. In January 2019, the City Council approved a Navigation Center for the homeless in the Industrial area, which is currently operational. The Library has partnered with Alameda County Health Care for the Homeless and the VA Palo Alto Medical Outreach team to bring medical services to the City on an ongoing basis.	
CS-5 Park Security Program. The City shall coordinate with the Hayward Area Recreation and Park District and East Bay Regional Park District to prepare a strategy for integrating appropriate security and surveillance technology in City parks.	2017-2019	In Progress	Staff turnover at the Hayward Area Recreation District (HARD) and the COVID-19 pandemic have impacted the implementation of this program but additional coordination with HARD is anticipated in 2023.	* (Support Quality of Life (16))
CS-6 Comprehensive Safe School Plans. The City shall coordinate with local school districts on an ongoing basis to assist in the review and update of a Comprehensive Safe School Plan for each school in Hayward.	2014-2016 Ongoing	In Progress	The School Resources Officers (SRO) Program was discontinued by Hayward Unified School District (HUSD) in 2021 and on-site campus security is provided by HUSD security staff. The HPD responds to HUSD campuses and coordinates with HUSD to address safety issues when requested. The HPD continues to maintain a working relationship with HUSD to address safety concerns and the HPD provides training to HUSD staff on campus security issues.	
CS-7 Fire Department Strategic Plan and Annual Report. The City shall develop and adopt a Fire Department Strategic Plan. The City shall submit an annual report to the City Council that evaluates the implementation of the Fire Department Strategic Plan.	2017-2019 Annual	In Progress	The Fire Department has begun the planning process to complete the Strategic Plan, which will be completed by the end of this fiscal year.	* (Support Quality of Life (5))
CS-8 Center for Public Safety Excellence Program. The City shall initiate and complete the accreditation process for the Center of Public Safety Excellence to	2014-2016	In Progress	Staff initiated the accreditation process in 2021 and can take up to three years to complete.	* (Support Quality of Life (16))

Program	Timeframe	Status	Notes	Strategic Roadmap
evaluate and enhance fire and emergency medical services within the city.				
CS-9 Police and Fire Impact Fees. The City shall prepare a Development Impact Fee Feasibility Study and Nexus Report to assess the potential for establishing development impact fees for police and fire services. Based on the findings of the Feasibility Study and Nexus Report and direction from the City Council, the City may prepare and adopt an impact fee ordinance for police and/or fire services.	2014-2016	Not Started	This program may need to be reevaluated to determine if it is feasible and/or still a desired approach.	
CS-10 Disaster Awareness and Emergency Preparedness Program. The City shall prepare a comprehensive update of its disaster awareness and emergency preparedness program.	2014-2016	In Progress	The City has funded several emergency preparedness exercises in the past five years. However, funding has not been available to implement a comprehensive emergency preparedness program. Council approved an Emergency Management Services Officer position in October 2019, who began updating the Department's preparedness plans and preparing evacuation drills shortly thereafter. In March of 2020, the Department prioritized standing up the Emergency Operations Center (EOC) and COVID-19 response. The program itself is limited due to staff buy-in for preparedness training and participation. Expected completion is the end of Fiscal Year 2023.	* (Support Quality of Life (16))
CS-11 Disaster Drills. The City shall conduct annual disaster drills to train City staff and test the effectiveness of the Comprehensive Emergency Management Plan and operational readiness of the Emergency Operations Center. If necessary, the City shall submit a report to the City Council that provides recommendations for follow-up training, updates to the Comprehensive Emergency Management Plan, and improvements to the Emergency Operations Center.	2014-2016 Annual	In Progress	In 2019, the Fire Department conducted several fire drills at City Hall to promote fire safety awareness. In 2020, the COVID-19 pandemic resulted in the closure of City Hall, the Library, and several public buildings. In collaboration with PIO, the Department initiated a two-year planning process to increase community and staff preparedness in preparation for tabletop and large-scale drills with first responders, EOC staff, City staff, and community members/groups. Early in 2023, the Fire Department conducted a fire drill at City Hall to promote fire safety awareness. Additional fire drills are	* (Support Quality of Life (16))

Program	Timeframe	Status	Notes	Strategic Roadmap
			in the process of being scheduled for the remainder of the year.	
CS-12 Community Emergency Response Reserves Program. The City shall establish a volunteer reserves program for Hayward residents certified in Community Emergency Response Training (CERT). The reserves program shall include a regular training program and a leadership structure to communicate and coordinate with volunteers during emergencies.	2020-2040	In Progress	The Fire Department has successfully established an active Community Emergency Response Team (CERT) program, which trains approximately 400 residents annually. In addition, the Department launched a Neighborhood Emergency Response Team (NERT) program in 2018 with the goal of training an additional 240 people. NERT is an abbreviated 4-hour curriculum for community groups. The Department continues to build the CERT program and is in progress of elevating CERT members to engage in advanced training. This CERT group will assist and report directly to the EOC in the event of a large-scale disaster.	* (Support Quality of Life (16))
CS-13 Energy Assurance Plan. The City shall develop and implement an Energy Assurance Plan to ensure that critical facilities have access to power during emergencies and power outages.	2020-2040	Not Started	The Fire Department proposed a CIP project for FY 22, which includes a pilot program for 10 solar-powered generators. These generators will be used to support 112 baseline residents during public safety power shutoffs; power tents in the event of any disaster, large or small; support the continuing operations of maintenance services through disasters and will be used in emergency response drills. Council approved funding for solar generators, and communications equipment that will assist directors and public safety leadership with communicating off the grid. These efforts support the intent of the program in ensuring that critical facilities have access to power during emergencies and power outages.	* (Support Quality of Life (16))
CS-14 Mass Communication System Update. The City shall review and update (as necessary) its mass communication system (the system for sending emergency information and updates to the Hayward community).	2014-2016 Ongoing	In Progress	The Fire Department implemented AC Alert, a Mass Notification System adopted county-wide. It allows Alameda County to rapidly disseminate emergency alerts to people who live, work in, or visit Alameda County or Hayward and is capable of sending alerts by voice, text and email, as well as messaging other mass notification systems, posting to social media pages, and sending FEMA (Federal Emergency Management	* (Support Quality of Life (16))

Program	Timeframe	Status	Notes	Strategic Roadmap
			Agency) Wireless Alerts. Hayward currently has 62,031 participants. In collaboration with the PIO, the Department initiated a campaign to engage more of the community with opting-in to AC Alert.	
NR-1 Habitat Conservation Plan. The City shall coordinate with Alameda County, the cities of Fremont and Union City, the Hayward Area Recreation and Park District, and the East Bay District to develop and adopt a comprehensive Habitat Conservation Plan for areas within and surrounding Hayward.	2017-2019 Ongoing	Not Started	The City has not begun this program due to limited staff and fiscal resources, along with other City priorities.	
NR-2 Creek Daylighting and Restoration Study. The City shall prepare a Creek Daylighting and Restoration study that will identify specific actions to maintain and restore creeks and streams to a more natural state. Based on findings from the study, the City shall prepare and submit recommendations to the City Council on priority actions to maintain and restore creeks and streams.	2020-2040	Not Started	Programs slated for initiation within the 2020-2040 timeframe will start upon prioritization as they are prioritized by the appropriate department and as staff and financial resources become available. However, the City has started coordinating with Hayward Area Recreation District (HARD) on efforts related to improvements along San Lorenzo Creek.	
NR-3 Recycled Water Program. The City shall construct facilities to deliver recycled water to customers near the Water Pollution Control Facility.	2020-2040	Complete	Construction was completed on approximately eight miles of distribution pipelines in 2019, and on the recycled water tank, pump station, treatment facility in 2020. Phase 1 customer site retrofits and connections to the recycled water system were completed in 2020. The project was enrolled under the State Board's General Water Reclamation Requirements for Recycled Water Use Order WQ 2016-0068-DDW in 2021. Customer deliveries began in 2022.	* (Improve Infrastructure (18., 18B))
NR-4 Water Conservation Standards. The City shall develop and adopt Water Conservation Standards within the Municipal Code for households, businesses, industries, and public infrastructure.	2017-2019	Complete	Hayward's Indoor Water Use Efficiency Ordinance was repealed by Council on December 13, 2016, due to the more stringent water efficiency standards included in the 2016 California Building Code, which took effect on January 1, 2017. Hayward's Nonessential Water Use Ordinance was amended by Council on June 6, 2017, to permanently prohibit wasteful water practices consistent with State water conservation regulations.	

Program	Timeframe	Status	Notes	Strategic Roadmap
NR-5 Residential Energy Performance Assessment and Disclosure Ordinance. Not sooner than 2017, the City shall consider adopting a Residential Energy Performance Assessment and Disclosure (EPAD-R) Ordinance for detached single-family homes and multifamily homes. The EPAD-R Ordinance may include the following: energy performance disclosures at certain points or thresholds; use of a free online tool such as the Environmental Protection Agency's Home Energy Yardstick for self-assessment, which takes into account the size of the home and number of occupants; alternatively, use of a low-cost assessment tool such as the Department of Energy's Home Energy Score; flexible exemption provisions including: the age of the building, foreclosures or short sales, recent energy efficiency upgrades, an owner providing 12 consecutive monthly utility bills from the previous two years.	2017-2019	In Progress	On September 12, 2016, staff presented a report to the Council Sustainability Committee regarding a potential ordinance that would require energy audits of existing buildings and would require disclosure of energy performance. The Committee directed staff to focus efforts on providing customers with information that would encourage them to voluntarily make energy efficiency updates to existing homes and commercial buildings. StopWaste, in collaboration with the Bay Rea Regional Energy Network (BayREN) and the US Department of Energy, now offers Home Energy Score (https://www.bayren.org/home-learning-center/home-energy-score-hes) as a benchmarking tool. The score is helpful to homeowners and can also be provided to prospective homebuyers.	* (Combat Climate Change (1))
NR-6 Commercial Energy Performance Assessment and Disclosure Ordinance. The City shall consider adopting a Commercial Energy Performance Assessment and Disclosure (EPAD-C) Ordinance for commercial buildings. The EPAD-C Ordinance may include the following: Energy use disclosure requirements consistent with State law (AB 1103), which requires use of the ENERGY STAR Portfolio Manager benchmarking tool. Exemption provisions consistent with AB 1103, which include: the size of the building the occupancy type of the building	2020-2040	Not Started	Programs slated for initiation within the 2020-2040 timeframe will begin as they are prioritized by the appropriate department and as staff and financial resources become available.	* (Combat Climate Change (1))
NR-7 Energy Reduction Initiative and Annual Report. The City shall develop and implement a public information and education campaign to encourage every household and every business to reduce their energy consumption by 10 percent by 2020. The City shall evaluate and report to the City Council annually on the community's progress in achieving the ten percent	2014-2016 Annual	In Progress	Hayward participates in BayREN programs. Staff is promoting BayREN's single-family program, includes the Home Energy Score and a variety of rebates for energy efficiency and electrification.	* (Combat Climate Change (1))

