

**CITY COUNCIL  
MEETING**

**JANUARY 24, 2023**

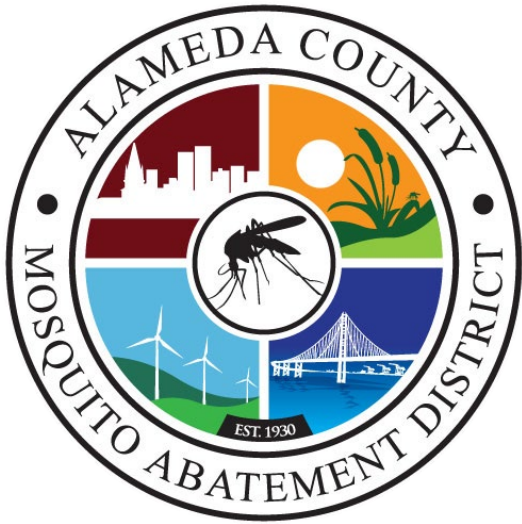
**PRESENTATIONS**

## **PRESENTATION:**

**Alameda County Abatement District:  
Presentation by General Manager Clausnitzer**

# Alameda County Mosquito Abatement District

## City of Hayward 2023 update



Ryan Clausnitzer, MPA, REHS  
General Manager

[www.mosquitoes.org](http://www.mosquitoes.org)

1.24.2023

# Overview

- Formation & authority of Alameda County MAD
- Organization & funding
- Mosquitoes of Alameda County and where they grow
- Integrated vector management
  - Requests for service from the public
  - Community engagement & research
  - Monitoring and reporting mosquito abundance
  - Current mosquito control practices
  - Upcoming technologies

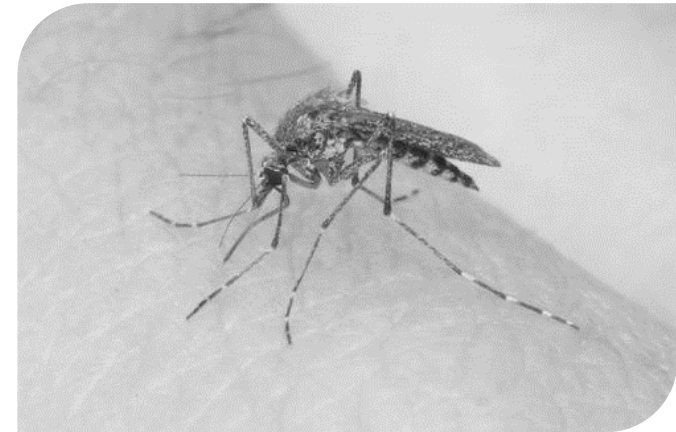




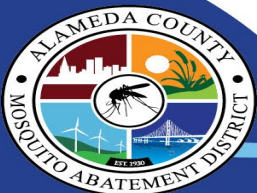
# Tax-funded mosquito control in SF Bay Area because of...



*Aedes dorsalis*



*Aedes squamiger*



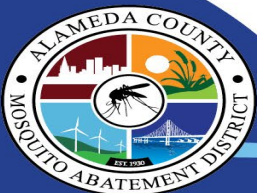
# 120 years ago

Civic, scientific, and business leaders organized mosquito districts



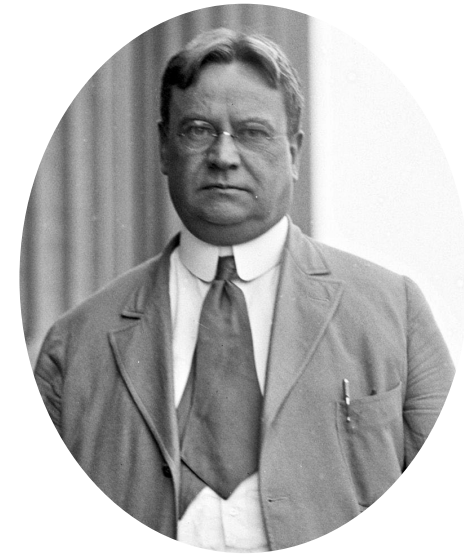
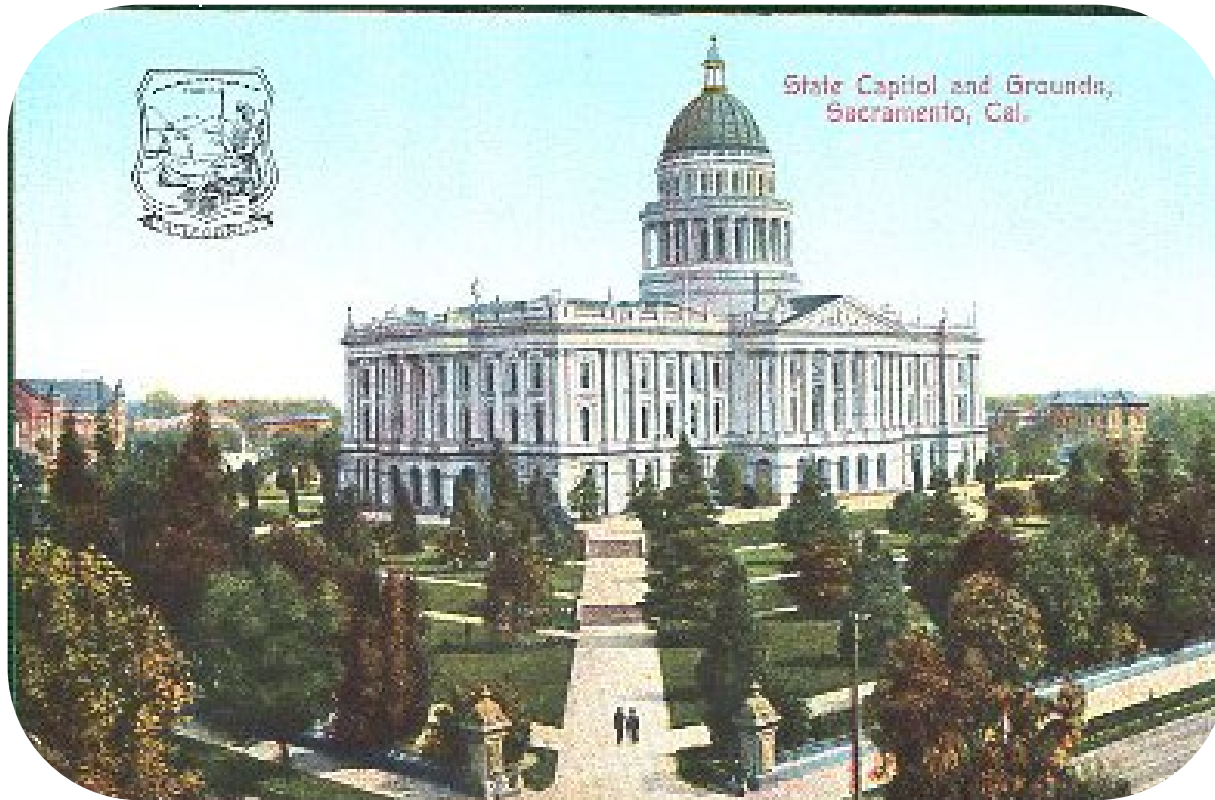
Women in the San Rafael Improvement Club were foundational in organizing their mosquito control district during 1902

Eliza A. Neale, the first President, served for 12 years



**107 years ago:**

## 1915 Mosquito Abatement Act of California



Governor Hiram Johnson



# 1915 Mosquito Abatement Act of California

Authorized government agencies to “Take any and all necessary or proper actions to prevent the occurrence of vectors and vectorborne diseases.”

- Gave power to tax, form boards, and abate (impose fines for mosquito control)

## California Health and Safety Code

2063. In addition to abating the public nuisance and taking any necessary actions to prevent the recurrence of the public nuisance, a board of trustees may impose a civil penalty on the owner of the property for failure to comply with the requirements of Section 2061. The civil penalty may not exceed one thousand dollars (\$1,000) per day for each day that the owner of the property fails to comply with the district's requirements.



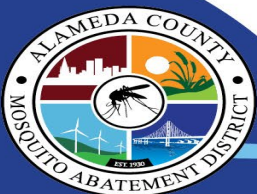
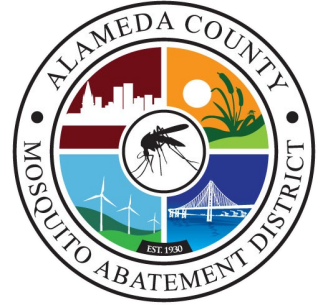
*We have never charged or fined*



# Independent Special District of Alameda County

## MAD was formed 92 years ago

Farm tractors  
repurposed by civil  
engineers to modify  
marsh habitat and limit  
mosquito growth



# ACMAD Board of Trustees

14 appointed by their City Council + 1 County-at-Large Trustee



Victor Aguilar, Vice-President  
Newark



Subru Bhat, President  
Union City



Cathy Roache, Secretary  
County-at-Large



Dr. Robert Beatty  
Berkeley



Tyler Savage  
Alameda



Preston Jordan  
Albany



Shawn Kumagai  
Dublin



Courtney Welch  
Emeryville



George Young  
Fremont



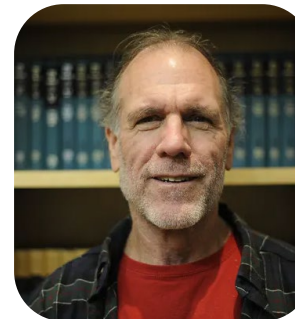
Elisa Márquez  
Hayward



Steven Cox  
Livermore



Dr. Jan O. Washburn  
Oakland



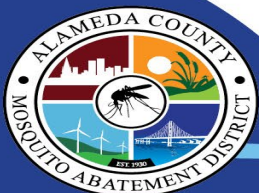
Eric Hentschke  
Newark



Julie Testa  
Pleasanton



Hope Salzer  
Piedmont





# STRATEGIC PLAN

2021-2023

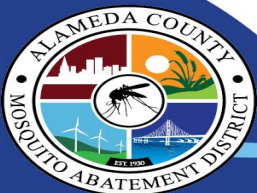
## ALAMEDA COUNTY MOSQUITO ABATEMENT DISTRICT



**ENSURE ACMAD HAS THE TRAINING, EQUIPMENT, PERSONNEL,  
PARTNERSHIPS, AND FINANCIAL SUPPORT TO LIMIT THE  
INTRODUCTION OF INVASIVE Aedes MOSQUITOES**

