

# **CITY OF HAYWARD**

Hayward City Hall  
777 B Street  
Hayward, CA 94541  
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CITY OF  
**HAYWARD**  
HEART OF THE BAY

## **Agenda**

**Monday, November 2, 2020**

**4:00 PM**

**Remote Meeting**

**Council Economic Development Committee**

COVID-19 Notice: Consistent with State of California Executive Order No. 29-20 dated March 17, 2020, and Alameda County Health Officer Order No. 20-10 dated April 29, 2020, the Task Force will be participating in public meetings via phone/video conferencing.

Please note that we are now using the Zoom Webinar platform to conduct meetings and receive live public comment.

*How to submit written Public Comment:*

*Send an email to [suzanne.philis@hayward-ca.gov](mailto:suzanne.philis@hayward-ca.gov) by 1:00 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 Council Economic Development Committee and staff, and published on the City's Meeting & Agenda Center under Documents Received After Published Agenda. Written comments received after 1:00 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 meeting:*

*Please click the link below to join the webinar:*

*<https://hayward.zoom.us/j/95688797778?pwd=ZllmV3Z0RmFWSjcvZVFHUFZhODJndz09>  
Passcode: CEDC1120!*

*or*

*Dial: +1 669 900 6833*

*Webinar ID: 956 8879 7778  
Passcode: 718423774*

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

## **CALL TO ORDER**

## **ROLL CALL**

**PUBLIC COMMENTS:**

(The Public Comment section provides an opportunity to address the City Council Committee on items not listed on the agenda as well as items on the agenda. The Committee 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 Committee is prohibited by State law from discussing items not listed on the agenda, any comments on items not on the agenda will be taken under consideration without Committee discussion and may be referred to staff.)

**APPROVAL OF MINUTES**

1. [MIN 20-113](#) Approval of the Council Economic Development Committee October 5, 2020 Regular Meeting Minutes

**Attachments:** [Attachment I October 5, 2020 Draft Meeting Minutes](#)

**REPORTS/ACTION ITEMS**

2. [RPT 20-117](#) Discussion of Mission Crossings Project Commercial Frontage

**Attachments:** [Attachment I Staff Report](#)

3. [RPT 20-119](#) Review Mission Village Project Modifications

**Attachments:** [Attachment I Staff Report](#)  
[Attachment II Preliminary Site Plan](#)

**FUTURE AGENDA ITEMS**

4. [RPT 20-120](#) Future Meeting Topics as of November 2, 2020

**Attachments:** [Attachment I Future Meeting Topics as of Nov. 2, 2020](#)

**COMMITTEE MEMBER/STAFF ANNOUNCEMENTS AND REFERRALS**

**ADJOURNMENT**



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**File #:** MIN 20-113

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**DATE:** November 2, 2020

**TO:** Council Economic Development Committee

**FROM:** Deputy City Manager

**SUBJECT**

Approval of the Council Economic Development Committee October 5, 2020 Regular Meeting Minutes

**RECOMMENDATION**

That Committee members review and approve the attached minutes.

**ATTACHMENTS**

Attachment I October 5, 2020 Draft Meeting Minutes



## **COUNCIL ECONOMIC DEVELOPMENT COMMITTEE**

### **MEETING MINUTES –October 5, 2020**

**CALL TO ORDER:** Mayor Halliday called the Regular meeting to order at 4:02 p.m.

### **ATTENDANCE (September 2020-July 2021):**

Committee Member	Present 10/5/2020	All Meetings Year to Date		Meetings Mandated By Resolution	
		Present	Absent	Present	Absent
Mayor Halliday (Chair)	✓	1	0	1	0
Council Member Mendall	✓	1	0	1	0
Council Member Salinas	✓	1	0	1	0

### **OTHERS IN ATTENDANCE:**

Kelly McAdoo, City Manager; Laura Simpson, Director of Development Services, Paul Nguyen, Economic Development Manager; Phillip Nichols, Code Enforcement Manager; Catherine Ralston, Economic Development Specialist; Suzanne Philis, Senior Secretary

### **PUBLIC COMMENTS**

There were none

### **1. APPROVAL OF MINUTES OF REGULAR MEETING JULY 6, 2020**

A motion to approve minutes from the July 6, 2020 Regular Meeting was made by Council Member Mendall and seconded by Council Member Salinas. The motion was approved.