Program	Timeframe	Status	Notes	Strategic Roadmap
goal and recommend additional efforts as necessary to ensure the goal is met.				
NR-8 Home Energy Monitors and Annual Report. The City shall develop a program to encourage the installation of Home Energy Monitors in existing homes. The City shall evaluate and report to the City Council annually on the community's participation in the program, and any additional reductions in energy use that result from implementation of the program.	2017-2019 Annual	Not Started	This program will be re-evaluated during the update of the Climate Action Plan in 2023. There are on-line programs such as Ohm Connect and Home Energy Analytics available to monitor home energy use without the need for a hardware solution. These programs and their application support the intent of this program.	* (Combat Climate Change (1))
NR-9 Financing Program for Residential Energy Efficiency Retrofits. The City shall work with regional agencies and organizations to develop a residential energy efficiency retrofit financing program for single-family and multi-family homes.	2017-2019 Ongoing	In Progress	The City has offered Property Assessed Clean Energy (PACE) financing for single-family and multi-family homes since 2010. The City also offered the Pay-As-You-Save (PAYS) pilot program for multifamily properties. Hayward properties can also participate in the Bay Area Multifamily Building Enhancements (BAMBE) program, which offers cash rebates, no-cost energy consulting, and access to financing. https://www.bayren.org/multifamily.	* (Combat Climate Change (1))
NR-10 Financing Program for Commercial Energy Efficiency Retrofits. The City shall work with regional agencies and organizations to develop a commercial energy efficiency retrofit financing program for commercial and industrial properties.	2017-2019 Ongoing	In Progress	The City has offered Property Assessed Clean Energy (PACE) financing for commercial and industrial properties since 2010.	* (Combat Climate Change (1))
NR-11 City Building Audits and Reports. The City shall conduct an energy efficiency audit of City-owned buildings every five years to identify opportunities for efficiency improvements from both operations and equipment upgrades. The City shall prepare and submit a report to the City Council that summarizes the results of the audit and makes recommendations for improvements that will improve energy efficiency.	2020-2040	In Progress	Staff is working with a firm specializing in energy efficiency to audit several City facilities. The assessment is expected to be completed in the second quarter of 2023.	* (Combat Climate Change (1, 1d, 3))
NR-12 Financing Program for the Installation of Residential Renewable Energy Systems. The City shall work with regional agencies and organizations to develop a financing program for the installation of	2017-2019 Ongoing	In Progress	The City has offered Property Assessed Clean Energy (PACE) financing for single-family and multi-family homes since 2010. PACE financing can be used for the installation of renewable energy systems. The City	* (Combat Climate Change (1, 2))

Program	Timeframe	Status	Notes	Strategic Roadmap
renewable energy systems on single-family and multi- family residential buildings and mobile homes.			promotes the Resilient Home program (https://ebce.org/resilient-home/). This East Bay Community Energy program incentivizes installation of solar and battery storage.	
NR-13 Financing Program for the Installation of Commercial Renewable Energy Systems. The City shall work with regional agencies and organizations to develop a financing program for the installation of renewable energy systems on commercial and industrial properties.	2017-2019 Ongoing	In Progress	The City has offered Property Assessed Clean Energy (PACE) financing for commercial and industrial properties since 2010. PACE financing can be used for the installation of renewable energy systems.	* (Combat Climate Change (1, 2))
NR-14 Renewable Energy Generation Potential. The City shall conduct a city-wide study to estimate the total potential for renewable energy generation on City facilities and the estimated costs and benefits of developing that potential. Based on findings from the study, the City shall develop a plan to develop cost effective renewable energy projects.	2017-2019	In Progress	Staff is currently working with East Bay Community Energy to investigate the feasibility of installing solar and battery storage at several City facilities.	* (Combat Climate Change (3))
NR-15 Carbon Management Activities Program. The City shall develop and implement a program to track carbon sequestration activities on private and public lands, such as planting trees or managing wetlands.	2017-2019 Ongoing	In Progress	The Strategic Roadmap specifies a goal of planting 1,000 new trees per year and staff is tracking progress, however, no analysis has been done to track carbon sequestration.	* (Combat Climate Change (3))
NR-16 Green Portal. The City shall develop and maintain a stand-alone Green Portal, or website, that serves as the City's hub for all things green.	2014-2016 Ongoing	In Progress	As part of the City's website, the "Your Environment" section was established to serve as the Green Portal.	
NR-17 Business Engagement in Climate Programs. The City shall engage local businesses and business organizations (e.g., Chamber of Commerce, the Keep Hayward Clean and Green Taskforce, the Alameda County Green Business Program) in climate-related programs.	2014-2016 Annual	In Progress	Staff has and will continue to partner with the Chamber of Commerce, the Keep Hayward Clean and Green Task Force, and the Alameda County Green Business Program to promote climate-related programs.	* (Combat Climate Change (1, 2, 5, 5a, 5b))
NR-18 Environmental Education Programs. The City shall coordinate with Alameda County, Pacific Gas & Electric Company, non-profit organizations, and other	2017-2019	In Progress	The City regularly coordinates with Pacific Gas and Electric (PG&E), the Alameda County Waste Management Authority and the Alameda County Energy Council (collectively known as StopWaste), the Bay Area	

Program	Timeframe	Status	Notes	Strategic Roadmap
agencies and businesses to develop and implement an Environmental Education Program.			Water Supply & Conservation Agency (BAWSCA), the Bay Area Regional Energy Network (BayREN), California Youth Energy Services (CYES) and the Alameda County Green Business Program to coordinate the offering of Environmental Education programs to Hayward community members.	
HAZ-1 Seismic and Geologic Safety Standards. The City shall review and update (as necessary) its seismic and geologic safety standards when there is an update to the Uniform Building Code and the California Building Code.	2014-2016 Ongoing	Complete	Council adopted the 2022 California Building Codes which have been implemented on January 1, 2023. Seismic requirements are included in CBC Chapter 16.	* (Support Quality of Life (16))
HAZ-2 Seismic Retrofit Feasibility Study for City Facilities. The City shall prepare a study to identify all existing City facilities that do not meet current building code standards. The City shall use the study to prioritize the funding of capital improvement projects.	2020-2040	Not Started	Programs slated for initiation within the 2020-2040 timeframe will begin as they are prioritized by the appropriate department and as staff and financial resources become available.	* (Support Quality of Life (16))
HAZ-3 Seismic Retrofit Program. The City shall establish and promote a seismic retrofit program to encourage property owners to upgrade buildings, especially masonry buildings, soft-story buildings (i.e., buildings designed with minimal bracing on the first floor), and critical facilities (i.e. hospitals, schools, and long-term care facilities).	Ongoing	In Progress	This program is on-going. There has been a total of 474 units/structures identified as "soft story" 82 of which are not exempt, 80 exempt and 310 pending structures. Staff recommends extending deadline until 12/31/2023 due to COVID-19. Unreinforced masonry (URM) structures in the City of Hayward had been identified previously through the URM ordinance and retrofitting URM buildings have been previously permitted.	* (Support Quality of Life (16))
HAZ-4 Tsunami Warning System. The City shall coordinate with the Hayward Area Recreation and Park District, the East Bay Regional Parks District, and Alameda County Flood Control and Water Conservation District to develop and implement a tsunami warning system and evacuation plan for the Hayward shoreline.	2020-2040	In Progress	The Department implemented ZoneHaven, an evacuation planning platform that assisted with the development of an evacuation plan, map, and egress path that corresponds with the evacuation plans for neighboring cities. The Department is in the process of refining the evacuation plan for distribution.	* (Support Quality of Life (16))
HAZ-5 Flood Plain Management Ordinance Comprehensive Update. The City shall prepare a comprehensive update to the Floodplain Management Ordinance.	2017-2019	In Progress	The City has not begun this program due to limited staff and fiscal resources, along with other City priorities. The Flood Plain Ordinance currently meets the requirements for the City and its residents to participate in the National Flood Insurance Program (NFIP)	* (Support Quality of Life (16))

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			administered by the Federal Emergency Management Agency (FEMA). Development requirements within the ordinance may be strengthened to account for anticipated sea level rise by mid-century or other criteria.	
HAZ-6 Airport Noise Monitoring and Reporting. The City shall submit an annual report to the City Council that evaluates airport noise. If necessary, the City shall consider changes to airport operations to comply with airport noise mitigation requirements.	2014-2016 Annual	In Progress	The airport has implemented Noise Desk, a digital noise monitoring system with many beneficial features and capabilities. Noise Desk is also more cost-effective than the system it replaced. Airport staff now provides a quarterly noise evaluation report to the Council Airport Committee.	* (Improve Infrastructure (11))
EDL-1 Education and Lifelong Learning Resource Center. The City shall develop and maintain a web- based Education and Lifelong Learning Resource Center to promote and provide access to local and web-based educational resources, programs, and services for parents, students, and adults.	2017-2019 Ongoing	Complete	The Education Services Division of the Library Department leverages funding through Federal, State, and Local grants and partnerships to purchase online resources to support cradle-to-career educational needs. This is a successful ongoing program that has recently expanded considerably due to Shelter-in-Place to support K-12 learning, adult literacy, and additional services for the general public: Tutor.com, Learning Upgrade, IXL, Career Online High School, Google Read- and-Write, Overdrive, and additional e-Books were all added. In response to COVID-19, virtual Math Review Circles and Reading Circles were created for students seeking tutoring services in the after-school hours. In addition, all HUSD students now have access to the library's SORA program, enabling students with or without library cards to have access to library e-Books. In addition, all adult literacy and ESL programming pivoted to a virtual model. Federal, state, and local funds were also leveraged to develop a robust Tech Lending Library of over 600 devices to support low-income families in need of a computing device or internet connectivity, as well as early childhood development learning I-pads. HPL also offers access to a wide range of informational DIY and self-improvement e-resources that are suitable for use in a non-academic environment	* (Grow the Economy (3, 3a, 3d, 14))

Program	Timeframe	Status	Notes	Strategic Roadmap
			and are appropriate for parents, youth, and younger children. Additional resources to be developed after completion of the Library Strategic Plan (See program EDL-6).	
EDL-2 Education Partnership. The City shall establish a formal partnership with the Hayward Unified School District, the Hayward Area Recreation and Park District, the Hayward Chamber of Commerce, Chabot College, and California State University, East Bay to coordinate the educational support programs and services offered to Hayward's youth.	2014-2016	Complete	In partnership with Hayward Unified School District, Chabot College, CSU East Bay, and Life Chiropractic, the City of Hayward held two STEM (Science, Technology, Engineering, and Mathematics) Career events designed in Fiscal Year 2016 to inspire youth and support ongoing educational support programs. The City continues to support the Chamber's Career Pathways Program, which establishes partnerships with school and businesses to facilitate job placement and real-world skills development for high school students.	* (Grow the Economy (3, 3a, 3c, 3d, 12))
EDL-3 Cradle-to-Career Strategic Plan and Annual Report. The City shall coordinate with the Hayward Local Agency Committee, local businesses, community organizations, Chabot College, and California State University, East Bay to develop a Cradle-to-Career Strategic Plan. The City shall submit an annual report to the City Council that evaluates the implementation of the Cradle-to-Career Strategic Plan.	2017-2019 Annual	In Progress	The completion of the new Downtown Library and 21st Century Learning Center was delayed, as was the creation of a departmental Strategic Plan. To continue to move the goal forward, the Education Services Division is receiving a third round of Hayward Promise Neighborhood (HPN) funding (5-year grant, with CSUEB as the lead agency) on the City's behalf. This multiagency grant collaboration among 15 community partners has 3 community networks: Early Learning Network (ELN), Cradle-to-Career Reform Network (C2CRN), and the Neighborhood Health and Empowerment Network (NHEN). This has led to additional federal, state, and local funds to support Tech Lending, expansion of e-resources, funding for Bookmobile staffing, supplies, and additional support services. The Library's Family Education Program has provided the infrastructure to expand cradle to career support services. In collaboration with HUSD, California State Library, CSUEB, Chabot College, Let's Do Lunch and Breakfast Too, and many other private and nonprofit	* (Grow the Economy (3, 3a, 3b, 3c, 3d))