**LEVERAGE ACMAD ASSETS TOWARDS EFFICIENT APPROACHES  
TO MOSQUITO CONTROL**

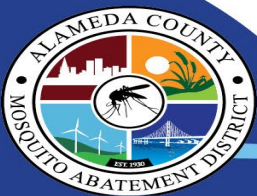
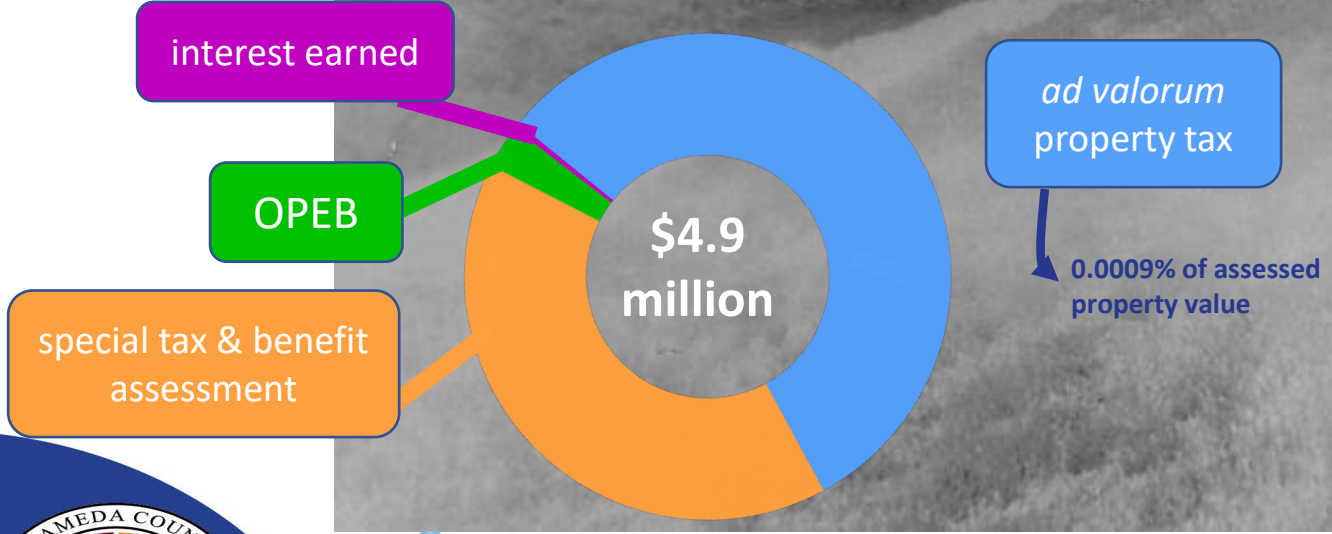
**EMPLOY THE BEST PRACTICES FOR MOSQUITO CONTROL  
DISTRICTS AND LOCAL GOVERNMENTS**





Fixed Charges and/or Special Assessments		
Description	Phone	Amount
CSA ST LIGHTING	510-670-5212	21.80
CV SAN SEWER SVC	510-537-0757	439.00
MOSQ MSR K 1982	800-273-5167	1.74
CSA PARAMEDIC	925-867-3400	35.00
VEC CNTRL MSR A 84	800-273-5167	5.92
PARAMEDIC SUPPLMNT	925-867-3400	18.54
ALA CO CLEAN WATER	510-670-5212	7.10
HAYWARD USD MAINT	800-273-5167	28.00
SFBRA MEASURE AA	888-508-8157	12.00
FLOOD BENEFIT 2	510-670-5212	26.66
HAZ WASTE PROGRAM	800-273-5167	6.64
VECTOR CNTRL ASMT	800-273-5167	5.08
MOSQUITO ASMT 2008	800-273-5167	2.50
AC TRANSIT MEAS VV	800-273-5167	96.00
* HUDS MSR A 2017	844-332-0549	88.00
* EAST BAY TRAIL LLD	888-512-0316	5.44
HARD - PARK MAINT	510-881-6727	28.54

Funding mosquito control



18 full-time employees  
with 2-5 seasonal  
employees and/or  
interns



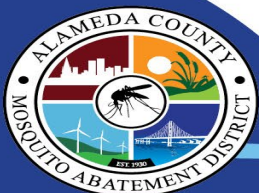
Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

Alameda County Mosquito Abatement  
California

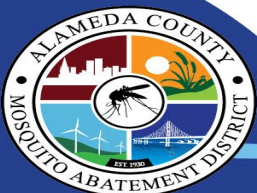
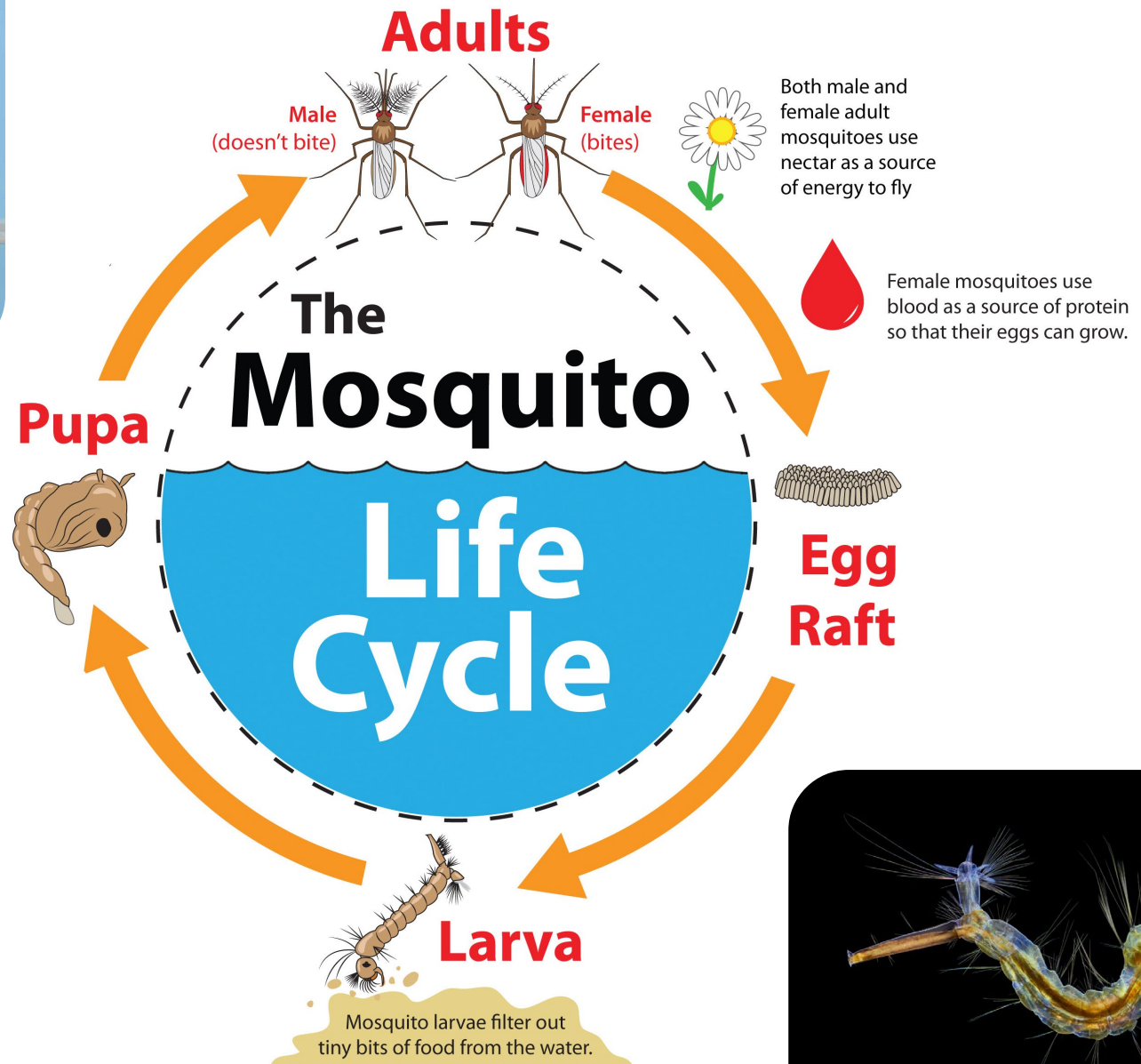
For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended



	Budget 22/23	Year to year % budget change	Budget 21/22	Actual 20/21	A vs B	Budget 20/21
<b>REVENUES</b>						
Ad Valorem Property Taxes	\$ 2,755,397	7%	\$ 2,580,814	\$ 2,624,188	14%	\$ 2,300,000
Special Tax & Benefit Assessment	\$ 1,981,814	0%	\$ 1,981,959	\$ 1,962,192	8%	\$ 1,821,600
Interest earned (restricted fund interest NOT included as revenue)	\$ 20,000	-33%	\$ 30,000	\$ 19,208	-36%	\$ 30,000
Sale of Property and Equipment & Misc.	\$ 2,500	-50%	\$ 5,000	\$ 1,038	-79%	\$ 5,000
Reimburse Retiree Health Benefits and fees from OPEB	\$ 140,946	-16%	\$ 168,091	\$ 163,355	-1%	\$ 164,913
<b>Total Revenue</b>	<b>\$ 4,900,658</b>	<b>3%</b>	<b>\$ 4,765,864</b>	<b>\$ 4,769,981</b>	<b>10%</b>	<b>\$ 4,321,513</b>
<b>EXPENDITURES</b>						
Salaries (including deferred comp.)	\$ 2,371,703	6%	\$ 2,236,282	\$ 2,037,043	-4%	\$ 2,116,177
CalPERS Retirement	\$ 534,559	13%	\$ 473,950	\$ 423,110	0%	\$ 423,350
Medicare & Social Security	\$ 38,763	17%	\$ 33,062	\$ 27,867	-11%	\$ 31,278
Fringe Benefits	\$ 564,969	-3%	\$ 579,596	\$ 502,898	-5%	\$ 527,031
<b>Total Salaries, Retirement, &amp; Benefits (pgs. 2,3)</b>	<b>\$ 3,509,995</b>	<b>6%</b>	<b>\$ 3,322,891</b>	<b>\$ 2,990,918</b>	<b>-3%</b>	<b>\$ 3,097,836</b>
Service & Supplies (Clothing & Personal supplies)	\$ 9,000	-10%	\$ 10,000	\$ 4,859	-51%	\$ 10,000
Service & Supplies (Laundry services & supplies)	\$ 13,000	-13%	\$ 15,000	\$ 9,125	-39%	\$ 15,000
Utilities	\$ 21,700	28%	\$ 17,000	\$ 15,422	29%	\$ 12,000
Small tools and instruments	\$ 3,000	0%	\$ 3,000	\$ 2,189	-27%	\$ 3,000
Maintenance (Landscaping & Facility)	\$ 30,000	-14%	\$ 35,000	\$ 20,262	-19%	\$ 25,000
Maintenance (Equipment)	\$ 30,000	-14%	\$ 35,000	\$ 22,290	-36%	\$ 35,000
Transportation, travel, training, & board	\$ 119,840	-6%	\$ 127,630	\$ 74,653	-39%	\$ 122,400
Professional services	\$ 152,200	-25%	\$ 203,450	\$ 91,623	-48%	\$ 176,200
Memberships, dues, & insurance	\$ 37,000	54%	\$ 24,000	\$ 22,906	-2%	\$ 23,337
Insurance - VCJPA & EAP	\$ 179,436	19%	\$ 150,611	\$ 141,650	3%	\$ 137,524
Community education	\$ 55,000	39%	\$ 39,500	\$ 26,317	-32%	\$ 38,575
Operations	\$ 227,500	-5%	\$ 239,000	\$ 223,362	-7%	\$ 241,000
Household expenses	\$ 19,950	15%	\$ 17,350	\$ 15,881	-5%	\$ 16,750
Office expenses	\$ 12,000	0%	\$ 12,000	\$ 9,748	-19%	\$ 12,000
Information Technology/ Communication	\$ 107,400	-4%	\$ 112,400	\$ 71,771	-36%	\$ 111,400
Laboratory	\$ 132,500	-8%	\$ 144,000	\$ 64,136	-54%	\$ 139,000
<b>Total Staff Budget (pg. 4)</b>	<b>\$ 1,149,526</b>	<b>-3%</b>	<b>\$ 1,184,941</b>	<b>\$ 816,194</b>	<b>-27%</b>	<b>\$ 1,118,186</b>
Contingency	\$ 46,000	-8%	\$ 50,000	\$ -		\$ 50,000
<b>Total Expenditures</b>	<b>\$ 4,705,521</b>	<b>3%</b>	<b>\$ 4,557,832</b>	<b>\$ 3,807,112</b>	<b>-11%</b>	<b>\$ 4,266,022</b>
<b>SURPLUS (DEFICIT)</b>	<b>\$ 195,136</b>		<b>\$ 208,032</b>	<b>\$ 962,869</b>		<b>\$ 55,491</b>
<b>CASH CARRIED OVER (pg. 5)</b>	<b>\$ 882,264</b>		<b>\$ 1,530,673</b>			<b>\$ 161,656</b>
<b>SURPLUS (DEFICIT) AFTER OPERATIONAL CASH NEEDS</b>	<b>\$ 1,077,400</b>		<b>\$ 1,738,705</b>			<b>\$ 217,147</b>
<b>RESERVE ACCOUNT ALLOCATIONS</b>						
VCJPA Contingency Fund	\$ (43,103)		\$ -			\$ -
PARS: Pension Rate Stabilization	\$ 269,350		\$ 434,676			\$ -
CAMP: Public Health Emergency	\$ (26,732)		\$ -			\$ -
CAMP: Repair and Replace (pg. 6)	\$ 537,912		\$ 1,311,625			\$ 314,315
CAMP: Operating reserve	\$ -		\$ -			\$ (25,000)
CAMP: Capital reserve	\$ 339,974		\$ (7,596)			\$ (72,168)
<b>Total reserve allocations (pg. 7)</b>	<b>\$ 1,077,400</b>		<b>\$ 1,738,705</b>			<b>\$ 217,147</b>
<b>SURPLUS (DEFICIT) AFTER RESERVE ALLOCATIONS</b>	<b>\$ -</b>		<b>\$ -</b>			<b>\$ -</b>