### **2. UPDATE ON VACANT BUILDING REGISTRATION ORDINANCE**

Development Services Director Laura Simpson introduced Code Enforcement Manager Phillip Nichols who gave the presentation.

Mayor Halliday asked if the 19 priority buildings, or all 83 vacant buildings, would be resolved by spring of next year. Manager Nichols said all properties should have active registration notice requirements and be enrolled in the program by the end of January unless the City received any requests for hearing. Following that, he said, all of them would receive their detailed notice of

violation for corrections which would allow the City to start abatements or any corrective actions.

Council Member Salinas asked what the benefits of the program were to the property owner. Manager Nichols explained that the benefit was to the community noting abatements were expensive. He said the goal was to keep the properties move-in ready and any fees received would be used by staff to maintain the property if the owner did not.

Council Member Salinas clarified that the City would do the abatement if the property owner wouldn't. Manager Nichols explained that the fees would supplement the cost of abatement and liens against the property would make up the difference. He noted fees wouldn't come close to covering the cost of heavy abatements.

Council Member Salinas mentioned a business in downtown that had the windows boarded up and he asked if that was permanent. Manager Nichols acknowledged that a lot of that was going on due to politically unrest. He said some businesses liked to hide what they were doing behind the boards.

Council Member Salinas said the boards didn't bode well for the image of the neighborhood. Manager Nichols said he understood why the businesses boarded up their windows, but that a clear timeline for removal should be developed. He said he would work with Director Simpson on a timeline and he expected the boards would disappear as soon as a timeline set City expectations.

Council Member Salinas said the taco building on upper B was a new opportunity for restaurant space and the faster the graffiti could be abated the better. Manager Nichols said the City had a contractor who could do a 99% paint match. He also noted the City just started a program to help property owners with the cost of graffiti abatement.

Council Member Salinas asked about the Salvation Army building on A Street. Manager Nichols confirmed it was a priority building with a robust action plan coming soon. He also mentioned that he was working with City staff for assistance with the homeless population at the site.

Economic Development Manager Nguyen said staff had reached out to the property owner with leads of potential tenants. Mayor Halliday asked if they were responsive. Manager Nguyen said staff had been working with the broker until COVID hit and the market turned. Since then, he said, they'd gone quiet and placed the building up for sale. Economic Development staff had been letting Code Enforcement take the lead.

Council Member Mendall asked for confirmation that all property types had to register if they remained vacant for a significant amount of time. Manager Nichols said yes, the ordinance focused on properties that were in violation of the ordinance standards. He clarified for Council Member Mendall that staff would also be monitoring vacant properties that were currently in compliance in case they dropped off and confirmed even those would be registered.

Council Member Mendall said demolition of condemned buildings on these sites took too long and he cited Haymont and Holiday Bowl on Mission Boulevard as examples. He asked if the City had the tools and staffing necessary to accelerate the process and be more pro-active about getting the buildings down. He said he didn't want staff to wait for Council to start complaining before making a site a priority.

Director Simpson explained that one of the conditions of approval on new developments was requiring demolition within 60 days of entitlement. She said on small projects, like a single-family home, if the owner doesn't respond to noticing the City might be able to hire a contractor to do the demolition. For bigger projects, and she used the Holiday Bowl as an example, the cost was so high (over \$700,000), the City couldn't afford to front the cost. She acknowledged that early projects didn't have that condition but staff was working on being more pro-active.

Council Member Mendall said he didn't want the City to pay contractors, place a lien on the property and hope that 20 years later the City would recoup the cost of demolition with no interest. He said he wanted staff to think about how the City could make it painful enough that they tear the buildings down themselves.

Manager Nichols said staff needs to implement the codes the City already had and do more to create a paper trail. By sending notices for each infraction, he said, staff could create enough evidence to require a demolition or abatement.