Program	Timeframe	Status	Notes	Strategic Roadmap
			partners, the Library has successfully developed the following programs – to name just a few:	
			- Summer Reading/Feeding Program, serving thousands of young children, providing them with lunch and access to free books to build in-home libraries and storytimes .	
			- Expansion of K-12 after-school Homework Support Centers to both library locations and six local HUSD school sites.	
			- Developed ESL grammar and citizenship workshops for hundreds of adults,	
			- Pay for scholarships for adults to enroll in Career Online High School to obtain their high school diploma and a career certificate,	
			- Expansion of English Conversation Circles to hundreds of adults, and Literacy services to Hayward residents who read and write below the eighth-grade level.	
			- Purchase of a bookmobile and plan for a new Tech Mobile to provide Digital Literacy classes Wi-Fi and tech devices.	
			-Creation of a Community Hub at the Downtown Library, where over 30 community partner agencies such as mental health services, food access providers, early childhood development services, and housing resources will share resources and information with the public.	
			- Technology Workshops in the Downtown Library's Digital Learning Lab, equipped with the state-of-the-art computers, and other editing and sound and recording programs.	
EDL-4 Education Awards Program. The City shall establish an annual awards program to recognize and honor the achievements of students, local schools, and businesses and community organizations that support local schools.	2017- 2019. Annual	Complete	In 2017, the Library Director and Ed Services Manager worked in direct coordination with Hayward City Council members to develop the Hayward Youth Achievement Hall of Fame. Young people (age 5 to 19 years old) were eligible to be nominated by any parent or other family member, teacher, coach, mentor, youth	

Program	Timeframe	Status	Notes	Strategic Roadmap
			leader, family member, neighbor, friend, or other sponsoring adult. Nominations were accepted in seven categories—academics, arts, athletics, community service, heroism, innovation, and leadership. Nominees must have lived in or attended school in Hayward. Award selections were made by a three-member ad hoc Youth Hall of Fame committee of the City Council. Awards were given in November 2017 at a city council meeting. More information about nominations, award categories, and press release about the program can be found on the city website: https://www.hayward-ca.gov/content/council-youth-achievement-hall-fame. Continuation/Revival of this program can be investigated during and after the completion of the Library Strategic Plan (EDL-6).	
EDL-5 Public School Marketing Campaign. The City shall coordinate with local school districts, alumni networks, real estate professionals, and the business community to develop and implement a comprehensive marketing campaign that promotes the positive achievements of local schools and helps change the perception and conversation about the quality of public schools in Hayward.	2014-2016 Ongoing	In Progress	The City is working with Hayward Unified School District to identify and begin marketing the District's achievements and capital improvement program. Combining the City's branding and marketing effort with the District's messaging will to help bolster public perception of Hayward, the Library incorporates collaborations like the partnerships between institutions of higher learning for the recruitment of MESA students to be trained as tutors in FEP's after- school Homework Support Program into its year end reports. In addition, the Library's Education Services Division works closely with Hayward Unified School District and other local institutions of higher learning to develop programming to support local K-12 student educational needs and develop partnerships to support students of all ages and improve student performance. The Library's Family Education program is a direct example of a unique collaboration between these local community stakeholders to fiscally share responsibility in sustaining program services for the community, while servicing Haywards most needy populations. In addition. The Library is part of a formal partnership	

Program	Timeframe	Status	Notes	Strategic Roadmap
			between CSUEB's HPN and 15 community agencies that have convened a marketing team to highlight positive impacts of grant programs supporting Hayward families around, health, education, and career advancement.	
EDL-6 Library Strategic Plan and Annual Report. The City shall develop and adopt a Library Strategic Plan. The City shall submit an annual report to the City Council that evaluates the implementation of the Library Strategic Plan.	2017-2019 Annual	In progress	Delayed due to COVID-19. Due to the high cost of creating a full-fledged strategic plan, the Library started the first phase of the planning in 2021 with the training of staff and conducting some preliminary outreach in preparation for strategic planning. The Library has completed a Needs Assessment for the Weekes branch and expects to have an architectural assessment completed for the branch by the end of FY 22-23. The Library has received funding for its Strategic Plan which is expected to be completed by the end of the end of 2023.	
EDL-7 Library Facility Revenue Measure. The City shall develop and promote a local library facility revenue measure to be considered by Hayward voters.	2014-2016	Complete	In 2014, staff developed, and Council placed Measure C (0.5 percent sales tax) on the June 2014 ballot. The new measure was approved by Hayward voters in 2014 with 68 percent voting in favor. Construction of the new 21st Century Library facility is complete and open to the public.	
EDL-8 Library Fee Ordinance. The City shall prepare a Development Impact Fee Feasibility Study and Nexus Report to assess the potential for establishing development impact fees for library services. Based on the findings of the Feasibility Study and Nexus Report and direction from the City Council, the City may prepare and adopt an impact fee ordinance for library services.	2017-2019	Not Started	The City has not begun this program due to limited staff and fiscal resources, along with other City priorities. However, based on various studies, as of January 2021 the Library has suspended all overdue fines on library materials. The Library is also in the process of instituting a revenue sharing plan with the vendor for the printers for public use in the Library,	
HQL-1 Healthy Community Program. The City shall partner with local health officials, planners, nonprofit organizations, businesses, schools, hospitals, local health clinics, and community groups to conduct a study to identify strategies, programs, and practices that prioritize the overall health of Hayward residents and	2020-2040	Not Started	The City has not begun this program in this format due to limited staff and fiscal resources, along with other City priorities. The Fire Department continues to work closely with Tiburcio Vasquez Health Center to provide affordable health care at the Firehouse Clinic.	

Program	Timeframe	Status	Notes	Strategic Roadmap
employees. Based on findings from the study, the City shall prepare and submit recommendations to the City Council on ways the City can prioritize community health and remove barriers to healthy living.				
HQL-2 Healthy Development Checklist The City shall develop a checklist of health strategies that could be incorporated into the design of discretionary development projects and plans. The City shall share this resource with project applicants to help them design their projects to promote community health.	2020-2040	Not Started	Programs slated for initiation within the 2020-2040 timeframe will begin as they are prioritized by the appropriate department and as staff and financial resources become available.	
HQL-3 Food Policy Task Force. The City shall work with Healthy Eating Active Living Cities Campaign (HEAL) to develop and maintain a task force to advance healthy food options within the city.	2017-2019 Ongoing	Not Started	The City has not begun this program due to limited staff and fiscal resources, along with other City priorities.	
HQL-4 Senior Assistance Program. The City shall conduct a study to identify service assistance, grants, loans, and/or special concessions in permitting procedures to maintain or modify homes to meet the needs of aging senior residents. Based on findings from the study, the City shall prepare and submit recommendations to the City Council on types of services, financial assistance, or incentives the City can provide to help meet the housing needs of seniors.	2017-2019 Ongoing	In Progress	The City currently funds through agencies, Paratransit, housing rehab, Measure B and Measure BB. The Library launched its bookmobile program in 2021 which also serves senior and retirement communities.	
HQL-5 Urban Forest Management Plan. The City shall develop and adopt an Urban Forest Management Plan.	2017-2019	Not Started	The City has not begun this program due to limited staff and fiscal resources, along with other City priorities.; however, staff continues to look for grant funding opportunities.	
HQL-6 Climate Change Vulnerability Assessment Strategy and Annual Report. The City shall prepare a climate change vulnerability assessment strategy to evaluate the cities susceptibility to climate change impacts and identify tools and strategies to mitigate impacts and create a more resilient city. The City shall	2020-2040 Annual	In Progress	Hayward's Local Hazard Mitigation Plan (LHMP) was adopted by Council on November 29, 2016, and an update is currently underway. The updated plan, titled the Hayward Resilience Plan, is pending review by the California Office of Emergency Services. The LHMP includes vulnerability assessments for fire, flood, and drought. Vulnerability to sea level rise has been documented in numerous reports prepared by the	

Program	Timeframe	Status	Notes	Strategic Roadmap
submit an annual report to the City Council on implementation of the strategy.			Hayward Area Shoreline Planning Agency and the Adapting to Rising Tides project. The Shoreline Master Plan was completed in February 2021 and identified strategies for the mitigation of impacts associated with sea level rise.	
HQL-7 Parks and Recreation Guidelines. The City shall work with Hayward Area Recreation and Park District to develop and adopt urban park guidelines that provide flexible solutions for developing urban parks in infill areas where traditional neighborhood and community parks are not feasible or appropriate.	2020-2040	Not Started	Programs slated for initiation within the 2020-2040 timeframe will begin as they are prioritized by the appropriate department and as staff and financial resources become available. However, the City has started coordinating with Hayward Area Recreation District (HARD) on the development of their Master Plan.	
HQL-8 Park Dedication Requirements and In-Lieu Fees. The City shall work with the Hayward Area Recreation and Park District to review and amend its ordinances (as necessary) to require sufficient park dedications or in-lieu fees to meet the parkland standards outlined in the General Plan.	2014-2016	Complete	The City completed the Nexus study and adopted a new Parkland In-Lieu Fee program in 2019.	
HQL-9 Park Dedication Incentives Program. The City shall develop an incentives program that encourages private development to dedicate parkland beyond the minimum requirements.	2017-2019	Complete	As part of the adoption of the Parkland In Lieu Fee Ordinance in 2019, staff expanded the number and type of credits that could be applied, which provides new development with additional options to satisfy the parkland dedication requirements.	
HQL-10 Park Surveillance Program. The City shall develop and implement a park surveillance program to train citizens and neighborhood groups in the proper methods of park surveillance and how to coordinate with the Police Department to report safety issues and address neighborhood concerns.	2020-2040	Not Started	Programs slated for initiation within the 2020-2040 timeframe will begin as they are prioritized by the appropriate department and as staff and financial resources become available.	* (Support Quality of Life (16))