# Obligate aquatic phase of mosquito life cycle



From Marin-Sonoma Mosquito and Vector Control District



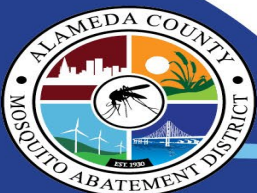
# only female mosquitoes bite

males have feathery antenna

female antenna are thinner



adapted from [www.theverge.com/](http://www.theverge.com/)





# Mosquito producing habitats in Alameda County

## Native mosquitoes



Salt marsh



Tule marsh



Unmaintained swimming pools



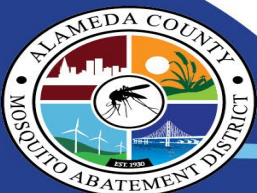
Storm water canals



Creeks and seepages



Ornamental ponds





# Mosquito producing habitats of concern

## Invasive mosquitoes



Grow in very  
small amount of  
water



Tires



Utility vaults



Plant saucers

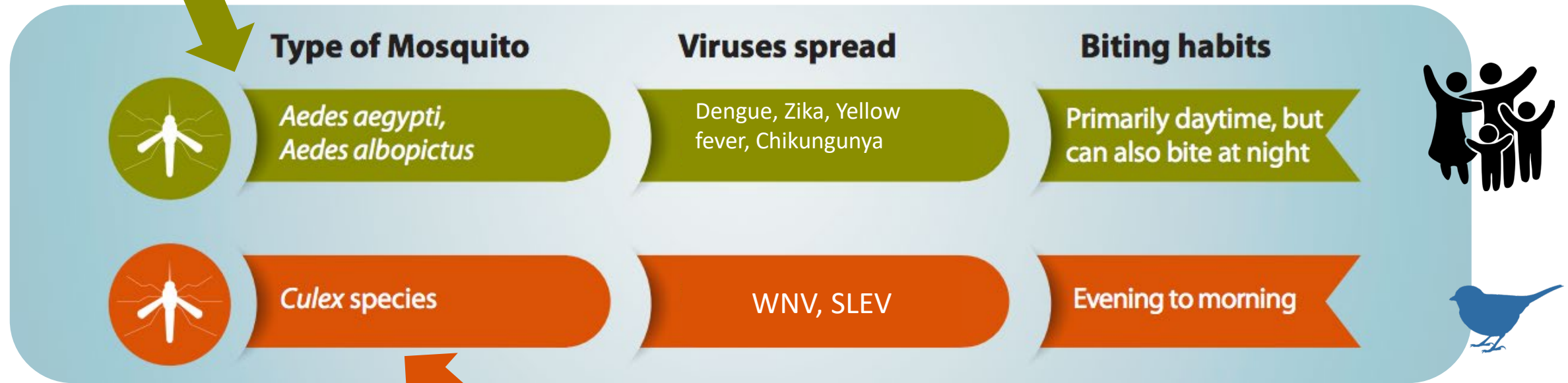


Bromeliad plants

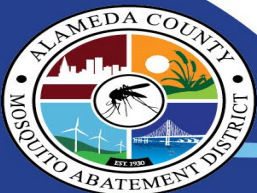


# Arboviruses spread by mosquitoes in CA

invasive *Aedes*



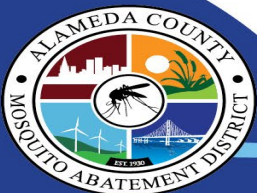
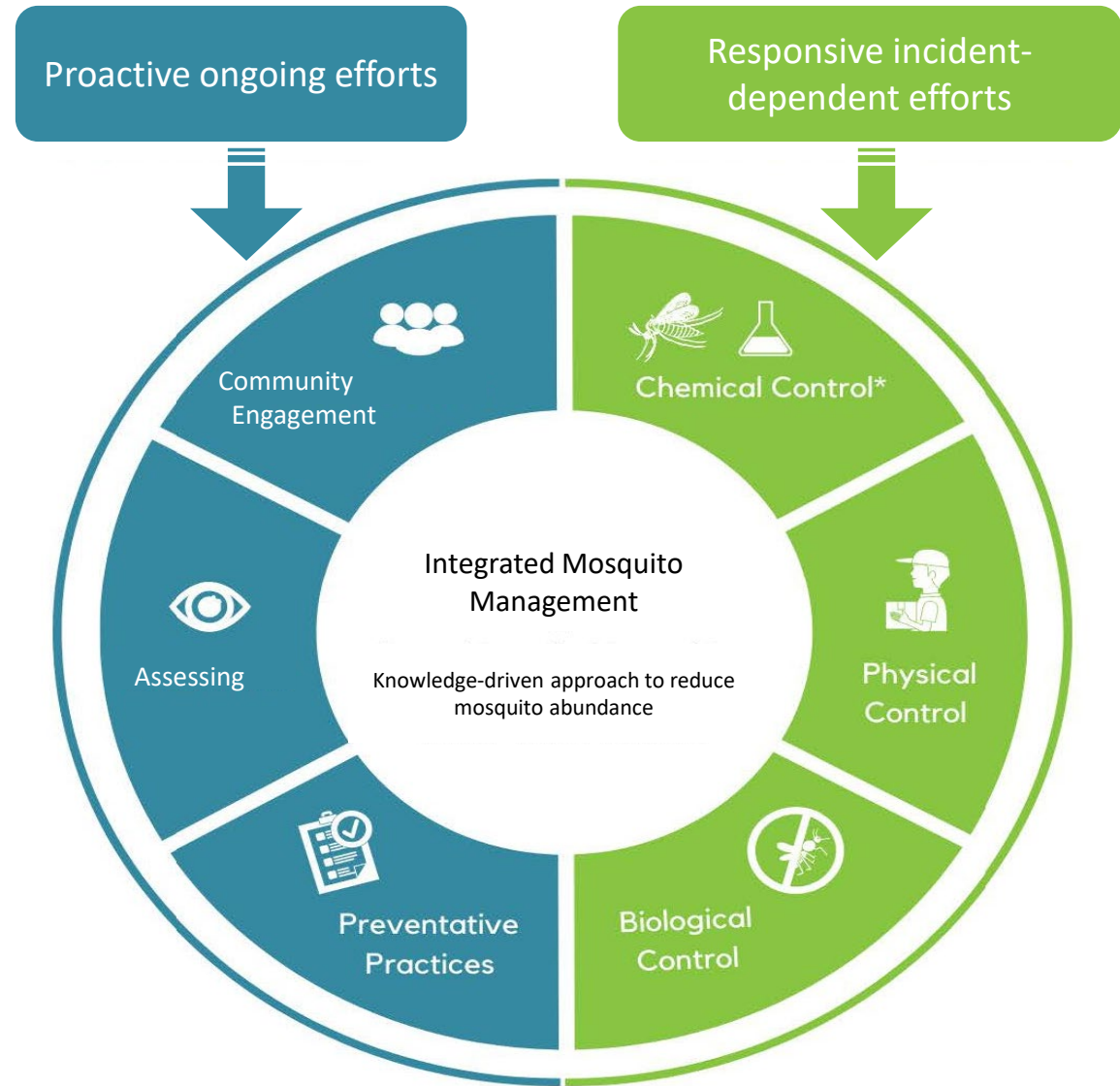
native to CA





# Integrated mosquito management

- Data and institutional knowledge used to enact effective & sustainable mosquito control
- Proactive and responsive actions



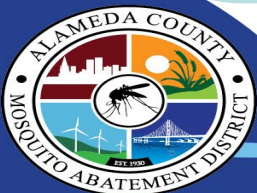
# Maintain water circulation channels in marsh habitats



# Mosquito fish: *Gambusia affinis*



- We deliver them for free
- Love to eat mosquito larvae!
- Relatively small
  - 1.5 – 3 inches
- Live in shallow fresh water
- Can live in low oxygen water
  - Small ornamental ponds





# Controlling mosquito larvae



Insect-specific toxin from  
bacteria

*Bacillus thuringiensis israelensis* (Bti)