Council Member Mendall asked staff how they wanted Council to report vacant buildings or related concerns. Manager Nichols said via Access Hayward or by reaching out directly to Code Enforcement.

Mayor Halliday directed staff to do what they could within the ordinance. She said she wanted every building registered but noted the ordinance was created to address the egregious offenders. If liens were necessary to recoup costs, she said, eventually the City would own the property. She agreed with Council Member Mendall to make it financially painful until the property owner either corrected the problem or lost the property. She encouraged staff to focus efforts on the properties receiving the most complaints and/or were most visible.

Manager Nichols said he had high hopes for the program noting staff had learned from past problems and now had the tools and a path to move forward. Mayor Halliday said Holiday Bowl should be number one.

City Manager McAdoo commended Manager Nichols and the code enforcement team who suggested clear boarding rather than plywood boarding to keep people out of the building and to help City staff avoid unsafe situations.

### **3. UPDATE ON COVID-19 SMALL BUSINESS RESILIENCY GRANT PROGRAM IMPACTS AND UPCOMING SMALL BUSINESS ASSISTANCE PROGRAMS**

Economic Development Manager Nguyen introduced the item noting Specialist Ralston would be presenting the results of the COVID-19 Small Business Resiliency Grant Program survey including the impact of the grants and talking about the next round of Microenterprise Grants. Economic Development Specialist Ralston gave the presentation.

Council Member Salinas offered a few observations: He said he was glad to see that grantees were most concerned about help getting customers to come back. He said last Saturday night he and wife got takeout from Aqua d'Farina and the corner of B and Main Streets was filled with socially-distanced patrons enjoying outdoor dining and jazz music from the Bistro. Whatever they were doing, he said, they were doing it right. He described it as "Street Party-light". Council Member Salinas said he believed that City had the creativity and ingenuity to bring people back to downtown.

Council Member Salinas suggested staff focus on developing marketing pieces to encourage patrons to come back downtown.

One complaint he received consistently from businesses city-wide, Council Member Salinas said, was about the cleanliness. He said a deep cleaning would really help.

Mayor Halliday agreed that cleanliness was the first concern of restaurants offering outdoor dining. She noted the two businesses at B and Main were working together to create an atmosphere but said that only works when there was a concentration of businesses. She said the restaurants by Cinema Place might be another area. She commented that Sapporo was on its own and Buon Appetito had a deck for outdoor seating.

Mayor Halliday commented that some people don't feel comfortable dining outdoors, but asked staff to do whatever they could to encourage folks to support local businesses.

Mayor Halliday said it must be heartbreaking to have to close a business and she couldn't imagine the sense of desperation a business owner must experience. She thanked staff for creating a program so quickly.

Council Member Mendall said he agreed with Council Member Salinas; there was too much trash and graffiti all around town and more cleaning needed to be done. He said City staff wasn't cleaning as much as they used to, and he was afraid the City was losing the momentum we'd gained over the last 10 years.

Mayor Halliday asked staff if it was possible to ask Maintenance Services to do more cleaning. City Manager McAdoo said the City had the same number of workers, but there was a lot more work for them to do. Maintenance staff had been dealing with homeless encampments and assisting with shutting down B and Main Streets to create more outdoor dining space, she said. But with the end of the street closures, she said, she would speak to the Maintenance Services Director about shifting the focus to clean up.

When speaking to Maintenance Service workers, Council Member Salinas asked City Manager McAdoo and staff to please tell them they were doing a bang up job. He said last weekend he drove through the Hayward Promise Neighborhood and saw that someone had dumped the entire content of several apartments out on the street. He said he generated over 40 Access Hayward cases and 80% of them were done when he drove through again that morning. Council Member Salinas said he sees Maintenance workers everywhere and their trucks were always full. They were doing a great job, he said, and Mayor Halliday agreed.

#### **4. FUTURE MEETING TOPICS AS OF OCTOBER 5, 2020**

Coming up in November, Economic Development Manager Nguyen said there would be a discussion of commercial options for the frontage of the Mission Crossings development on Mission Boulevard. Originally slated for a hotel, he said the developer was having financial difficulties and was looking at other options.