Program	Timeframe	Status	Notes	Strategic Roadmap
PFS-1 Capital Improvement Program. The City shall annually review and update the Capital Improvement Program to ensure adequate and timely provision of public facility and municipal utility provisions.	2014-2016 Annual	In Progress	Updates are provided with annual CIP budget review and approvals.	* (Improve Infrastructure (11d))
PFS-2 Water Conservation Programs. The City shall regularly develop cost effective conservation programs that decrease water use.	Ongoing	In Progress	Hayward offers conservation programs such as free water-conserving devices and rebates for smart irrigation controllers, rain barrels, and turf replacement. Also offered are free water wise landscape classes throughout the year and water education programs for schools.	* (Improve Infrastructure (18, 18b))
PFS-3 Public Use Telecommunications Systems and Services Plan. The City shall prepare a plan for the incorporation and accessibility of state-of-the-art, attractive telecommunication systems and services for public use in public buildings and support the development of internet-connected informational kiosks in public places and streetscapes.	2017-2019	Not Started	The City has not begun this program in this format due to limited staff and fiscal resources, along with other City priorities. The Library Department continues to provide free access to internet-connected devises and informational kiosks.	
PFS-4 Requirements for Telecommunication Technologies in New Planned Development. The City shall prepare an ordinance to establish requirements for the installation of state-of-the-art internal telecommunications technologies in new planned developments and office and commercial developments.	2017-2019	In Progress	In 2019, the City passed a Dig-Once Ordinance and Policy that requires public right-of-way excavation projects that have a trench length of at least 300 feet to install conduit for utilities, including communications.	
PFS-5 Construction and Demolition Debris Recycling Ordinance. The City shall revise the Construction and Demolition Debris Recycling Ordinance to be consistent with the processing capabilities Alameda County transfer stations and waste facilities.	2017-2019	Complete	The updated Construction and Demolition Debris Recycling Ordinance was adopted by Council on May 2, 2017.	
PFS-6 Rainwater Harvesting and Greywater Systems. The City shall study the feasibility of amending the City's building and development codes to encourage rainwater harvesting and greywater systems. Based on findings from the study, the City shall prepare	2017-2019	Complete	In response to changes in State law, the City Council adopted a revised Bay-Friendly Water Efficient Landscape Ordinance in 2015. The revised Ordinance includes a requirement for typical single-family residential developments to install basic ""laundry to	

Program	Timeframe	Status	Notes	Strategic Roadmap
and submit recommendations to the City Council to amend the building and development codes as necessary.			landscape"" plumbing and rain catchment devices with at least fifty-gallon capacity.	
PFS-7 Underground Utility Ordinance. The City shall prepare an ordinance that establishes thresholds and requirements for private developers to underground utilities along the street frontage of their project site.	2020-2040	Not started	Public Works has an undergrounding policy that has not been formally adopted by Council.	
H-1 Housing Rehabilitation Loan Program (HRLP). The City shall continue to provide below market-rate rehabilitation loans to qualified lower-income homeowners to make repairs (costing more than \$5,000) to correct major health and safety deficiencies and make needed accessibility modifications. The City shall disseminate information to homeowners who participate in the Housing Rehabilitation Loan Program regarding rehabilitation standards, preventative maintenance, and energy conservation measures.	Ongoing	In Progress	This is an on-going program. While the City no longer provides loans under this program, several loans are still in effect and monitored by the City.	
H-2 Minor Home Repair Grant (MHRP). The City shall continue to provide rehabilitation grants up to \$5,000 to qualified lower-income elderly and/or disabled homeowners to make minor home repairs in order to address health and safety problems, correct code deficiencies, and improve the outward appearance of homes. Priority will be given to work that corrects health and safety issues, and to accessibility modifications for people who have disabilities. The City shall disseminate information to homeowners who participate in the Housing Rehabilitation Loan Program regarding rehabilitation standards, preventative maintenance, and energy conservation measures.	Ongoing	In Progress	This is an on-going program. The City partners with Habitat for Humanity to provide rehabilitations for major systems repairs and partners with Rebuilding Together to provide minor home repairs, including improvements for accessibility.	
H-3 Residential Rental Inspection Program. The City shall continue to systematically inspect rental units throughout the city through the Residential Rental Inspection Program to safeguard the stock of safe, sanitary rental units within the city and protect persons	Ongoing	In Progress	The City's Code Enforcement Division of Development Services Department continues to inspect rental property on an ongoing basis to be sure that Hayward's housing stock remains safe and sanitary.	* (Support Quality of Life (16))

Program	Timeframe	Status	Notes	Strategic Roadmap
entering or residing in rental units. The City shall focus attention on rental housing in higher density areas with the goal of inspecting these units every three to four years. The City shall inspect properties outside the focus area less frequently, unless they are the subject of a complaint. All rental units shall be subject to inspection. To fund the program, the City shall continue to charge an annual, per-unit fee in addition to fees charged for every unit in which a violation is found. The City shall assess penalties for lack of timely correction of violations. The City shall disseminate information to residents about the mandatory rental inspections, as well as up-to-date information on the City's building, mechanical, plumbing, electrical, and housing codes.				
H-4 Preservation of At-Risk Housing. The City shall continue to monitor all units considered at risk of conversion to market rate and assist property owners in maintaining the affordability of these units. The City shall support and assist property owners in applying for State and Federal funding to preserve at-risk housing, and as funding permits, shall provide financial assistance to nonprofit housing developers in the acquisition and rehabilitation of at-risk housing projects. The City shall ensure that property owners comply with State noticing requirements to notify tenants one year ahead of their intent to terminate subsidy contract or affordability covenants. As necessary, the City shall also provide technical assistance to tenants to access other affordable housing resources.	Ongoing	In Progress	The City continues to monitor all units considered at risk of conversion to market rate and assist property owners in maintaining affordability of these units. The City supports and assists property owners in applying for State and Federal funding to preserve at-risk housing, and a as funding permits, shall provide financial assistance to nonprofit housing developers in the acquisition and rehabilitation of at-risk housing projects. The City will continue to proactively engage with owners of affordable housing to identify resources to maintain the units as affordable. The continues to ensure that property owners meet noticing requirements if affordability restrictions are terminated.	
H-5 Foreclosure Prevention and Counseling. The City shall continue to support foreclosure prevention by partnering with non-profit organizations that provide foreclosure prevention services. The City shall continue to provide information about foreclosure prevention resources in the housing programs section of the City's	Ongoing	In Progress	The City is utilizing Community Development Block Grant CARES Act (CDBG-CV) funds and American Rescue Plan Act of 2021 (ARPA) funds to provide educational workshops and foreclosure/delinquency prevention counseling to low-income Hayward homeowners through Housing and Economic Rights	* (Preserve, Protect, and Produce Housing for All (11))

Program	Timeframe	Status	Notes	Strategic Roadmap
website, including information about the programs available for refinancing at-risk loans, and contact information for legal services agencies and HUD-approved counseling organizations in the area. The City shall mail foreclosure prevention materials to local residents who receive notices of default and notices of trustee sale and shall organize foreclosure-prevention seminars for Hayward residents at risk of losing their homes.			Advocates (HERA), a legal services and advocacy non-profit.	
H-6 Mortgage Credit Certificate Program. The City shall continue to participate in the Mortgage Credit Certificate (MCC) program, administered by Alameda County, to assist eligible buyers qualify for a mortgage loan. The City shall assist the County in promoting the program to eligible buyers through the City website and written materials.	Ongoing	In Progress	The City contributes towards the administration costs of the Mortgage Credit Certificate (MCC) program, which is administered by the Alameda County Housing and Community Development Department (HCD). The MCC program allows low- and moderate-income homebuyers to deduct 20% of their annual mortgage interest payments on their federal income tax returns, effectively lowering the dollar amount of their monthly mortgage payments. The California Debt Limit Allocation Committee (CDLAC) did not provide MCC funds to counties statewide in 2022 and as a result, no MCCs were issued. It is still not clear whether this program will be funded in 2023 but the City will continue to participate in this program should it be funded again in the future.	
H-7 Tenant-Based Rental Assistance for Emancipated Youth. The City shall continue to provide financial support to Project Independence, a program implemented by ABODE Services to provide a continuum of supportive services, including tenant-based rental assistance, to emancipated youth in Alameda County (youth from 18 to 24 who have aged out of the foster care system).	Ongoing	In Progress	The City continues to utilize HOME funding for tenant-based rental assistance to emancipated youth through Abode Services' Project Independence. The program served 15 emancipated youth in FY 22.	
H-8 Affordable Housing Development. The City shall work with developers to facilitate affordable housing development. Specifically, the City shall review available funding programs annually and shall provide technical	2014-2016 Annual	In Progress	The City continues to partner with affordable housing developers to facilitate new construction, acquisition, rehabilitation, and preservation of affordable rental and homeownership developments. The City provides gap	

Program	Timeframe	Status	Notes	Strategic Roadmap
support in the application for State, Federal, and other public affordable funding sources, and, as funding permits, shall provide gap financing for affordable housing. Gap financing shall focus on rental housing units affordable to lower-income households and households with special needs (e.g., seniors, extremely low-income households, and persons with disabilities, including developmental disabilities), especially projects that promote the City's goals relating to transit-oriented development and jobs/housing balance.			financing and assist developers with applications for state and federal funding. Through the Affordable Housing Notice of Funding Availability (NOFA), the City is able to prioritize the City's housing goals and at-risk target at-risk populations.	
H-9 Density Bonus. The City shall develop a brochure describing the Density Bonus Ordinance and distribute to potential developers in order to promote affordable housing development.	2014-2016 Ongoing	In Progress	In December 2022, the City adopted an updated Density Bonus Ordinance that complies with recent State legislation. A user guide and checklist highlighting the updated program is in progress and expected to be completed in early 2023.	* (Preserve, Protect, and Produce Housing for All (4, 4b, 4f))
H-10 Provision of Adequate Sites. The City shall maintain a residential sites inventory that can accommodate the City's Regional Housing Needs Allocation. The City shall update the inventory annually to monitor the consumption of residential and mixeduse properties and continued ability to fulfill the RHNA. The City shall make the updated inventory of sites available on the City website.	Annual	In Progress	The adopted Housing Element contains our designated RHNA sites. The City maintains a residential pipeline list that monitors all residential development that is under review, recently entitled, and under construction and reports that information annually to the State Department of Housing and Community Development and the Office of Planning and Research.	
H-11 Affordable Housing on Large Sites. The City shall facilitate the development of housing for lower-income households on large sites identified in the Sites Inventory by encouraging land divisions and specific plans resulting in parcels sizes that facilitate multifamily developments that include units affordable to lower income households in light of State, Federal and local financing programs. The City shall provide incentives for the development of affordable housing, including but not limited to: Priority to processing subdivision maps that include affordable housing units; Expedited review for the subdivision of larger sites into buildable lots where the development application can be found	2014-2016 Ongoing	In Progress	Affordable housing on large sites is encouraged through early discussions with residential developers who are referred to the City's inventory of vacant and underutilized residential and mixed-use sites that can accommodate the City's Regional Housing Needs Allocation (RHNA). In 2016, the City of Hayward entered into a Purchase and Sale Agreement with the California Department of Transportation (Caltrans) to manage the disposition and development of former right of way for the now defunct Route 238 Bypass. This land is divided into 10 parcel groups and must be disposed of by 2022. In 2019, the City developed Master Plans for two of the remnant parcels, one of which	