Insect growth  
hormone

Methoprene

Surfactant

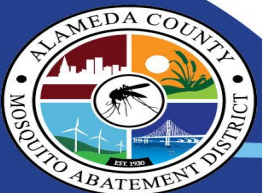
BVA-2



# Larvicide application methods



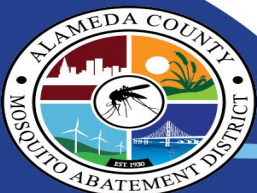
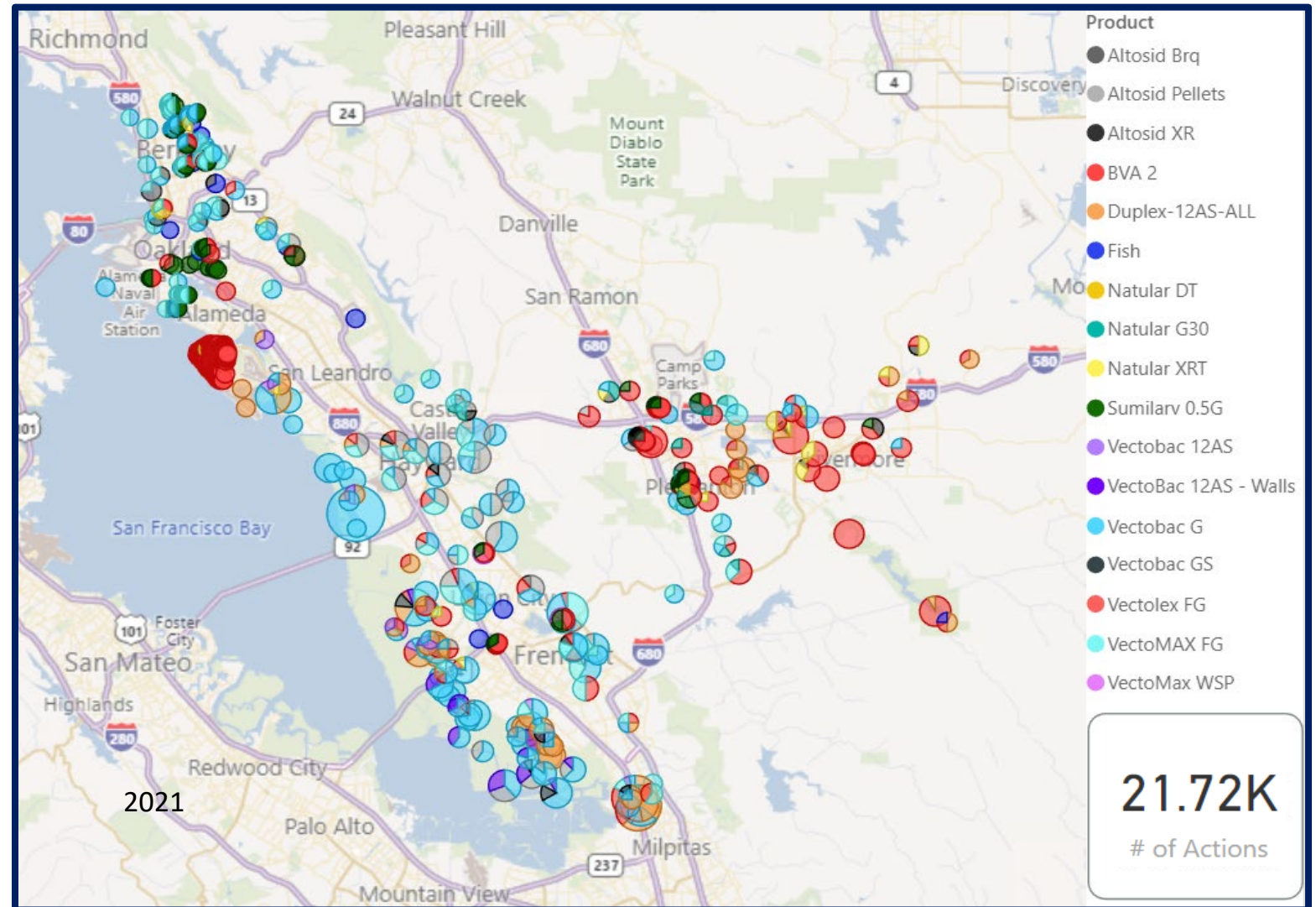
# Larvicide applications by drone