Manager Nguyen also announced that at the Oct. 20<sup>th</sup> City Council meeting, a panel of real estate experts would be discussing national and local trends and the impacts of COVID-19 followed by a Question & Answer period.

Council Member Mendall said the hotel developer of Mission Crossings had the mistaken impression that Council didn't want a hotel. He said that was 100% wrong and asked staff to reassure him that Council still very much wanted a hotel.

City Manager McAdoo said she'd had multiple conversations with Charles McKeag (the owner of the housing development) and MLC Holdings had the right to buy the property back from the hotel developer. She hoped that Mr. McKeag would have some options to present at the November meeting. Council Member Mendall said a direct conversation with the hotel developer would still be of value.

Council Member Salinas asked staff to work with businesses to determine what they want in terms of cleaning.

Mayor Halliday asked if the development at the old Gillig property would be brought back to the CEDC for discussion. Manager Nguyen said he was in communications with his peers in Planning and Hines, the applicant, to determine if coming back to the CEDC was the correct path. The Mayor confirmed that the project could either come back to the CEDC or go straight to Planning Commission and Council.

#### **COMMITTEE MEMBER ANNOUNCEMENTS AND REFERRALS**

Hayward Chamber of Commerce President and CEO Kim Huggett agreed with Council Member Salinas that nobody worked harder than Maintenance staff, especially with special events. He said he looked forward to when downtown events were once again allowed. Mr. Huggett also mentioned that he'd had a confrontation with a homeless person the night before and besides calling the police, didn't know what other resources were available. He said businesses have had the same problem of not knowing who to call or what to do.

Mayor Halliday acknowledged the problem and said she would like to see more coordination with the Downtown Hayward Improvement Association (DHIA) for cleaning and security issues. Manager Nguyen said the DHIA had been trying, noting he saw them power washing the sidewalks on Foothill when he was driving in that morning. He pointed out their crews often couldn't clean areas of B Street because of homeless sleeping in storefront alcoves. Manager Nguyen said staff had connected the DHIA to Community Services Division staff working to address homeless issues.

Mayor Halliday said she hoped that by the time we met again some progress would have been made but commented everyone was under tremendous stress. She closed by saying staff was prioritizing these issues and doing the best that they could.

**ADJOURNMENT:** The meeting was adjourned at 5:12 p.m.



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**File #:** RPT 20-117

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**DATE:** November 2, 2020

**TO:** Council Economic Development Committee

**FROM:** Deputy City Manager

**SUBJECT**

Discussion of Mission Crossings Project Commercial Frontage

**RECOMMENDATION**

That the Council Economic Development Committee reviews the report and provides feedback on the proposal from the applicant.

**SUMMARY**

The Mission Crossings project was approved in May 2017 and shortly thereafter, the applicant and ownership began moving toward obtaining construction permits to realize the project. While the entire site has been graded and prepped for construction, the only vertical construction that has moved forward to date is construction of the residential units and the common open space/garden area. Per a condition of approval related to construction phasing, the residential component is tied to eventual construction of the hotel and commercial component. The disruption to the hotel development and financing markets due to the COVID-19 pandemic has resulted in the infeasibility of moving forward with the construction of the hotel and associated retail components of the project at this time. This leaves many partially constructed residential units and a potentially unsafe active construction site. At the November 2 CEDC meeting, the applicant will be proposing options for consideration in exchange for relief from the phasing condition and seeking CEDC feedback.

**ATTACHMENTS**

Attachment I Staff Report



**DATE:** November 2, 2020

**TO:** Council Economic Development Committee

**FROM:** Deputy City Manager

**SUBJECT:** Discussion of Mission Crossings Project Commercial Frontage

### **RECOMMENDATION**

That the Council Economic Development Committee reviews the report and provides feedback on the proposal from the applicant.