Program	Timeframe	Status	Notes	Strategic Roadmap
consistent with the General Plan, applicable and master environmental impact report; Financial assistance (based on availability of Federal, State, local foundations, and private housing funds); and Modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis.			(Parcel Group 6, approximately 30 acres) would include a diversity of housing types, sizes, and prices in that it would include a mix of townhomes and multi-family residential uses as well as student and faculty housing to serve the nearby Cal State East Bay campus. In 2020, the City received an application for Caltrans Parcel Group 3, which consists of a 28.61-acre site aggregated from combining seven separate parcels. The proposed project consists of development of 180 multi-family units affordable to low and very low-income households and an elementary charter school.	
H-12 Inclusionary Housing Ordinance. The City shall continue to implement the Inclusionary Housing Ordinance, but shall modify the ordinance, if necessary, based on the findings of the Inclusionary Housing Ordinance Review and Affordable Unit In-lieu Fee/Nexus Study.	2014-2016 Ongoing	In Progress	Informed by the results of a Residential Nexus and Feasibility Study, in January 2015, the City Council adopted an Affordable Housing Ordinance (AHO). The Affordable Housing Ordinance was updated in 2017 and now applies to all residential development proposals of two units or more and provides more flexibility to the developers with respect to the means of compliance with those requirements. In December 2022, the City initiated a feasibility study of the AHO and in-lieu fee requirements to ensure the AHO optimizes the production of affordable housing in Hayward. City staff anticipate presenting the findings from the study and provide recommendations for amendments to the AHO to the City Council in 2023.	* (Preserve, Protect, and Produce Housing for All (5, 5b,))
H-13 Funding for Emergency Shelters and Transitional Housing. The City shall use CDBG funds and other funds, as available, to support emergency shelters, and transitional and supportive housing programs for persons who are homeless and those who are at risk of becoming homeless.	Ongoing	In Progress	Community Services funds agencies that provide such services. In January 2019, the City Council approved a Navigation Center to increase shelter beds for literally homeless Hayward adults (18+ years old). The Navigation Center opened in November 2019, and in February 2021 opened a second temporary, noncongregate Navigation Center to provide additional capacity during the COVID-19 pandemic. Since opening, the programs have collectively placed over 200 individuals into permanent housingThe Navigation Center is funded through CDBG, Homeless Emergency	* (Preserve, Protect, and Produce Housing for All (1, 1a, 2, 2b, 3, 3A, 3B, 8, 11, 11e))

Program	Timeframe	Status	Notes	Strategic Roadmap
			Aid Program (HEAP), Homeless Housing Assistance and Prevention (HHAP), American Rescue Plan (ARPA), Proposition 47, Permanent Local Housing Allocation (PLHA), and general fund monies. In July 2021, the City Council authorized \$7.5M in ARPA funds for the following programs: - \$3M to extend the Navigation Center Hotel Annex Program - \$2M to expand Hayward Winter Shelter to a nightly and year-round shelter (for 12 months) - \$1M to the Hayward Navigation Center	
H-14 Child Care Services and Facilities. The City shall consider amending the to address childcare needs associated with new residential development. Specifically, the City shall consider the following: For residential projects over 100 units, estimate the expected number of children and consult with childcare intermediaries, such as the Child Care Coordinating Council of Alameda County on corresponding area supply and need for childcare. Encourage the inclusion of childcare space, particularly in affordable housing developments. City staff shall consult with childcare intermediaries such as the Child Care Coordinating Council of Alameda County when initiating new proposals for publicly funded projects to develop added incentives for projects that review need for childcare. Support the provision of childcare centers in residential neighborhoods and in new residential projects through policies, planning, and coordinated staff support. To the extent feasible, encourage applicants for publicly financed projects to consider need for childcare and pursue supportive corresponding strategies if warranted, by working with childcare intermediaries such as the Resource and Referral agencies. Consider offering incentives for childcare inclusion in other projects such as: parking reductions and density	2014-2016	Not Started	Staff continues to explore this program through early discussions with developers; however, a comprehensive update of the Zoning Ordinance has been delayed due to other City Council priorities and lack of funding at this time. However, the City recently updated the Density Bonus Ordinance and projects that provide childcare facilities on site are eligible for a density bonus, consistent with State law.	

Program	Timeframe	Status	Notes	Strategic Roadmap
bonuses and consider creative mechanisms for supporting the financing of new housing linked childcare such as development agreements for child care, public funding of the child care component, and/or other strategies.				
H-15 Fair Housing Services. The City shall continue to contract with ECHO and other organizations (as appropriate) to provide fair housing and tenant/landlord services, including fair housing counseling and education and tenant/landlord counseling and mediation. The City shall also work with Bay East Association of Realtors and other organizations (as appropriate) to ensure that residential real estate agents and brokers adhere to fair housing laws and regulations, and work with tenants, tenant advocates, and rental housing owners and managers to eradicate housing discrimination and to ensure that Hayward's supply of rental housing is decent, safe and sanitary. The City shall promote training for property owners and managers to ensure that they are knowledgeable of the requirements of Federal, State and local real estate, housing discrimination, tenant protection, housing inspection and community preservation laws; and promote training of tenants in the requirements of Federal, State, and local laws so that they are aware of their rights and obligations. Finally, the City shall disseminate information to homeowners about predatory lending practices.	Ongoing	In Progress	In line with the goals established in the Alameda County Analysis of Impediments for Fair Housing and the City's Department of Housing and Urban Development (HUD) Consolidated Plan, the Community Services Division continues to fund agencies that provide such services through Community Development Block Grant funding.	* (Preserve, Protect, and Produce Housing for All (7a, 11a, 11d))
H-16 Universal Design Principles. The City shall develop an ordinance that promotes the use of Universal Design Principles in new construction and/or rehabilitation of housing.	2014-2016	Not Started	The City has not yet developed an ordinance that promotes the use of Universal Design Principles in new construction and rehabilitation of housing. However, the City's Building Division follows the 2016 California Building Code Part 2, Volume 1, Chapters 11A, Housing Accessibility, and 11B, Accessibility to Public Buildings, Commercial Buildings and Public Housing when evaluating all proposed developments. These chapters	

Program	Timeframe	Status	Notes	Strategic Roadmap
			apply to all new multi-family residential development and require that a certain percentage of units within a multi-family residential development be adaptable and accessible. This policy will continue to be implemented on a case-by-case basis. The application of these chapters is a good step in addressing the intent of this program as Chapter 11A and B address disabled access design criteria in the California Building Codes and the requirements for residential and commercial occupancies/uses. These codes model the ADA guidelines. As part of the Density Bonus Ordinance update, the City adopted additional density bonus for projects that incorporate at least 20% of units with Universal Design features.	
H-17 Small Lot Consolidation. The City shall assist in land consolidation by providing sites information to interested developers and provide gap financing assistance, as available, to nonprofit housing developers. The City will provide information about the lot consolidation procedure on the City website by 2015. The City shall process lot consolidation requests ministerially when the lots are within the same zoning district.	Ongoing	In Progress	Development Services Department staff continues to explore small lot consolidation on a case-by-case basis with potential housing developers.	
H-18 Boomerang Funds. The City shall consider options for allocating a portion of unrestricted City General Funds received as part of a one-time distribution of liquidated Low-Moderate Income Housing Trust Funds of the former Redevelopment Agency (aka "Boomerang funds") for the development of affordable housing and shall adopt a resolution regarding the use of these funds.	2014-2016	In Progress	The City continues to explore different funding mechanisms to finance affordable housing, including the use of Boomerang funds. However, the adoption of those mechanisms has been limited by the full recovery of the local economy. However, the City awarded \$33.5 million in local housing funds to incentivize the development of affordable housing. The City proactively seek opportunities to utilize Hayward Housing Authority Funds, Inclusionary Housing Funds, HOME funds, and Hayward's allocation of Alameda County's Measure A1 bond funds to support the development of affordable housing. The City plans issuing a Notice of Funding Availability (NOFA) to establish an affordable	* (Preserve, Protect, and Produce Housing for All (6b))

Program	Timeframe	Status	Notes	Strategic Roadmap
			housing development pipeline. Eligible projects would be awarded as funding becomes available. Through the NOFA, the City is able to prioritize the City's housing goals and target at-risk and underserved populations. Since the last NOFA, the City has collected \$4 M in Affordable Housing in-lieu fees. The City plans to award these funds to affordable housing projects in 2023 through a NOFA	
H-19 Exemptions of Transit Priority Projects from Environmental Review. The City shall implement the provisions of SB 375 streamlining the CEQA process for Transit Priority Projects and projects that conform to the Sustainable Communities Strategy and meet specific criteria set forth in SB 375.	Ongoing	In Progress	Consistent with streamlining provisions of Senate Bill 375 (SB 375), the City recently adopted the Downtown Specific Plan, completed an update to the Mission Boulevard Code, and amended the General Plan to adopt new VMT thresholds to help streamline development review projects that are transit proximate and within 1/2 mile of the City's two BART Stations. In addition, State streamlining legislation (SB 35 and SB 330) have also helped to accelerate developments review through the creation of CEQA exemptions for transit-oriented developments.	
H-20 Housing Choice Vouchers. The City shall continue to participate in the Housing Choice Voucher Program, administered by Alameda County, with a goal of providing rental assistance to lower-income residents. The City shall work with Alameda County to maintain, or if possible, increase the current number of vouchers for Hayward residents.	Ongoing	In Progress	The City has continued to participate in the Housing Choice Voucher Program, administered by the Housing Authority of the Alameda County. Nearly 2,000 hayward households benefit for vouchers annually.	
H-21 Outreach to Developmentally Disabled. The City shall work with the East Bay Regional Center and other organizations (as appropriate) to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities. The City shall make information available on the City website.	2014-2016 Ongoing	In Progress	Community Services funds agencies to provide the outreach and services. Access information to these services is available on the City's website.	



CITY OF HAYWARD

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

File #: MIN 23-023

DATE: February 23, 2023

TO: Planning Commission

FROM: Acting Development Services Director

SUBJECT

Minutes of the Planning Commission Meeting on January 26, 2023

RECOMMENDATION

That the Planning Commission approve the minutes of the Planning Commission meeting on January 26, 2023

SUMMARY

The Planning Commission held a meeting on January 26, 2023

ATTACHMENTS

Attachment I Draft Minutes of January 26, 2023



Thursday, January 26, 2023, 7:00 p.m.

The Planning Commission meeting was called to order at 7:03 p.m. by Acting Chair Lowe. The Planning Commission held a hybrid meeting in the Council Chambers and virtually via Zoom.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: COMMISSIONERS: Ali-Sullivan, Bonilla Jr., Garg, Goodbody, Patterson,

Stevens

ACTING CHAIRPERSON: Lowe

Absent: COMMISSIONER: None

CHAIRPERSON: None

Staff Members Present: Blanton, Lochirco, Madhukansh, Ochinero, Schmidt, Tabari,

Vigilia

ELECTION OF OFFICERS

Nomination for Chair:

Commissioner Stevens nominated Commissioner Lowe for Chair. Commission Lowe declined the nomination.