# Where larvicide is applied in Alameda County

Most larvicide applications occur in marsh habitats that abut the SF Bay



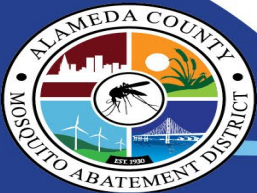


# Our very last resort for controlling infected adult mosquitoes



Ultralow volume pyrethroid  
insecticide

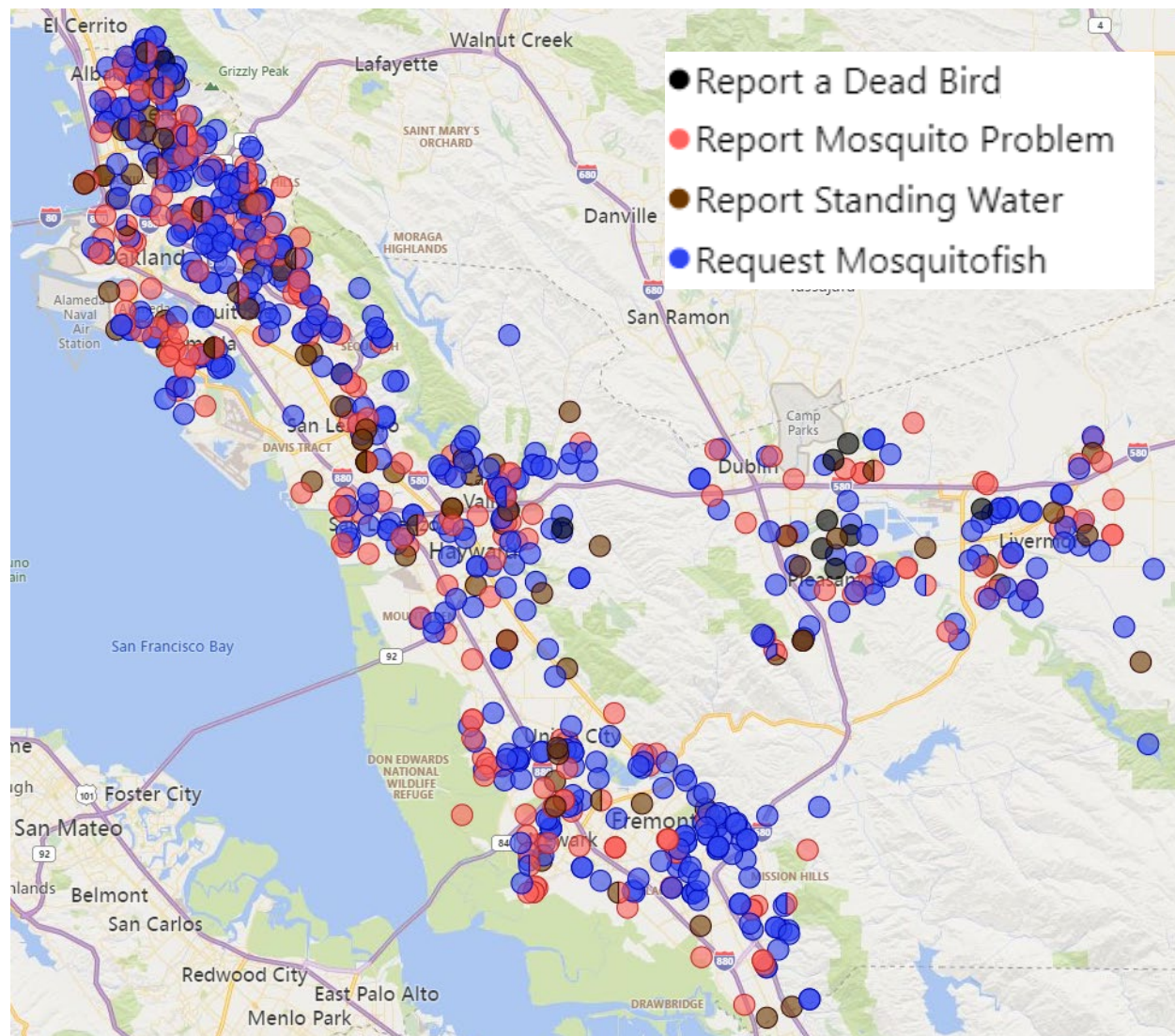
4 grams / square mile



# Requests for service

830  
Service Requests during  
2021

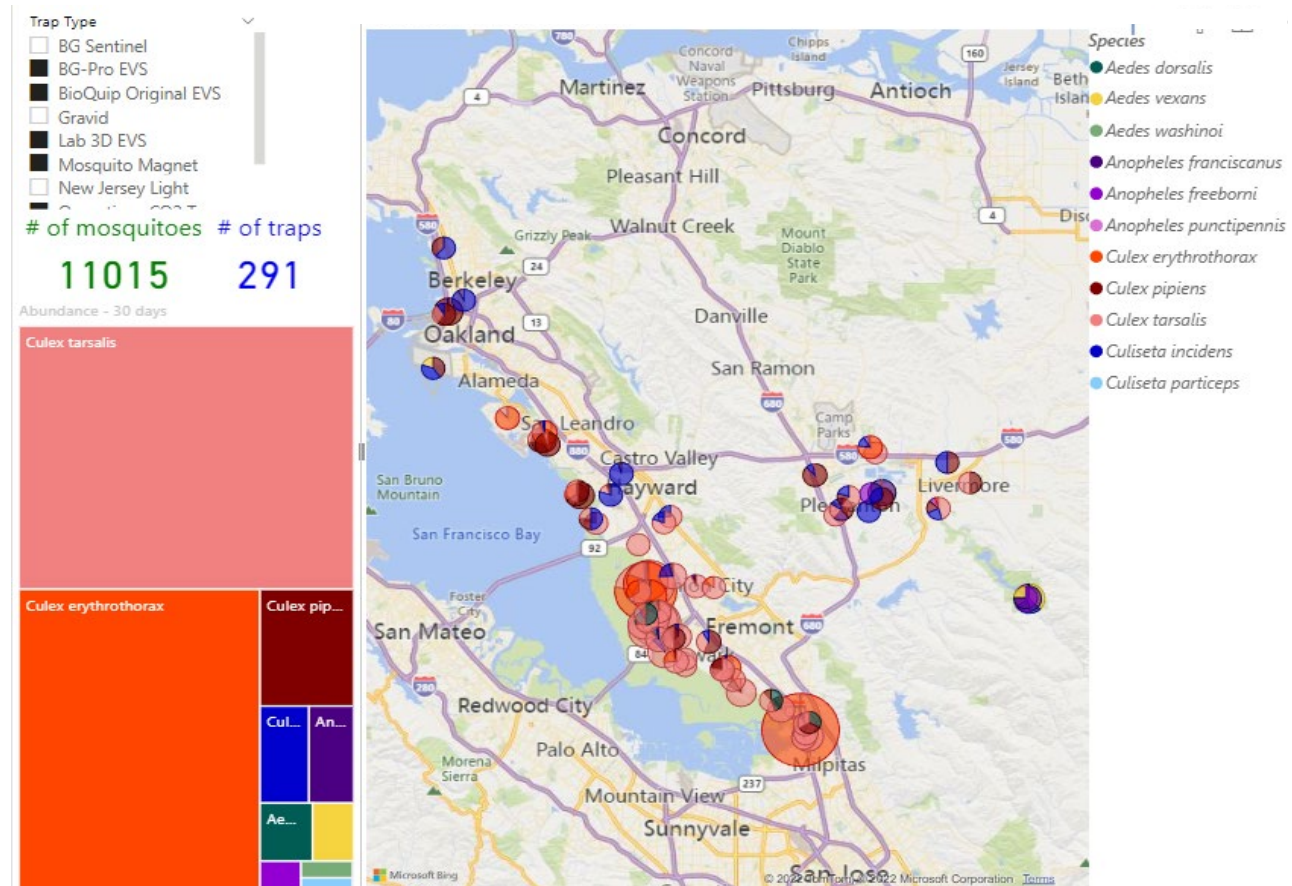
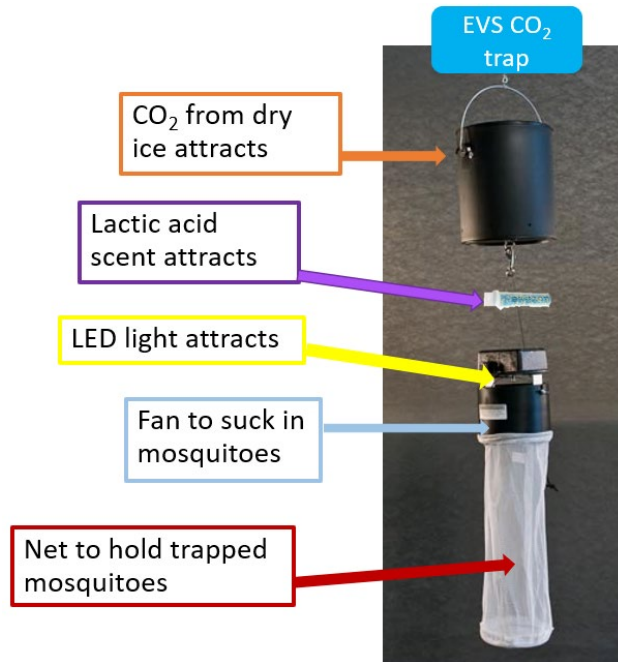
In-person response within a day





# Assessing mosquito abundance & arbovirus prevalence

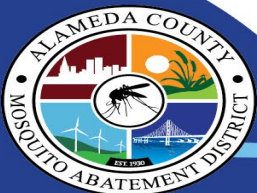
Adult mosquito  
abundance monitoring



Power BI dashboard for 15 days (auto-updated)

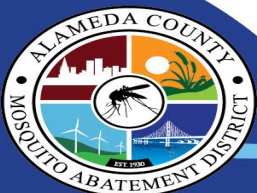
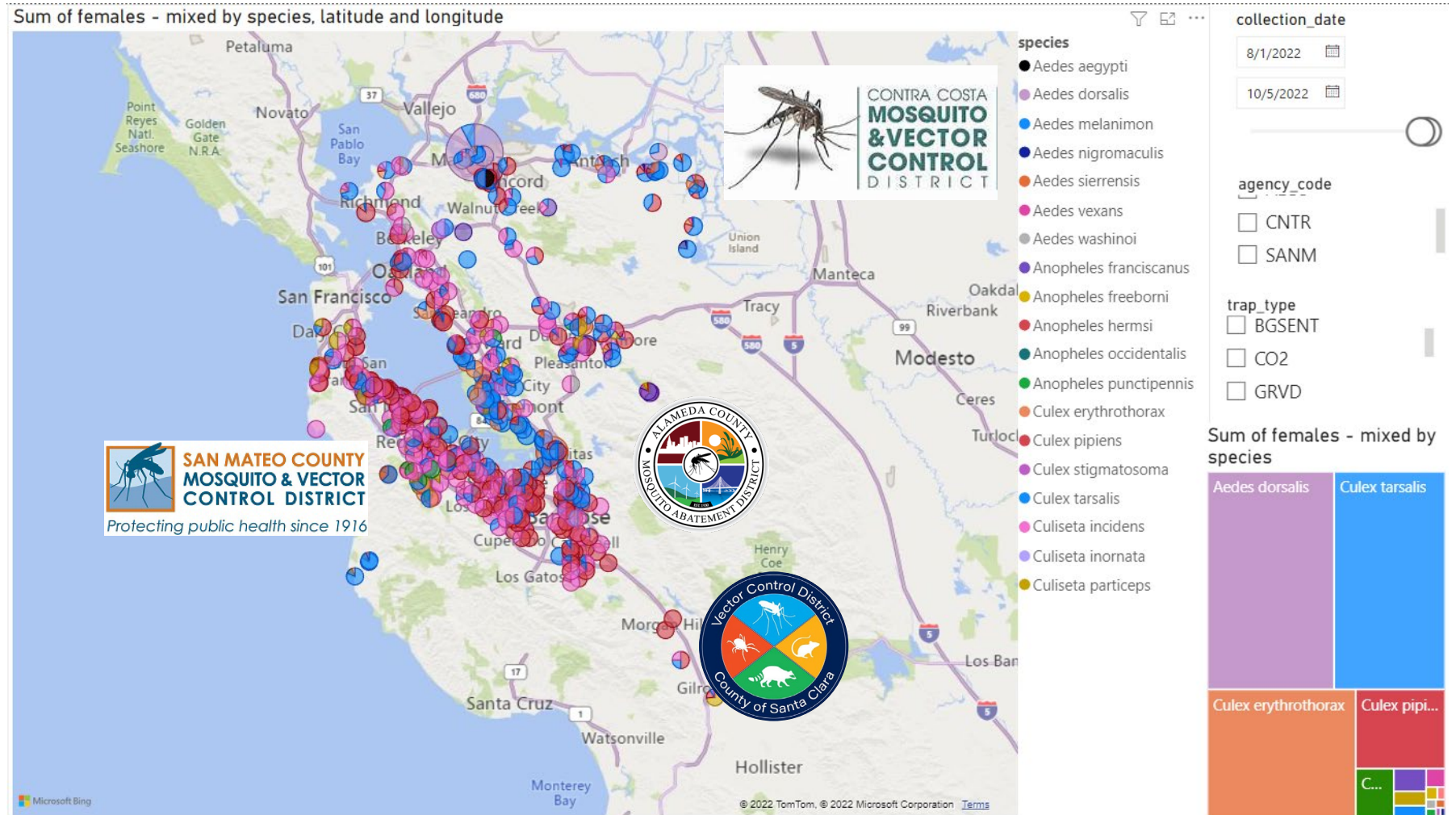


# Testing trapped mosquitoes for arboviruses in our lab using quantitative RT-PCR





# Multi-agency dashboard to view high resolution data





# Community engagement with the public

- Leverages a “show me” & discovery mindset
- Motivates an involved public



Cal State East Bay Students



Oakland Garden Preschool

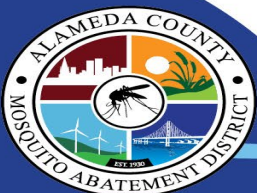
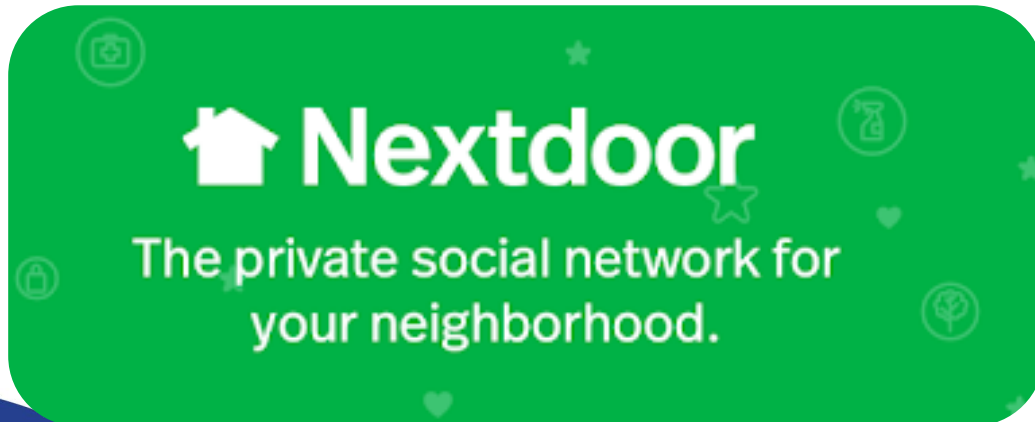


Alameda Watershed Symposium





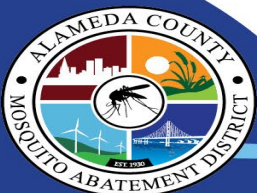
# Community engagement with the public





# Community engagement with partner agencies & facilities

- Coordinate with land and facility managers
  - MOU with US FWS and EBRPD
- Engage public agencies
  - Cooperative agreement with CDPH
- Public & private lands
  - Mosquito Abatement and Vector Control Districts Principle Enabling Act (Health and Safety Code §2000 et seq.)



# Engaging with universities & research institutes



University of California  
San Francisco



CHAN ZUCKERBERG  
BIOHUB



## *Culex erythrothorax* (Diptera: Culicidae): Activity periods, insecticide susceptibility and control in California (USA)

Allen T. Esterly, Dereje Alemayehu, Benjamin Rusmisl, John Busam, Theresa L. Shelton, Tina Sebay, Nayer Zahiri, Joseph W. Huston, Ryan J. Clausnitzer, Eric J. Haas-Stapleton

Published: July 10, 2020 • <https://doi.org/10.1371/journal.pone.0228835>

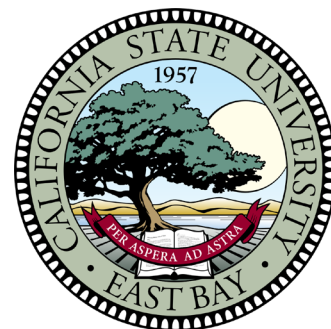


PACIFIC SOUTHWEST CENTER OF  
VECTOR-BORNE DISEASES EXCELLENCE IN

## Quantitative reverse transcription PCR assay to detect a genetic marker of pyrethroid resistance in *Culex* mosquitoes

Kelli M. Hager, Erick Gaona, Amy Kistler, Kalani Ratnasiri, Hanna Retallack, Miguel Barretto, Sarah S. Wheeler, Christopher M. Hoover, Eric J. Haas-Stapleton

Published: August 8, 2022 • <https://doi.org/10.1371/journal.pone.0252498>



## Assessing Mosquito Breeding Sites and Abundance Using An Unmanned Aircraft

Eric J. Haas-Stapleton; Miguel C. Barretto; Erika B. Castillo; Ryan J. Clausnitzer; Robert L. Ferdan

*J Am Mosq Control Assoc* (2019) 35 (3): 228–232.