### **SUMMARY**

The Mission Crossings project was approved in May 2017 and shortly thereafter, the applicant and ownership began moving toward obtaining construction permits to realize the project. While the entire site has been graded and prepped for construction, the only vertical construction that has moved forward to date is construction of the residential units and the common open space/garden area. Per a condition of approval related to construction phasing, the residential component is tied to eventual construction of the hotel and commercial component. The disruption to the hotel development and financing markets due to the COVID-19 pandemic has resulted in the infeasibility of moving forward with the construction of the hotel and associated retail components of the project at this time. This leaves many partially constructed residential units and a potentially unsafe active construction site. At the November 2 CEDC meeting, the applicant will be proposing options for consideration in exchange for relief from the phasing condition and seeking CEDC feedback.

### **BACKGROUND**

On May 9, 2017<sup>1</sup>, the City Council held a public hearing to consider the project and adopted Resolution 17-057, which incorporated a Condition of Approval, #166, related to project phasing. Specifically, Condition of Approval #166 states:

*"The hotel/retail building pad shall be rough graded prior to the issuance of a certificate of occupancy for the first residential unit; the hotel/retail building shall be in*

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<sup>1</sup> <https://hayward.legistar.com/LegislationDetail.aspx?ID=3039011&GUID=19DEE31A-250B-4797-BEC6-FB8D230EB0C6&Options=&Search=>

*vertical construction phase before a certificate of occupancy is issued for the 100th residential unit, and be completed prior to issuance of certificate of occupancy for the last residential unit.”*

Following City Council approval, MLC’s affiliate, Meritage Homes, began remediation, demolition, and site development activities on the property, including grading for the future hotel site. In December 2017, Manchester Hotels, Inc. acquired the hotel site from Meritage and began the task of processing construction documents and other plans for the hotel through the City’s Planning, Public Works, and Building Departments. In September 2018, Meritage broke ground on its first production homes and started construction of its model home complex. In December 2018, Meritage held a Grand Opening at Mission Crossing and began the sale of homes to the public.

Throughout 2018 and 2019, Manchester Hotels, Inc. completed the design approval process, ultimately culminating in the approval of construction documents for the hotel in December 2019. Following the approval of construction drawings for the hotel, in early 2020, Manchester began securing bids from construction trades and sourcing construction financing. As Manchester was in the process of landing a construction loan, the onset of the COVID-19 pandemic brought an abrupt halt to their plans. Manchester has now invested over \$4 million in its effort to develop a hotel on the Mission Crossing site, but is unable to move forward due to the unprecedented economic challenges and uncertainty facing the hotel industry. Manchester, like much of the hotel industry, does not know when – or even whether – development of new hotels will be feasible given the crushing impact the pandemic has had on the hospitality industry.

At the same time, Meritage has continued building and selling homes at Mission Crossing, and new residents have begun moving into the community. Since opening for sale in 2018, Meritage has sold 82 homes at Mission Crossing. 60 of those homes are now occupied by new residents. The company has pulled building permits for 126 homes situated in 24 multi-unit buildings, all of which are currently under construction or complete.

On September 15, 2020, the City Council considered and denied the applicant’s request to modify the conditions of approval related to the phasing in order to allow residential construction to continue despite delays in the hotel and associated retail component. Council indicated that the project needed to move forward and that the phasing condition was the only way to ensure the entire project would be constructed.

## **DISCUSSION**

MLC Holdings has since approached City staff to propose assurances and concessions in exchange for relief from the project phasing condition of approval so that they can finalize the housing portion of the development. MLC Holdings is proposing the following:

- 1) \$1 million paid to the City as unrestricted funds to address the potential loss of tax revenue from the delay of the hotel and retail portion of the project. They propose to have the funds delivered in connection with the final 40 certificates of occupancy for the residential component at approximately \$25,000 per unit.
- 2) The City to retain the \$5 million in improvement bonds being held for the residential component of the project until such time as construction commences on the frontage portion of the project, whether as the entitled hotel project or some other commercial development acceptable to Council.
- 3) Record a restriction on the front parcel requiring the parcel be commercial development. The property is currently zoned Mission Boulevard – Neighborhood Node with a Commercial Overlay, which does not permit residential development along the property frontage unless approved with a Conditional Use Permit. However, the addition of a recorded restriction could further ensure the frontage is ultimately developed as commercial development as desired by Council.

If supported by the CEDC, staff would work with the applicant to evaluate the appropriate way to memorialize the above proposal in a formal agreement among all affected parties. Subsequently, this agreement and the modification to the phasing condition of approval would be brought to the entire City Council for consideration.