Commissioner Lowe nominated Vice Chair Ali-Sullivan for Chair. Commissioner Bonilla Jr. seconded the motion. Vice Chair Ali-Sullivan accepted the nomination.

The motion carried with the following roll call vote:

AYES: Commissioners Bonilla Jr., Garg, Goodbody, Lowe, Patterson, Stevens

Vice Chair Ali-Sullivan

NOES: None ABSENT: None ABSTAIN: None

Nomination for Vice-Chair:

Commissioner Bonilla Jr. nominated Commissioner Lowe for Vice-Chair; Commissioners Stevens and Ali-Sullivan seconded the motion. Commissioner Lowe accepted the nomination.



Thursday, January 26, 2023, 7:00 p.m.

The motion carried with the following roll call vote:

AYES: Commissioners Bonilla Jr., Garg, Goodbody, Lowe, Patterson, Stevens

Chair Ali-Sullivan

NOES: None ABSENT: None ABSTAIN: None

Nominations for Secretary:

Vice Chair Lowe nominated Commissioner Patterson for Secretary.

Chair Ali-Sullivan nominated Commissioner Bonilla Jr. for Secretary. Commissioner Bonilla Jr. declined the nomination.

Chair Ali-Sullivan nominated Commissioner Stevens for Secretary. Commissioner Stevens declined the nomination.

Vice Chair Lowe nominated Commissioner Patterson once again for Secretary. Commissioner Patterson accepted the nomination.

The motion carried with the following roll call vote:

AYES: Commissioners Bonilla Jr., Garg, Goodbody, Patterson, Stevens

Chair Ali-Sullivan Vice Chair Lowe

NOES: None ABSENT: None ABSTAIN: None

PUBLIC COMMENTS

Ms. Ro Aguilar (Zoom participant) welcomed the new Planning Commissioners to the meeting, noted the topic on the agenda was complex and wondered if the new Commissioners were prepared to approve the Housing Element.

Mr. Shane Gill (Zoom participant) spoke on behalf of his company which was a local cannabis distributor in Hayward and expressed his support for the approval of the cannabis microbusiness project being considered at 23000 Connecticut Avenue, Suite 5, Hayward CA.



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In response to remarks expressed during the public comment period, Planning Manager Lochirco stated that all three of the new Planning Commissioners had received the agenda packet at the same time as the other Commissioners, and had equal opportunity to read the staff report and review the documents, were prepared to take action if the Commission decided to make a recommendation, and added that if any of the new members of the Planning Commission do not feel that they are in a position to make a recommendation for the items on the agenda, then the members could recuse themselves.

PUBLIC HEARING

Staff requested that the Planning Commission hear Item 2 before Item 1 on the agenda. There being no objections, the Planning Commission proceeded with hearing Item 2 at the meeting.

For agenda item No. 1 the Planning Commission may make a recommendation to the City Council.

1. Adoption of the 2023-2031 Housing Element for the City of Hayward (PH 23-003)

Principal Planner Schmidt provided a synopsis of the staff report and introduced Mr. Jason Montague with Rincon Consultants who helped the City with its Housing Element update.

Commissioner Garg complimented the amount of outreach that staff had done, shared that she participated in several discussions and presentations related to the housing element, acknowledged that there was a tension in the City between housing affordability and lack of housing stock as the population has gone up, that individuals with high incomes were also having difficulty affording housing in the City, the costs of creating housing had increased, and she wanted to ensure that new construction remains attractive to developers and that it provides housing options that a variety of people can afford. With regards to labor groups, she raised the argument by labor unions that was ensuring that those working on constructions sites are paid fairly to provide higher income to pay for housing and asked whether labor standards in Hayward are stricter than surrounding areas. She requested that staff speak to these concerns.

Principal Planner Schmidt stated while the points raised were valid, such as the need to pay fair wages, she stated that the Housing Element was not the mechanism to implement this policy discussion. She underscored the role of the Housing Element was to remove constraints on the construction of housing and recommended against adding those constraints to the Housing Element so that the California Department of Housing and Community Development (HCD) would certify the document. Staff recommended the



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inclusion of softer language indicating that the City supported and was willing to meet with labor groups, and that policies addressing labor standards be addressed separately.

Commissioner Garg stated that based on her experience in serving on the Community Services Commission and what groups had to do to qualify for Community Development Block Grant funding, she stated there was tension on placing constraints on certain unit types and sizes to ensure units be affordable and attracting contractors who supported those standards. Principal Planner Schmidt concurred there were not enough large rental units within the City and that was the reason for more crowding in rental units than ownership units. Staff discussed adding points to the Notice of Funding Availability for developments that included larger units for families and identified special needs populations. Ms. Schmidt noted the Housing Element did not include requirements that projects must include a specific percentage of large units. She clarified that the Housing Element included an incentive approach rather than a more onerous regulatory approach.

Commissioner Patterson thanked staff for answering the question on Senate Bill (SB) 9 which she had posed before the meeting. She requested that staff elaborate on what was included in underutilized sites in the housing inventory as it seemed this made up a majority of the unit surplus and whether there could be an opportunity to convert to a multifamily housing unit. She also wanted to understand how this related to rehabilitation and repair projects.

Principal Planner Schmidt clarified that no properties with existing residential uses were identified as underutilized sites adding that the underutilized sites were either commercial uses or vacant buildings.

Mr. Jason Montague stated that the sites explored were both vacant and non-vacant sites, which were also known as underutilized sites. Since vacant sites don't have constraints to development, they are explored first for housing opportunities. He underscored that cities typically did not have adequate vacant land to build on to satisfy the Regional Housing Needs Allocation (RHNA). For these reasons, staff had to evaluate non-vacant sites that have high redevelopment potential. Existing uses at these non-vacant sites are reviewed to see if they align with development trends. A majority of the underutilized sites are parking, sites with low floor area ratio and low improvement land-value ratio where the land is worth more than the improvements on them. They analyzed structure age, with most of the structures being at least thirty-five years old; location of the sites which have to align with appropriate zoning and development trends in Hayward; and then through a fair housing lens. Mr. Montague shared that if a site identified in the inventory is developed with a use other than for housing or for lower density than assumed in the inventory, then the City needs to replace the site per the State Law. He noted that the findings were that Hayward did have enough sites to satisfy RHNA, and a backup list was developed with additional



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sites in the event a site doesn't develop in accordance with assumptions in the Housing Element.

Commissioner Stevens requested further details about the Senate Bill (SB) 9 process. He understood that owners of single-family homes could tear the existing structure down, subdivide the lot, and build four new units. Principal Planner Schmidt confirmed that was correct and noted if a renter lived on the lot, the renter could not be displaced for the owner to subdivide, and the property would have to sit vacant for a number of years after the tenant moved in order to allow for this. Ms. Schmidt added that individuals could not buy contiguous pieces of land and then subdivide the lots; and underscored the true intention of the legislation was to enable a property owner to turn a single-family unit into a duplex and protect against largescale investors and developers.

Commissioner Stevens understood that per the legislation, an existing established neighborhood would begin to see lots being subdivided, changing the form of the neighborhood. He expressed concern about historical character homes and essentially there being no control about what is being constructed apart from no more than two units per lot. Principal Planner Schmidt remarked the parcels had to be single-family residentially zoned, and that having an older or established neighborhood did not preclude that neighborhood from following State Law unless the homes or neighborhood are a designated historic structure or district.

Commissioner Stevens asked how the City planned to expedite the SB 9 process. Principal Planner Schmidt explained staff had an objective checklist that SB 9 projects must follow. Staff also developed a frequently asked questions document, made available in English and Spanish, and posted this on the City website. Staff had received three SB three applications so far. Planning Manager Lochirco mentioned the Planning Division was currently working on the development of Residential Design Standards and once adopted, a SB 9 project would be required to follow those standards.

Commissioner Stevens commented if the Objective Standards were rigorous then the City would regain local control over how neighborhoods were shaped. Planning Manager Lochirco confirmed the City could design a clear set of principles that could be context-sensitive for specific neighborhoods. He shared that staff would be bringing forward Objective Standards for the Commission to consider in the coming months.

Commissioner Stevens asked what outcomes were being envisioned with having discussions with the labor unions. Principal Planner Schmidt found setting aside a formal time to establish a good working relationship with partners was a good practice. She envisioned best practices could be identified from these discussions, also being informed of what other jurisdictions were doing in this area.



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Commissioner Stevens suggested the City explore funding schools to teach youth about construction jobs and supplying them with training to be able to enter the construction field. He stated if the City was interested in creating a labor pool, it should be investing in the youth. Principal Planner Schmidt emphasized that the goal of the Housing Element was to get as much good development for as many income levels as possible, without further constraining developments, and noted that funding apprenticeship programs and schools was a great idea but should not be a part of the Housing Element.

Commissioner Goodbody inquired if the labor union discussions would be on a per-project basis. Principal Planner Schmidt answered it would be on an annual basis unless they specifically request a discussion about a project.

Commissioner Bonilla Jr. asked what incentives for housing development were not included in the Housing Element and what constraints were considered that were not removed. Principal Planner Schmidt stated that the cost of development was one of the largest constraints and the City's Impact Fees were a part of this constraint. Staff explored Impact Fees and compared the City's fees to surrounding jurisdictions. The findings were that the City's fees were not relatively high, and she emphasized that the fees make the city a livable place for residents. The other constraint was the City's entitlement process, noting that the city was working towards streamlining the processes and there was no proposal to remove or eliminate the entitlement process. She indicated that in comparison to other jurisdictions, the City's entitlement process was not overly burdensome.

Commissioner Bonilla Jr. mentioned the City often provided a white glove service to help developments navigate the process and wondered if something similar could be done for the Housing Element. He inquired how the Housing Element accommodated and addressed an aging population. Principal Planner Schmidt noted the Housing Element did include incentives to expedite development by connecting with developers early in the process and helping them through the process for commercial and residential projects. With respect to an aging population, Ms. Schmidt restated that developments that accommodated groups identified as special needs would receive special incentives or points enabling them to receive additional funding. She added that universal design guidelines were being developed and the reasonable accommodations ordinance will be updated to remove constraints of a burdensome planning process that may inhibit the addition of structures like ramps.

Commissioner Bonilla Jr. acknowledged that many residents were cost-burdened by high rents and he asked how was the City going to retain affordability of rental units. Principal Planner Schmidt confirmed the only plan in the Housing Element was related to continuing implementation of the Rent Stabilization Ordinance and was not aware if any updates were planned for this Ordinance in the coming years.



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Vice Chair Lowe opened the public hearing at 9:27 p.m.

Mr. Nazario (Zoom participant) asked if the Housing Element included planning for dog parks or children's parks that go along with high density housing. Principal Planner Schmidt answered that per the Zoning Ordinance new development was required to have a certain amount of common and private open space, programming of the space was a the discretion of the developer, with staff input.

Vice Chair Lowe closed the public hearing at 9:29 p.m.