## Toys or Tools? Utilization of Unmanned Aerial Systems in Mosquito and Vector Control Programs

Ary Faraji , Eric Haas-Stapleton, Brad Sorensen, Marty Scholl, Gary Goodman, Joel Buettner, Scott Schon, Nicholas Lefkow, Colin Lewis, Bradley Fritz, Clint Hoffman, Greg Williams

*Journal of Economic Entomology*, Volume 114, Issue 5, October 2021, Pages 1896–1909,



## MR. MISTER: ROCKIN' THE *Aedes* OF THE SAN FRANCISCO BAY SALT MARSHES

MARK WIELAND; JOSEPH HUSTON; RYAN CLAUSNITZER; ERIC J. HAAS-STAPLETON

*J Am Mosq Control Assoc* (2022)



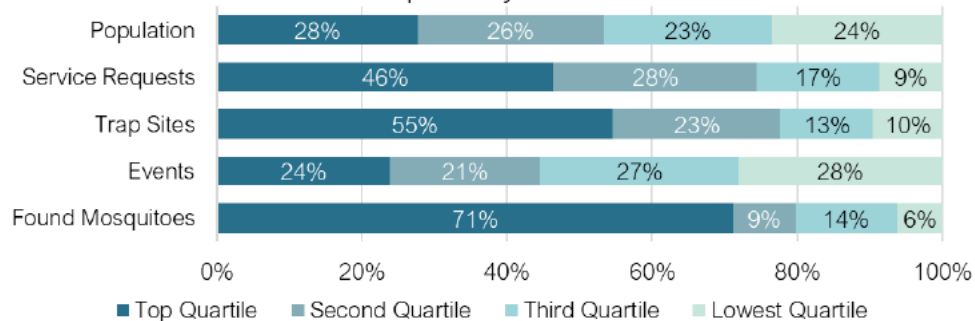
**Work Distribution Analysis for  
Alameda County Mosquito Abatement**

Study conducted for  
Alameda County Mosquito Abatement District

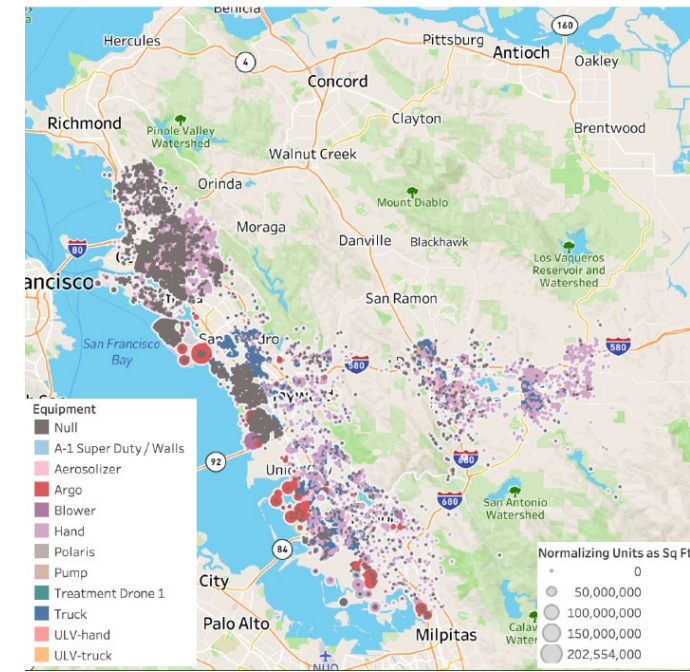
# Equitable, Effective Practices for Mosquito Abatement in Alameda County: Challenges and Solutions

Emily Estus, MPP/MPH Candidate 2021  
University of California, Berkeley  
May 2020

Figure 9: Percent of Population, SR Calls, Traps, Events, and Found Mosquitoes by Income Quartile



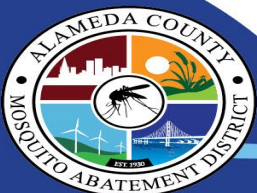
Treatment Map (Without Seasonals)



by

Sky Mihaylo

SPRING 2022



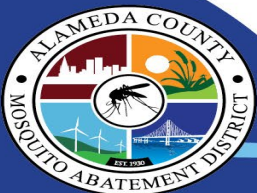


# sterile insects for *Aedes* control

non-biting males are released to mate with invasive female mosquitoes

no new female mosquitoes are produced

3 sterile insect techniques (SIT) to reduce abundance of biting & disease-spreading female mosquitoes



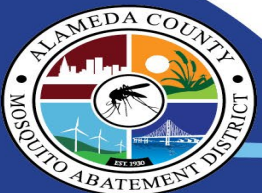
sterile insects for *Aedes* control

irradiated

bacteria-infected

genetically engineered

Invasive *Aedes* mosquitoes are not yet in Alameda County



1

# Irradiate male mosquitoes

Medfly and Mexfly - USDA APHIS

Jun 2, 2020 — APHIS-International Programs Action Programs Staff m  
breeding facilities for the Medfly and Mexfly. Flies are irradiated (ma

X-Rays sterilize male mosquitoes

25,000 sterilized at a time

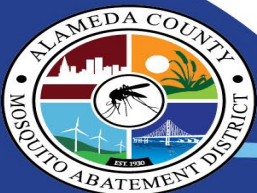
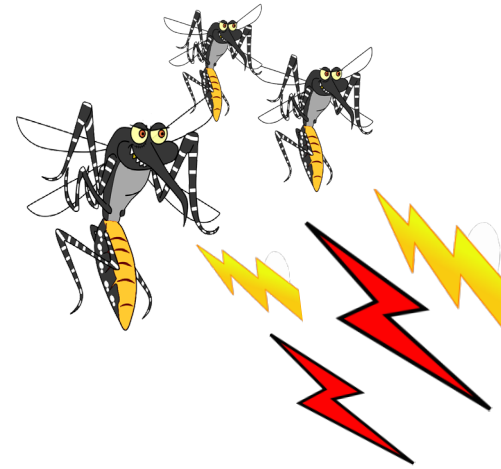
Use for any species (unpatented method)

One-time equipment purchase

Grow 100,000s of mosquitoes

Must separate male from females

Reduced mosquito health





2

# *Wolbachia* bacteria infection

Male mosquitoes naturally spread bacteria

Multi-generation impact

Reduced mosquito reproduction and virus growth

EPA-registered non-GMO option

Must separate male from females

Identify / replace correct *Wolbachia* strain

Commercial provider = recurring cost

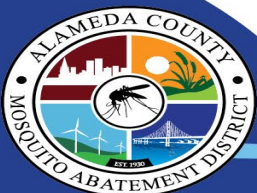
PLOS NEGLECTED TROPICAL DISEASES

OPEN ACCESS PEER-REVIEWED

RESEARCH ARTICLE

Open Release of Male Mosquitoes Infected with a *Wolbachia* Biopesticide: Field Performance and Infection Containment

Linda O'Connor, Catherine Plichart, Ayo Cheong Sang, Corey L. Brelsfoard, Hervé C. Bossin, Stephen L. Dobson



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3


# Genetically modified

Female mosquitoes eliminated as immatures

EPA approved & monitored trial in Florida

Eggs-in-a-box simplifies adult release

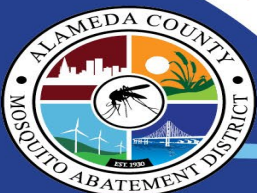
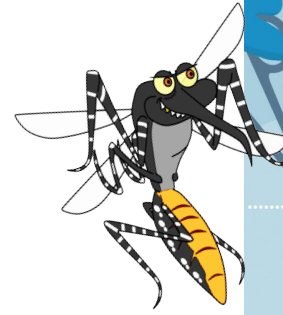
## Successful suppression of a field mosquito population by sustained release of engineered male mosquitoes

Angela F Harris, Andrew R McKemey, Derric Nimmo, Zoe Curtis, Isaac Black, Siân A Morgan, Marco Neira Oviedo, Renaud Lacroix, Neil Naish, Neil I Morrison, Amandine Collado, Jessica Stevenson, Sarah Scaife, Tarig Dafa'alla, Guoliang Fu, Caroline Phillips, Andrea Miles, Norzahira Raduan, Nick Kelly, Camilla Beech, Christl A Donnelly, William D Petrie & Luke Alphey 

*Nature Biotechnology* **30**, 828–830(2012) | [Cite this article](#)

Public hesitancy to GMO

Recurring cost





# Thank you.

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Hayward, CA 94545  
[www.mosquitoes.org](http://www.mosquitoes.org)  
510.783.7744

Ryan Clausnitzer, MPA, REHS  
General Manager  
[ryan@mosquitoes.org](mailto:ryan@mosquitoes.org)







# **HAYWARD RESIDENTIAL DESIGN STUDY**

**ITEM #10**

**WS 23-002**



# Hayward Residential Design Study

## *Parking Analysis*

**Work Session with the City Council**

**January 24, 2023**

**Elizabeth Blanton, Senior Planner & Taylor Richard, Assistant Planner**





The City was awarded SB 2 grant in 2020



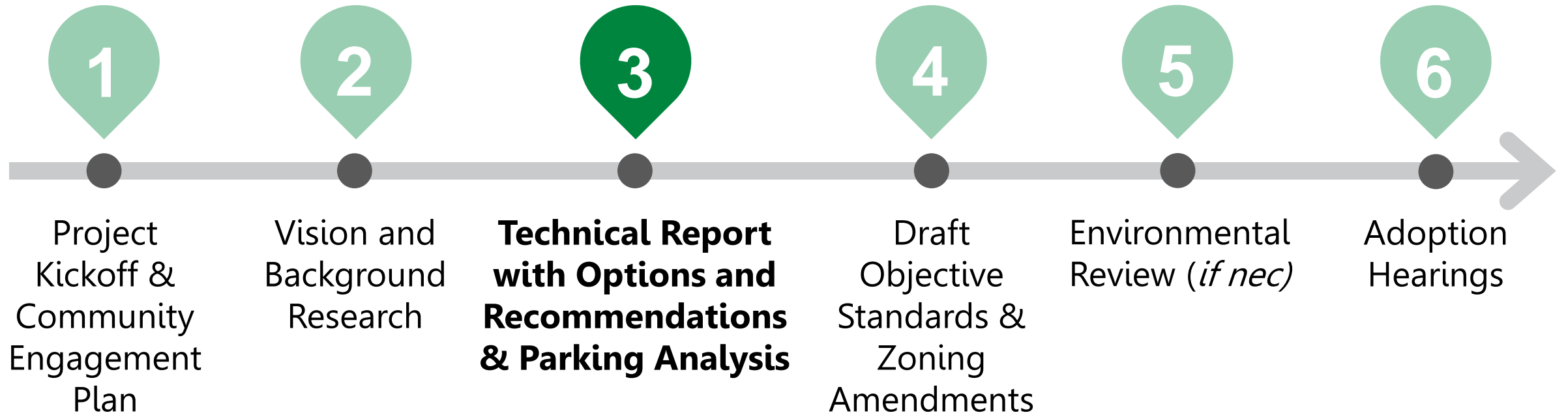
✓ **Zoning/General Plan Consistency**

- 1,500+ parcels that are zoned RS have GP designations that allow/require higher densities.
- Through rezoning or zoning overlay, these parcels will be brought into conformance with the GP.