As a secondary phase, the owners of both properties would have a vested interest in finding a way to move forward with commercial development on the frontage, whether as the originally approved hotel and retail or some other commercial development.

## **NEXT STEPS**

Assuming the CEDC supports the applicant's proposal, staff would recommend continuing discussions with the property owners to craft an appropriate agreement to memorialize the details of the proposal that would then be brought to the City Council for consideration along with an amendment to the Conditions of Approval related to project phasing.

*Prepared by:* Sara Buizer, AICP, Planning Manager

*Recommended by:* Jennifer Ott, Deputy City Manager

*Approved by:*



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Kelly McAdoo, City Manager



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**File #:** RPT 20-119

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**DATE:** November 2, 2020

**TO:** Council Economic Development Committee

**FROM:** Deputy City Manager

**SUBJECT**

Review Mission Village Project Modifications

That the Council Economic Development Committee reviews the report and provides feedback regarding a proposed modification to the Mission Village Project.

**SUMMARY**

The Mission Village project, consisting of 72 townhomes and 8,000 sq. ft. of commercial space, was approved by the Planning Commission in January 2017. As part of a recently granted two-year extension needed due to environmental issues, staff imposed new conditions of approval to address timely demolition of the existing buildings on the site and to ensure the commercial component of the project is developed simultaneously with the residential component.

Despite the physical and economic impacts of COVID, Valley Oak Partners (the Developer) has been working diligently to find tenants for the commercial component of this project. They have a potential tenant, Starbucks, for a portion of the commercial building, which envisioned three such tenants. This potential tenant has indicated the need for a drive-thru, which was not planned for this building as part of the original approvals. COVID has made the presence of drive-thrus extremely important to a business' success, as there have been, and will continue to be, limitations on in-person dining. The Developer will present their concept for the drive-thru at the November 2<sup>nd</sup> CEDC meeting and seek feedback to inform their decision-making process.

**ATTACHMENTS**

Attachment I Staff Report  
Attachment II Site Plan



**DATE:** November 2, 2020

**TO:** Council Economic Development Committee

**FROM:** Deputy City Manager

**SUBJECT:** Review Mission Village Project Modifications

### **RECOMMENDATION**

That the Council Economic Development Committee reviews the report and provides feedback regarding a proposed modification to the Mission Village Project.

### **SUMMARY**

The Mission Village project, consisting of 72 townhomes and 8,000 sq. ft. of commercial space, was approved by the Planning Commission in January 2017<sup>1</sup>. As part of a recently granted two-year extension needed due to environmental issues, staff imposed new conditions of approval to address timely demolition of the existing buildings on the site and to ensure the commercial component of the project is developed simultaneously with the residential component.

Despite the physical and economic impacts of COVID, Valley Oak Partners (the Developer) has been working diligently to find tenants for the commercial component of this project. They have a potential tenant, Starbucks, for a portion of the commercial building, which envisioned three such tenants. This potential tenant has indicated the need for a drive-thru, which was not planned for this building as part of the original approvals. COVID has made the presence of drive-thrus extremely important to a business' success, as there have been, and will continue to be, limitations on in-person dining. The Developer will present their concept for the drive-thru at the November 2<sup>nd</sup> CEDC meeting and seek feedback to inform their decision-making process.

### **BACKGROUND**

The Mission Village project, consisting of 72 townhomes and 8,000 sq. ft. of commercial space, was approved by the Planning Commission in January 2017<sup>2</sup>. Since approval, the

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<sup>1</sup> Planning Commission Meeting:  
<https://hayward.legistar.com/LegislationDetail.aspx?ID=2924977&GUID=76A9CE61-FEEE-4905-992F-C02C0ED2575D&Options=&Search=>

<sup>2</sup> Planning Commission Meeting:

Developer has been working closely with the Regional Water Quality Control Board (RWQCB) related to clean up efforts on the site previously caused by a dry-cleaning establishment. While the Developer continued to move forward to obtain approval of the Improvement Plans and Final Map, the coordination with the RWQCB took longer than anticipated and the Developer approached the City to request an extension of their approved entitlements to allow them time to finalize those plans and construct the project. As part of the extension, staff imposed some new conditions of approval to address timely demolition of the existing buildings on the site and to ensure the commercial component of the project is developed simultaneously with the residential component.