Commissioner Stevens appreciated staff's work but stated he had two areas of concern. The first was that the State of California had taken away the City's ability to form the built environment. He found it troubling that the City would be expediting SB 9 applications because those applications had the potential to change the form of a residential neighborhood. He feared that the public was not aware of those changes and will become aware as housing is torn down and new structures constructed. Mr. Stevens appreciated the Objective Standards that the City will work towards, but did not have high hopes that the City will be able to create a protocol that will be consistent with State Law, resulting in the loss of local control of development. His second concern was that he was unclear why the City felt it must meet with labor unions, especially the carpenters union. In his experience, most residential wood frame construction was built by non-union labor, adding that the marketplace was competitive, and that workers were paid very well for labor due to the limited supply for this type of workforce. He questioned that if the City was to meet with the carpenters union, it should meet with local framing contractors as well as they may have valuable input to provide. He was gravely concerned about SB 9 as the impact of this legislation will become evident towards the end Housing Element's 8-year period.

Commissioner Goodbody thanked staff for their hard work and appreciated staff's thorough answers to the Commission's questions.

Commissioner Bonilla Jr. found the Housing Element to be very comprehensive, appreciated its evolution over the past several years, he found the document to be responsive to the needs identified in the community and found the community outreach to be very robust. He encouraged staff to continue that type of outreach in the future. He expressed his excitement to see the section on fair housing and the City's will to center housing through the lens of race and equity. Mr. Bonilla Jr. supported the City having discussions with labor unions and appreciated Commissioner Stevens' comments. He indicated that discussions should be open between labor groups and the community, encouraged staff to open discussions to other trade groups should they request to meet like the carpenters union have done so, and believed the discussions would create a balance between both parties and foster creative solutions. He requested that staff provide an



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update to the Commission after those discussions take place if they impact the Housing Element.

A motion was made by <u>Commissioner Bonilla Jr.</u>, seconded by <u>Commissioner Patterson</u>, to approve the staff recommendation with a revision to include contractors and other groups that employ construction laborers.

Commissioner Stevens supported the language if the City was agnostic to union versus non-union trades. He requested that staff clarify what is meant by expediting SB 9 projects. Principal Planner Schmidt explained that SB 9 project applications were a ministerial permit which bypassed discretionary review by staff. She elaborated that the expedited portion meant that still provide outreach and education about the law and will assist individuals with the application process. Planning Manager Lochirco added that the State created SB 9 legislation and determined that local discretion needed to be ministerial if projects met specific criteria and clarified that the expediting of SB 9 was that if an applicant had interest in pursuing SB 9, that staff provides materials necessary for the applicant to comply with state and local regulations.

The motion passed with the following roll call votes:

AYES: Commissioners Bonilla Jr., Garg, Goodbody, Patterson, Stevens

Chair Ali-Sullivan, Vice Chair Lowe

NOES: None ABSENT: None ABSTAIN: None

Item 2 was heard before Item 1.

For agenda item No. 2, the decision of the Planning Commission is final unless appealed. The appeal period is 10 days from the date of the decision. If appealed, a public hearing will be scheduled before the City Council for final decision.

2. Proposed Cannabis Microbusiness with Manufacturing, Distribution, Delivery, and Ancillary Retail Activities Located at 23000 Connecticut Avenue, Suite 5 (Assessor Parcel No. 439-0036-119-00) Requiring Approval of Conditional Use Permit Application No. 202001006. Douglas Chloupek (Applicant); Jon Cook (Property Owner). (PH 23-004)

Senior Planner Blanton provided a synopsis of the staff report and PowerPoint presentation.



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Commissioner Garg asked if the proposed business would be regulated under medical use or non-medical use of cannabis. Senior Planner Blanton stated that even though the applicant would refer to customers as patients, anybody in the state would be allowed to buy products from this company. She added that the focus for advertising and for the client pool towards individuals using the products for medicinal purposes. Ms. Blanton further noted for Commissioner Garg that the City would not make distinction to limit the client pool to individuals having medical cards, emphasizing that anyone who was permitted by the State of California to purchase cannabis products could do us at the proposed facility and deferred further explanation about the business model to the applicant.

Mr. Douglas Chloupek, the project applicant, shared the following regarding his background with operating cannabis businesses: he commercially ran cannabis businesses in California for thirteen years, has a facility in Berkeley for manufacturing and researching cannabis, owned two dispensaries in San Jose, and he operates the company Juva Life in three continents which have nine cannabis companies under its umbrella that are heavily focused on medical and pharmaceutical research. Mr. Chloupek indicated that the proposed project would consist of small retail, manufacturing, delivery and distribution. He clarified that that the proposed project was separate from his other entity Precision Apothecary located on Clawiter Road and Enterprise Avenue, where it is intended to do transdermal, capsule and true medical manufacturing. He underscored that the proposed microbusiness project was not a medical facility and was not limited to medical use only.

Chair Ali-Sullivan indicated that he found the medical use component confusing and asked the applicant if the target customer was a medical or recreational user. Mr. Chloupek clarified there was no differentiation in California State Law between medical adult use versus recreational adult use, noting the differences were that medical use has reduced taxation and the potential to obtain higher limits on quantity of products that could be acquired. He stated that the manufacturing would be limited to non-volatile, non-solvent driven, non-closed loop type systems such as direct delivery to consumer and small distribution to facilitate the operation of the facility.

Chair Ali-Sullivan asked if there was a reason that the medical piece was so forwardly positioned if this is not the case for the use. Mr. Chloupek responded that when the project was at its original facility, this consisted of two licenses, two different buildings, and noted that the projects were somewhat comingled for Precision Apothecary and Always On Time. The facilities have since then been relocated, noting that Always On Time is not owned by Juva Life, these were separate companies which he owned. Chair Ali-Sullivan commented that it was quite confusing with the three different corporate entities.

Chair Ali-Sullivan recalled that none of the previously approved cannabis applications have allowed for a 24-hour, 7 days a week operation and inquired how this operation would



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work. Mr. Chloupek stated the facility would not be a 24-hour, 7 days a week operation. Senior Planner Blanton noted that staff was quoting directly from the Business Plan and indicated to the applicant that if there were amendments to this, the applicant could collaborate with staff on this. Ms. Blanton noted that there were other similar cannabis facilities which the applicant did operate 24-hours, 7 days a week; however, this did not mean there would be retail facing operations during these hours but there may be cultivation and manufacturing activities happening around the clock. Ms. Blanton noted that the city had approved similarly for other manufacturing uses and other industrial facilities that operate on shifts 24 hours a day.

Chair Ali-Sullivan said the staff report indicated there was a potential for future retail services and he asked if that was an open-ended allowance. Senior Planner Blanton confirmed that per the Hayward Municipal Code, up to 10% of a microbusiness space could be used for ancillary storefront retail that is limited to products produced on-site that could be sold from this site, and it could not be products produced at other locations. She stated when the application was first received it included ancillary retail; however, the applicant had since moved back from this. Staff wanted to maintain the flexibility in case this changes in the future, indicating that if the ancillary component was decided to be added in the future as conditioned, the applicant would still have to return to the Planning Division and the Police Department to ensure that the security and operations plan is similar to other microbusiness operations.

Mr. Chloupek confirmed for Chair Ali-Sullivan that his business did have an existing allowance from the City for operations at a separate site and that operations had not begun since its approval. Mr. Chloupek explained operations had not begun because the City's process was functionally broken, the State of California's cannabis economy was functionally flawed, and the cost of products had increased substantially while the cost of the commodity had decreased by 50 percent, and that the infrastructure to build the facility had changed due to market conditions.

Chair Ali-Sullivan asked why the applicant was seeking a second application with the City. Mr. Chloupek responded that the proposed project was a different site and that he had worked for four years to go through the City's process. He commented that he was frustrated because the industry had its challenges, the city was placing onerous regulations, and noted there were plans to get the facility up and operational very quickly.

Chair Ali-Sullivan shared that during his time on the Planning Commission, three applications related to cannabis have come before the Commission, noting that none of them had begun operations. He asked staff to explain why the development of these properties had not yet occurred and whether it was due to City restrictions or applicant constraints. Senior Planner Blanton explained there were a couple microbusinesses similar



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to the proposed project that were first round applicants that were operational in Hayward, had been issued their final approvals and as well as their business licenses to operate. From staff perspective, the first round of applicants in the cannabis industry was a learning experience for the City and noted the following: the process was less streamlined at this time, there had been an update to the Hayward Code, financing for cannabis applications is different as they are unable to apply for conventional loans as cannabis is not federally allowed, there was a backlog of applications on the state level which is taking some applications six to nine months to get state approval, and added that processing future cannabis applications should go more smoothly as the processing of applications would be streamlined.

Planning Manager Lochirco shared that staff had heard a lot of frustration from the first round of applicants due to the time it was taking, he stated that the when the City passed laws in 2017, it took a conservative approach on how it wanted to screen applicants as this was a new emerging industry with unknowns. He stated that the City developed regulations that modeled what other jurisdictions who had legalized cannabis had in place for medical marijuana which was allowed before recreational became legal. Following direction from the City Council, the City had a Requisition for Proposal (RFP) contest to evaluate the best applicants. When the first applicants were selected, it was intentional that none of them had site selection as the Council wanted to ensure that the City had quality applicants who understood the heavily regulated framework that had to be endured. The City screened applicants to determine if applicants had previous experience in this industry which was new. Once the first round of applicants received licenses in 2018, the businesses had to identify a viable site that was zoned correctly and that had to meet all of the regulatory needs of the application, which was a process that took time. For cannabis, because it is so heavily regulated, the process took additional time. Since then, staff has had conversations with applicants who have been awarded licenses and prospective applicants, with other jurisdictions to see what has worked, and has hired a consultant to streamline the City's process, and moving forward the local process will go quicker. Mr. Lochirco shared that the staff will soon be releasing its pre-screening eligibility for applicants that would like to operate a cannabis business in the City. He underscored that the State had changed its cannabis regulations over the years which impacted applicants.

Commissioner Goodbody asked the applicant if the focus was not on medical use customers, then whether the paragraph in the Business Plan about providing supportive services and helping customers with mental health and physical conditioning was necessary as it inferred these services would be provided on site. Mr. Chloupek responded that it was never an intention to offer those services onsite, noted that his business had experience in working with patients with varying medical capacities, which is why it was included in the Business Plan, it was an ancillary service that was offered to consult and offer the best product to clients.



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Commissioner Patterson appreciated the staff report and the applicant's presentation. She was interested in knowing the impact of the business on the other occupants located in the facility and in the neighborhood as there were ten suites in the building and feedback had been received from only one of the occupants. She asked if there had been discussions and feedback from the other suite owners of the building regarding an operation with this level of security and potential parking issues. Senior Planner Blanton indicated that the neighbors in the facility had been noticed multiple times and the only feedback received was from the neighboring cannabis business which was in support of the project. She added that per the City's Industrial Code, as long as the project is not increasing the square footage of the building, additional parking is not required. Mr. Chloupek confirmed he had not heard from any of the other tenants in the area. He commented the hundreds of illegal cannabis operators in the industrial corridor should be the problem the City is focused on.