✓ **Residential Objective Standards**

- Development of more detailed objective residential standards in response to SB 330 and other recent legislation.

## Project Scope



# Process





## ✓ **Project Kickoff**

- ✓ Joint session of Planning Commission and Council on February 1, 2022

## ✓ **Feedback on Parking**

- Project should address community parking concerns
- Evaluate current regulations for areas of improvement
- Identify strategies to reduce parking necessity (shuttles, bike infrastructure, car sharing programs, unbundled parking)

# Planning Commission and Council Feedback



# Public Outreach

## ✓ Outreach Efforts to Date

- Online survey
- Online interactive mapping tool
- Neighborhood “walkshops”
- Pop-ups at community events

## ✓ Feedback on Parking

- Reduce “spillover” parking adjacent to Downtown/Mission Boulevard
- Allow unbundled parking
- Ensure front setbacks can accommodate driveway parking
- Increase protected bike lanes, shuttles, other alternatives to driving

Bedroom Count	Number of Required Parking Spaces
Studios	1 Per Dwelling Unit
One-Bedrooms	1 Per Dwelling Unit
Two Bedrooms	1.5 Per Dwelling Unit
Three Bedrooms	1.5 Per Dwelling Unit
Four Bedrooms	2.5 Per Dwelling Unit

- Prohibits jurisdictions from requiring more off-street parking than outlined within the law
- Developers can request a concession to further reduce their off-street parking requirements

## Density Bonus Law



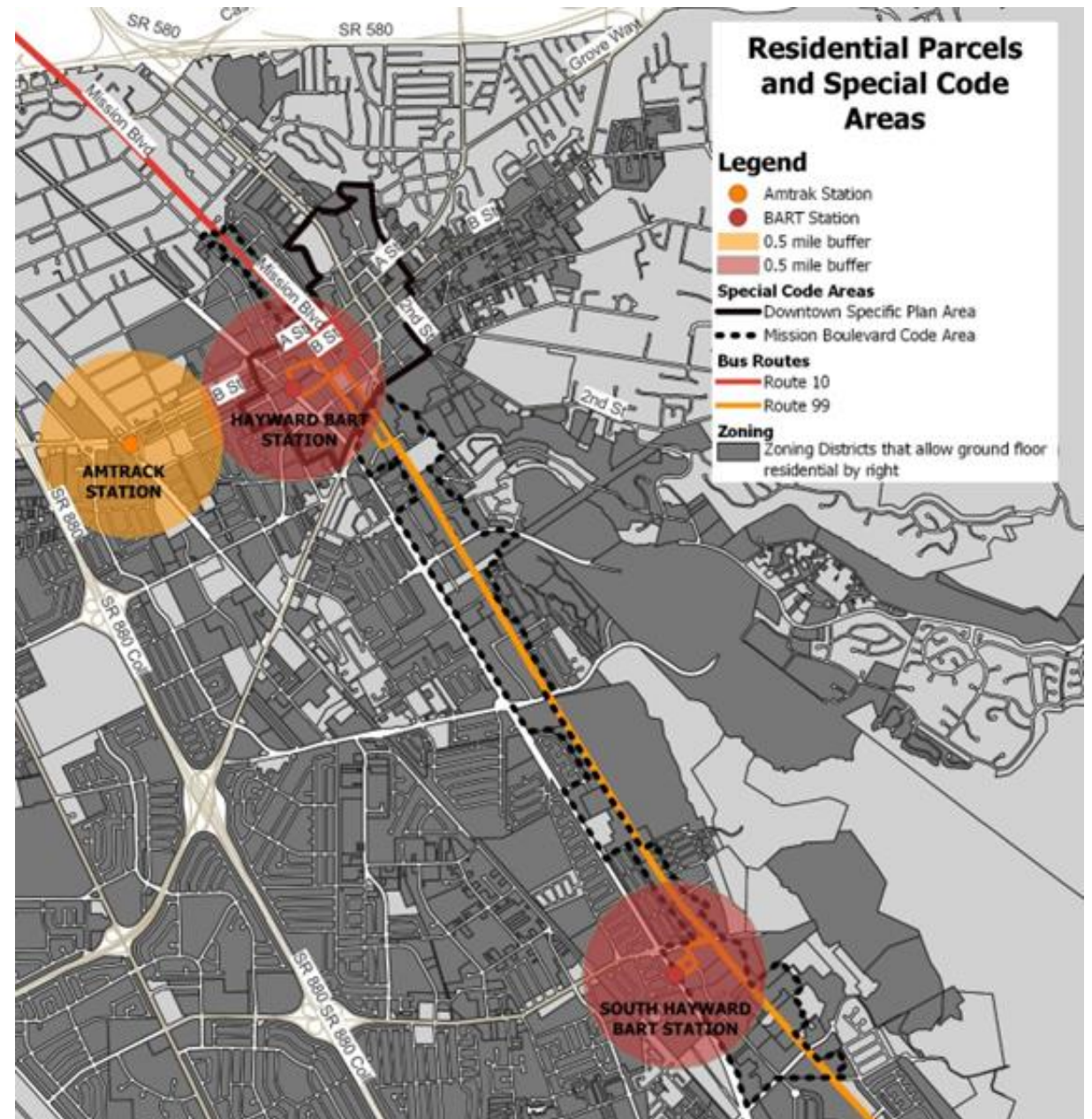


- Prohibits jurisdictions from adopting development standards, including minimum off-street parking requirements, that would effectively reduce the overall residential development potential that is currently allowed

# SB 330

- Prohibits jurisdictions from imposing any minimum parking requirements for residential, commercial, or other development projects that are located within one half mile of a major transit stop.

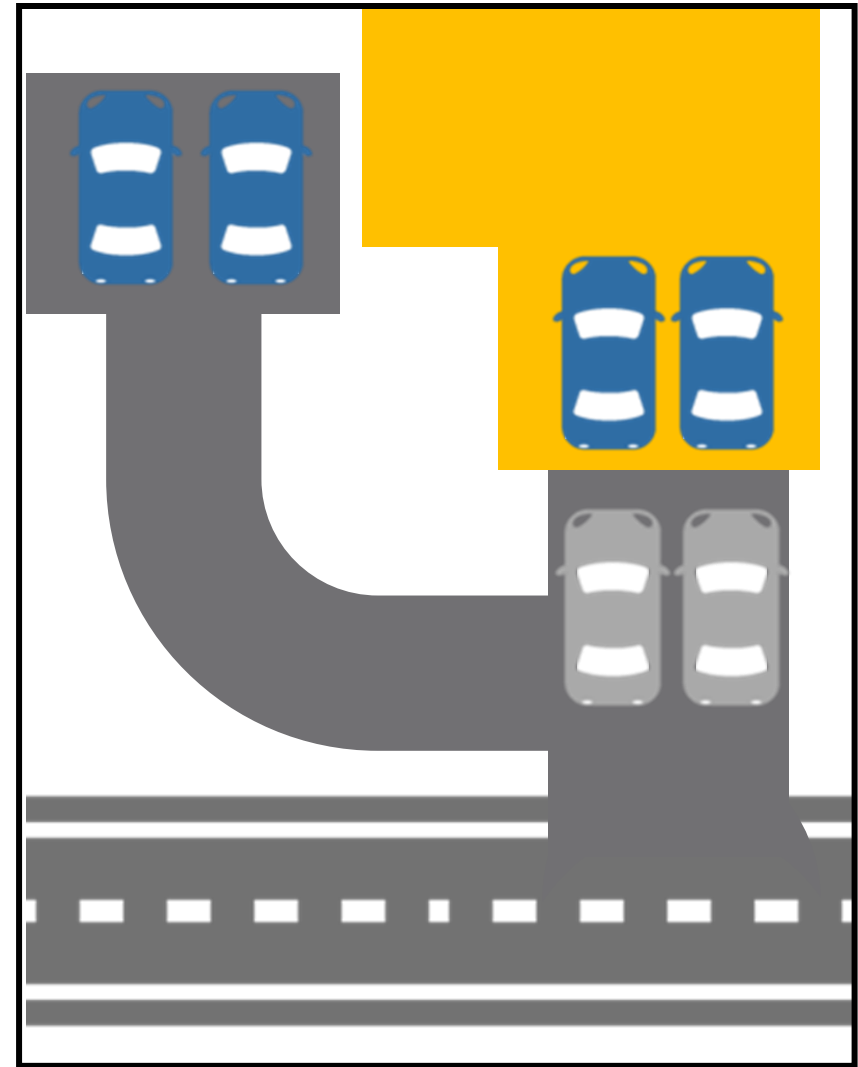
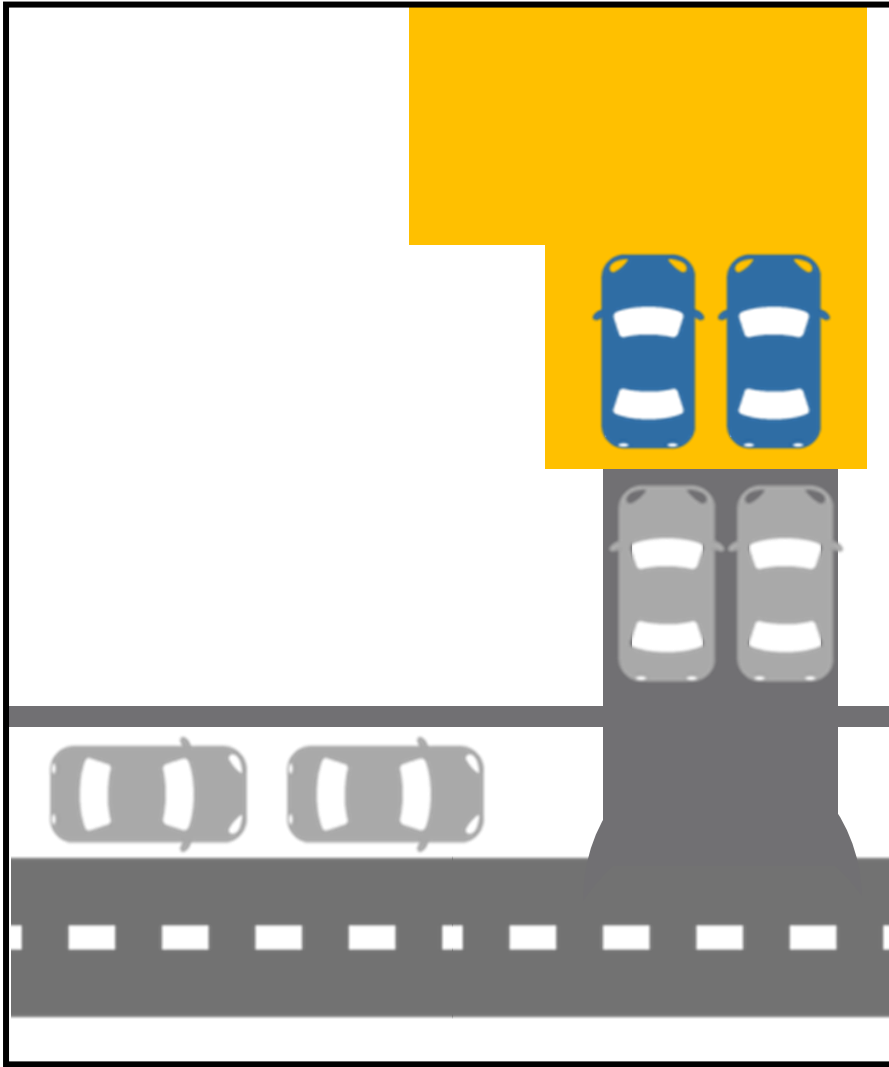
## AB 2097