Shortly following approval of the entitlement extension, that decision was appealed. The Planning Commission considered the appeal at a noticed public hearing on September 10, 2020<sup>3</sup> and voted 7-0 to deny the appeal and uphold the Planning Director's decision to grant the two-year extension with the two modifications to conditions of approval recommended by staff.

Since then, the Developer has requested a project modification to add a drive-thru to the commercial component of the project in an effort to deliver the commercial component in step with the residential component and in response to new and evolving constraints related to the COVID crisis. The Developer will present their concept for the drive-thru at the November 2<sup>nd</sup> CEDC meeting and seek feedback to inform their decision-making process.

## **DISCUSSION**

As everyone is aware, the economic impacts of COVID have yet to fully be realized, but the Developer has been working diligently to find tenants for the commercial component of this project so that they can deliver this element of the project. They have a potential tenant, Starbucks, for a portion of the commercial building, which envisioned three such tenants. This potential tenant has indicated the need for a drive-thru, which was not planned for this building as part of the original approvals. COVID has made the presence of drive-thrus extremely important to a business' success, as there have been, and will continue to be, limitations on in-person dining.

Drive-thru establishments are permitted in this zoning district, subject to issuance of a Conditional Use Permit (CUP). Ultimately, the Developer will need to apply for a CUP for review by staff and eventual approval by the Planning Commission for such a use. The attached site plan is a preliminary layout plan for the drive-thru, which would still require formal review (Attachment II). In order to secure the tenant and ultimately be successful at delivering the commercial component, the Developer is seeking input from the CEDC as to the support for adding such an element to the project.

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<https://hayward.legistar.com/LegislationDetail.aspx?ID=2924977&GUID=76A9CE61-FEEE-4905-992F-C02C0ED2575D&Options=&Search=>

<sup>3</sup> Planning Commission Meeting:

<https://hayward.legistar.com/LegislationDetail.aspx?ID=4633574&GUID=3F36AB89-81B9-4827-A74B-786FE37FFBAC&Options=&Search=>



## **NEXT STEPS**

If the CEDC is supportive of the concept, the Developer will work on a formal CUP submittal, which will be reviewed by staff with an ultimate recommendation to the Planning Commission for their consideration.

*Prepared by:* Sara Buizer, AICP, Planning Manager

*Recommended by:* Jennifer Ott, Deputy City Manager

*Approved by:*

A handwritten signature in black ink, appearing to read 'K. McAdoo', written over a horizontal line.