With regards to the parking of secure delivery vehicles, Commissioner Patterson asked where these may be stationed as they would not be stationed on the public right of way. Mr. Chloupek confirmed each suite had allocated parking spaces which will be dedicated to delivery vehicles and that if additional space is needed, vehicles would be parked offsite until delivery vehicles are brought back during operational hours. Senior Planner Blanton shared that when she visited the site, her observations were that the parking lot had only one or two cars parked in it.

Commissioner Garg appreciated the applicant's explanation of the medicinal and recreational use of cannabis. She understood from staff that the applicant was no longer pursuing an ancillary retail use, but asked if there were any plans to pursue that in the future. Mr. Chloupek explained that based on the City's ordinance structure, it was almost prohibitive for a microbusiness to operate a storefront. He noted the business could only use 10% of its entitled property, and for businesses that want to have an ancillary retail they were restricted to only sell products that were manufactured onsite, which did not make it feasible. He noted the City of Hayward was the only city that had such a restrictive ordinance for retail. If the ordinance was changed, he would revisit the possibility.

Commissioner Garg asked the applicant for his assessment of the process improvements put in place by staff to expedite future permits. Mr. Chloupek said while he appreciated staff and understood that they had constraints to work within, his impression was that the city was treating cannabis like it was a radioactive product like plutonium. His experience had been that Hayward was the worst city he has worked in terms of its regulations, it had an onerous entitlement process and was functionally flawed due to the rules made by the local governing body. He did not have any desire to undergo this process again in Hayward and could not speak to the changes to the process and hoped the new process was better. He commented that other cities had an easier pathway with reduced taxation.



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Commissioner Goodbody mentioned she visited the site and spoke with the tenant in suite seven. The owner shared they had no opposition to the project.

Vice Chair Lowe indicated that she also visited the site and asked if there would be ten delivery vehicles. Mr. Chloupek clarified there may be up to ten deliveries to the site a week, noting there would be distribution deliveries entering the site similar to a grocery store receiving deliveries, and those were separate from employed delivery vehicles.

Vice Chair Lowe wanted to understand how many vehicles were connected to the business and whether a traffic study was appropriate to be conducted. Senior Planner Blanton explained a traffic study was appropriate for projects that reached a minimum of 100 peakhour trips and noted it was determined by the City's Transportation Division that was not the case for the proposed project.

Senior Planner Blanton indicated for Vice Chair Lowe that substantial sums were a determination made by the Building Official, noting that for any use permit issued in the city applicants have up to three years to apply for a building permit or get a business license to be operational. What was evident for cannabis businesses is that they will get an entitlement approved, and within three-year window, will start the building permit process. Ms. Blanton stated that as long as a project is making progress every six months, which includes resubmitting of plans, requesting inspections of a facility, the building permit will stay active during continual progress. Once the building permit and plan check is done, the permit is considered issued, after inspections have been completed and the building is completed, the project is considered final. She noted it was rare for the Building Official to have to make that determination and a building permit may expire due to there being a lack of activity. Vice Chair Lowe commented that the use of broad terminology was concerning because it was not specific to alert the applicant on what was required.

Vice Chair Lowe asked for clarification on what was meant by the following language in the project plans which indicated that if the average weighted greenhouse gas emissions intensity is greater than the local providers, the business will provide evidence of carbon offsets or allowances to cover the excess in carbon emissions from previous license periods. Ms. Lowe asked if the applicant will not do 100% renewable energy. Ms. Blanton noted this was not a requirement of the city and allowed the applicant to respond. Mr. Chloupek responded that the language was included due to project applications being scored on how environmentally conscious it is, the proposed use did not anticipate exceeding emissions and if it did, based on the emissions standards that were set, the business would identify offsets. Vice Chair Lowe asked if the applicant would purchase electricity from the East Bay Community Energy which was 100% renewable. Mr. Chloupek responded that energy would be purchased from the standard provider and the intent presently was not to increase costs to the business while staying within regulations.



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Vice Chair Lowe referenced language in the project plans that spoke to preventing products from being attractive to children, expressing concern that the language for the branding of the products and advertising was not specific enough and left leeway for products to be named making it appealing to youth in the community. She favored the conditions being more specific and asked staff if there were thoughts on tightening the language. Planning Manager Lochirco indicated that the State had specific limitations on branding as they do not want the products to be attractive to children, there will also be a requirement for child proof containers. Senior Planner Blanton explained the conditions were drafted to not be duplicative of State Law since the City deferred to this and being mindful of having conditions that can live through any future updates to the State Law. Mr. Chloupek confirmed the State regulates branding and his company followed all State regulations. He emphasized it was the illegal cannabis operators who were selling to children.

Vice Chair Lowe asked what agency double-checked the business's self-reporting conclusions with respect to hazards. Senior Planner Blanton confirmed the City's Hazardous Materials Division performed regular inspections of cannabis businesses and required a chemical inventory of hazardous materials on the site.

With regards to its Sustainability Plan, Vice Chair Lowe asked what the target numbers were for hiring local employees and how many would be hired. Mr. Chloupek answered his company always hired locally and local hires made the best employees because they know the community. The company would have to hire from outside of the city if qualified employees could not be obtained.

There being no public comments, Vice Chair Lowe opened and closed the public hearing at 8:19 p.m.

Commissioner Bonilla Jr. expressed his appreciation to the applicant for enduring the long process and that the facility proposed was on the smaller side when compared to other cannabis facilities. He remarked the business would not be allowed to operate unless their permits were renewed, which was an annual process, and the City had the right to revoke the permits during the annual renewal process. Mr. Bonilla Jr. found the existing City regulations were comprehensive and he supported the approval of the application and made a motion to move the item. Commissioner Garg seconded the motion.

Chair Ali-Sullivan acknowledged there were significant challenges the applicant had faced in Hayward as was evidenced based on the commentary provided by the applicant, and even with those challenges the applicant was pursuing permits from the City. He shared he had questions about the business model and the sincerity of the applicant and that based on his experience, he did not recall an applicant as critical and disparaging of the city who



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still sought to operate in Hayward. In his estimation, the Conditional Use Permit Findings had not been met and he did not support the project.

Commissioner Stevens agreed with Commissioner Bonilla Jr. that the application was straightforward but found the introduction of the Business Plan to be very disingenuous. The approval was for cannabis manufacturing and retail but the Business Plan highlighted medical benefits with no actual research or documentation as proof. Commissioner Stevens supported the project but wanted to see Business Plans be more consistent with the true intent of the project.

Vice Chair Lowe agreed that the Business Plan, as presented, was disingenuous and was drafted in a way to appease the regulations for approval without the intent of following the plan. She expressed that the project proposal being considered did not feel right.

Commissioner Patterson echoed Chair Ali-Sullivan and Vice Chair Lowe's comments, noting that she had concerns about some of the items brought up about the Business Plan, and the operations including retail space and whether this would be medical or not which still seemed unclear. She could not support the project because the community deserved to have a project that provided clear objectives. She concurred that the Business Plan was disingenuous, and the comments stated by the applicant about the City made her wonder what the working relationship would be like going forward.

Commissioner Garg stated this was a land use application and it was not within the Commission's purview to re-adjudicate the City's ordinances that were passed by City Council. She would have preferred a straightforward Business Plan but highlighted the plan was submitted 4-years ago, and both State and City ordinances had changed since that time. She agreed there was a lack of clarity but suspected the delay in the process was the reason the application was unclear.

Chair Ali-Sullivan clarified his concern was not about adjudicating whether the City should or should not have cannabis operations. His concern was based on the business model and the findings for the Conditional Use Permit. Mr. Ali-Sullivan emphasized his position was not related to his feelings about cannabis projects, noting that he had previously approved three other projects in the city.

Mr. Chloupek stated entitlement and planning for projects were based on the facts of the land use, not the personal opinions or statements of the Commission. Mr. Chloupek noted his frustration comes from the process the City had imposed upon his businesses, confirmed the Business Plan had changed since the submission of the application four years ago, that the Business Plan was coupled with the larger medical-based facility, and concluded that the project met all City's requirements and met land use entitlement.



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Commissioner Bonilla Jr. interjected to provide a point of order indicating that project applicants are not heard from during the Commission's deliberation period and appreciated Mr. Chloupek's comments. He agreed with the comments regarding the confusion about the Business Plan and it being disingenuousness but stated the requirements for recreational and medical use were the same in the City. The requirements were very comprehensive and stringent, and the applicant met all of the requirements.

A motion was made by <u>Commissioner Bonilla Jr.,</u> seconded by <u>Commissioner Garg</u>, to approve the staff recommendation.

The motion passed with the following roll call votes:

AYES: Commissioners Bonilla Jr., Garg, Goodbody, Stevens

Vice Chair Lowe

NOES: Commissioner Patterson

Chair Ali-Sullivan

ABSENT: None ABSTAIN: None

APPROVAL OF MINUTES

3. Minutes of the Planning Commission Meeting of December 8, 2022

A motion was made by <u>Commissioner Stevens</u>, seconded by <u>Commissioner Bonilla Jr.</u>, to approve the meeting minutes of December 8, 2022.

The motion passed with the following roll call votes: Stevens, second Bonilla Jr.

AYES: Commissioners Bonilla Jr., Garg, Goodbody, Patterson, Stevens

Vice Chair Lowe

Chair Ali-Sullivan

NOES: None ABSENT: None ABSTAIN: None

COMMISSION REPORTS

Oral Report on Planning and Zoning Matters

Planning Manager Lochirco noted that the City Clerk's Office will soon be sharing updates on how public meetings are conducted as the State of Emergency was being lifted effective



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February 28, 2023, and that information will be shared with the Commission as it becomes available. For future meetings, the items rescheduled from the first meeting in January will be heard on February 9, 2023. For the February 23, 2023, meeting, two items were scheduled including a report out of the General Plan and a tentative subdivision map for a project on Mission Boulevard.

Commissioners' Announcements, Referrals

Commissioner Stevens welcomed the new Planning Commissioners.

Commissioner Lowe thanked the city for the event held at City Hall in December recognizing volunteers.

Chair Ali-Sullivan apologized for not attending in-person and extended a warm welcome to the three new Planning Commissioners and appreciated their dedication to the city. He requested that staff provide a mechanism to update the Planning Commission with updates on approved projects.

Planning Manager Lochirco noted that staff does regular development updates quarterly on work done by the Development Services Department, this information was uploaded on the City's website reflecting current status of major projects, and that staff could explore reporting out to highlight major projects to the Planning commission as an informational item.

Commissioner Bonilla Jr. welcomed the new Planning Commissioners, noting that they have strong reputations and a deep commitment and passion to Hayward.

ADJOURNMENT

Acting Chair Lowe adjourned the meeting at 9:50 p.m.

APPROVED:	
Aniles Dattouson Connetons	
Anika Patterson, Secretary	
Planning Commission	



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ATTEST:

Avinta Madhukansh-Singh Interim Planning Commission Secretary Office of the City Clerk