Kelly McAdoo, City Manager

EATON HALL ARCHITECTURE

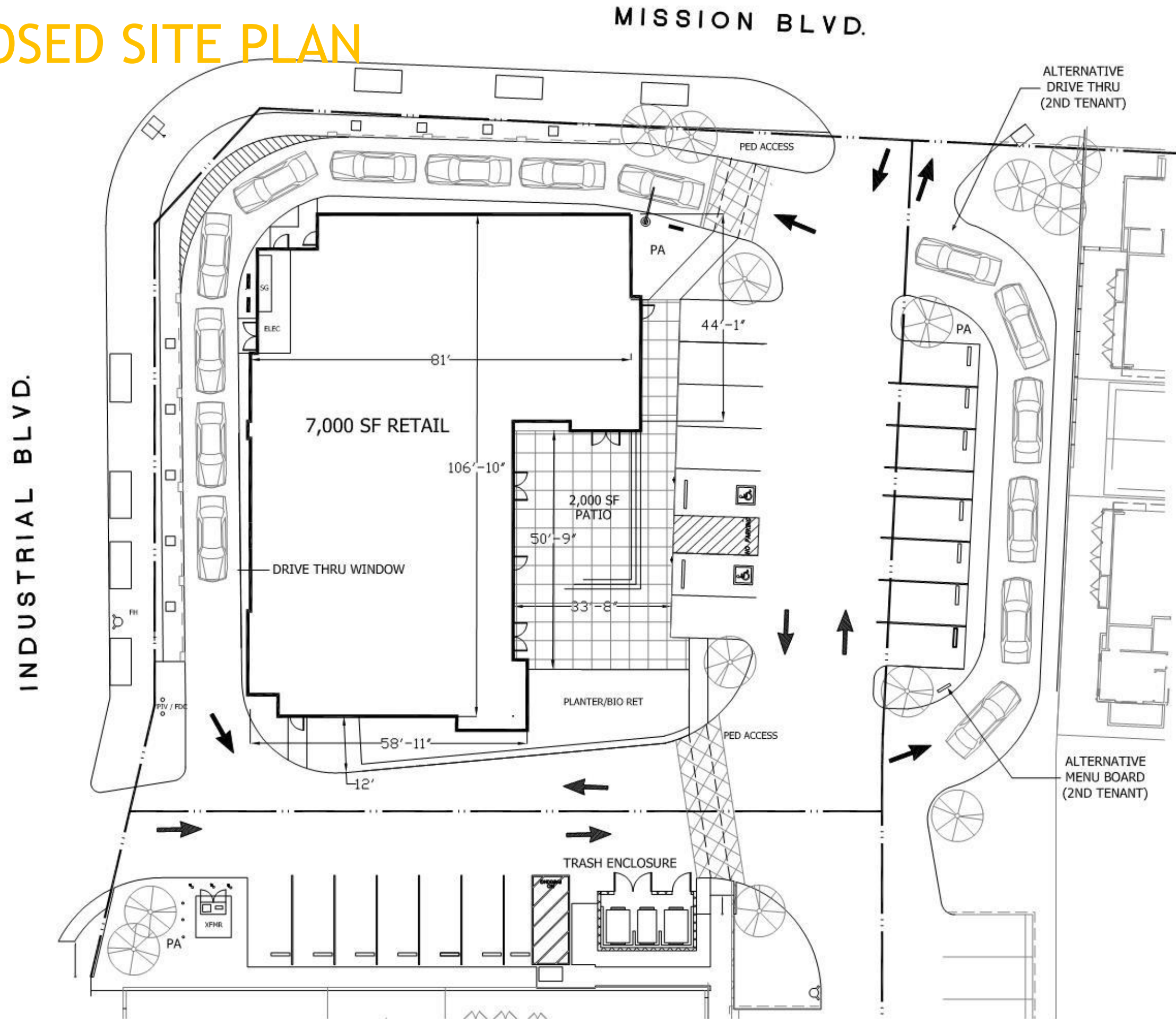
eha

# MISSION VILLAGE RETAIL PAD

Schematic Design

10:15:20

# PROPOSED SITE PLAN



SCHEMATIC DESIGN

MISSION VILLAGE RETAIL PAD





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**File #:** RPT 20-120

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**DATE:** November 2, 2020

**TO:** Council Economic Development Committee

**FROM:** Deputy City Manager

**SUBJECT**

Future Meeting Topics as of November 2, 2020

**RECOMMENDATION**

That the Committee reviews and comments on the attached future meeting topics.

**ATTACHMENTS**

Attachment I Future Meeting Topics as of November 2, 2020



**Council Economic Development Committee  
Future Meeting Topics as of November 2, 2020**

RESPONSIBLE STAFF	FUTURE MEETING AGENDA ITEMS	PRESENTATION DATE*
Economic Development	Plan Bay Area 2050 Update**	2020
Economic Development	Economic Impacts of COVID-19 Crisis and Recovery Efforts (Ongoing)	2020
Economic Development	Report on how other cities (SF, Oakland, SJ) were developing shared workspace and incubators	2021
Economic Development	Economic Development Strategic Plan Update	2021
Economic Development	Workforce Development Update	2021
Economic Development	Impact of Cannabis Industry on Economic Development***	2021
Economic Development	College Town Connection Development	2021
City Manager's Office	Feasibility of a Community Bank	2021

\*Subject to change

\*\*Update may be brought to City Council

\*\*\*As data becomes available