Use	Number of Required Parking Spaces
Single-Family Dwellings	2 Covered per Dwelling Unit
Single-Family Dwellings that are abutting a street with no permitted parking on both sides of the street	2 Covered <u>AND</u> 2 Uncovered per Dwelling Unit (spaces cannot block the covered spaces)
Single-Family Dwellings built prior to March 24, 1959	1 Covered per Dwelling Unit

## Current Regulations – Single Family Dwellings





## Current Regulations – Single Family Dwellings

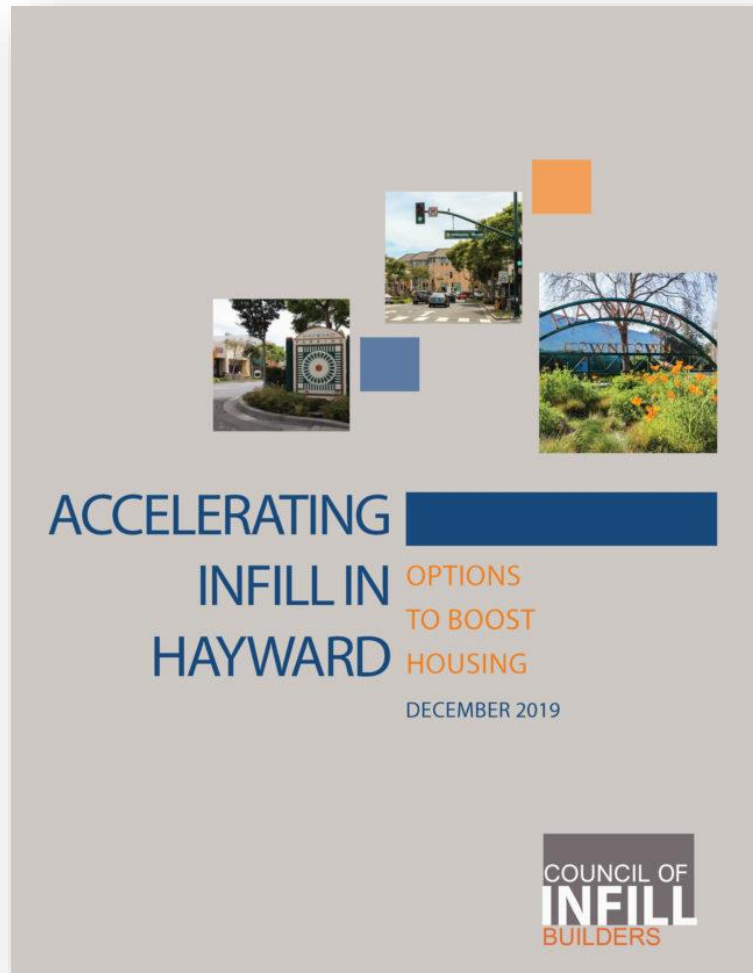
Use	Number of Required Parking Spaces	ITE Parking Generation Manual
Multi-Family Dwellings: Studios	1 Covered <u>AND</u> 0.5 Uncovered Per Dwelling Unit	1.0 to 1.3 per Dwelling Unit
Multi-Family Dwellings: One-Bedrooms	1 Covered <u>AND</u> 0.7 Uncovered Per Dwelling Unit	1.0 to 1.3 per Dwelling Unit
Multi-Family Dwellings: Two or More Bedrooms	1 Covered <u>AND</u> 1.10 Uncovered Per Dwelling Unit	1.0 to 1.3 per Dwelling Unit

## Current Regulations – Multi-Family Dwellings

Use	Number of Required Parking Spaces
All Residential Developments in Downtown Specific Plan (DTSP) Area	1 Per Dwelling Unit, No Parking Maximums
All Residential Developments in Mission Boulevard Code (MBC) Area	No Parking Minimums, A Maximum of 1 Per Dwelling Unit within ½ Mile of BART Station and A Maximum of 2 Per Dwelling Unit Elsewhere

## Current Regulations – MBC & DTSP





- Recommends parking regulations that encourage market-driven supply
- Lenders will not finance new projects without sufficient parking

# Infill Housing Report



- Senior Citizen Housing and Housing for People with Disabilities
- Two-Wheel Vehicle Parking Spaces
- Tandem Parking
- Off-Site Parking

## Current Regulations- Credits

**HAYWARD COMPARATIVE PARKING STUDY MEMO**

DATE: December 6, 2022  
 TO: Elizabeth Blanton | City of Hayward  
 FROM: Josh Pilachowski, Alexandra Haag | DKS Associates  
 SUBJECT: Hayward Residential Design Study Project # 22049-000

**INTRODUCTION**

The Hayward Residential Design Study is an update to the City's zoning regulations to support the development of quality housing. Currently, the City of Hayward's (City) Municipal Code provides minimum off-street parking requirements for various land uses, with the purpose of providing off-street parking and loading facilities in developments that are in proportion to the demand created by the use. The purpose of this memorandum is to provide an overview of recent State legislation that impacts residential parking requirements, summarize the City's residential Off-Street Parking Regulations as required by the Municipal Code, compare the requirements to parking generation rates published in the Institute of Transportation Engineer's (ITE) Parking Generation Manual, 5<sup>th</sup> Edition (ITE Manual), and determine if any changes are necessary either at a city-wide or location/land-use specific level to manage parking demand and community needs.

This review focuses on the quantity of off-street parking and loading spaces required by the Municipal Code and does not cover specific design considerations such as the location of parking spaces on-site. Development standards and specific design options will be considered in the forthcoming Option and Recommendations Report.

**SUMMARY OF STATE LEGISLATION****SB 330 HOUSING CRISIS ACT**

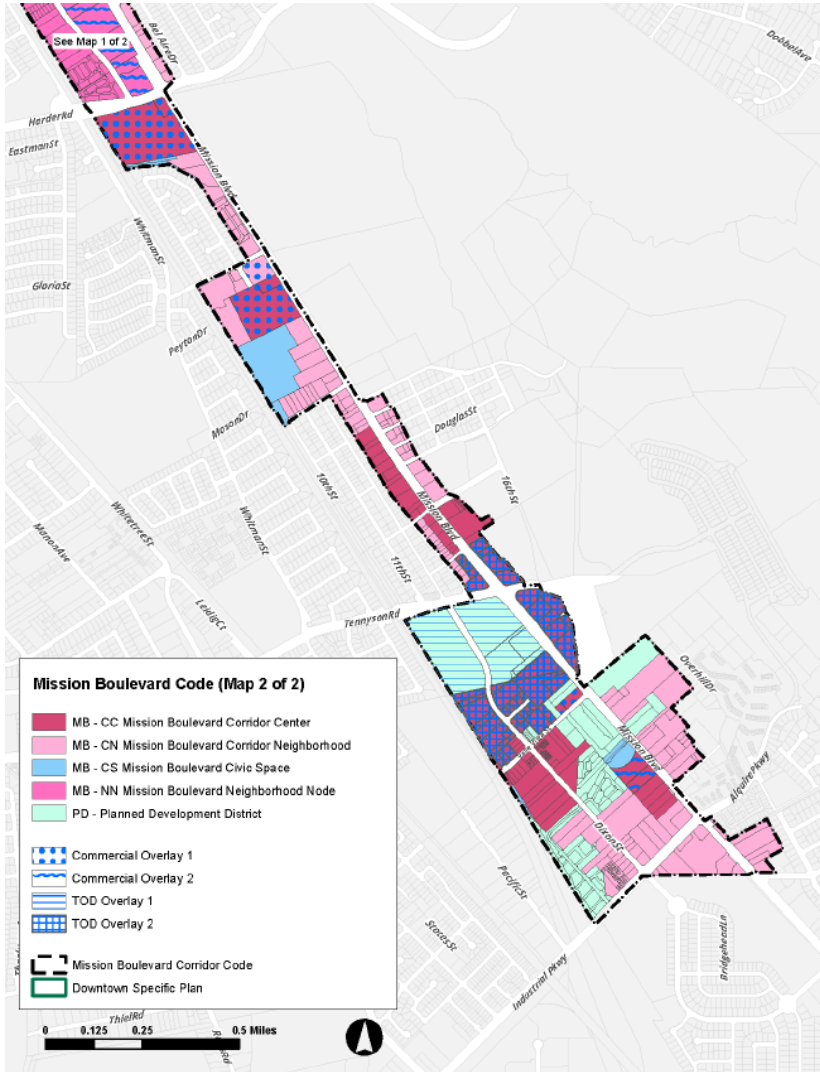
SB 330 strengthens the Housing Accountability Act and Permit Streamlining Act to address California's housing crisis by removing barriers to residential development, protecting existing housing inventory, and expediting permit processing. It prohibits local jurisdictions from enacting new laws that would have the effect of reducing the capacity for new housing or delaying housing development via administrative or other regulatory barriers. Specifically, SB 330 prohibits local jurisdictions from adopting development standards, including minimum off-street parking

## ✓ Parking Analysis Memo prepared by DKS Associates (Transportation Engineers)

- Reviewed State legislation
- Compared current off-street parking regulations to ITE Manual
- Reviewed current credits/exceptions
- Considered best practices from other jurisdictions
- Considered input from staff, decision-makers, and community members

# Methods





- ✓ **Maintain parking requirements within the Mission Boulevard Code area.**
  - State legislation (AB 2097, SB 330) limit the ability to require/increase parking
  - Upcoming AC Transit network redesign
- ✓ **Do not increase parking requirements for multi-family developments outside of Mission Boulevard Code and Downtown Specific Plan areas.**
  - Existing parking regulations are higher than ITE Manual rates

# Recommendations



✓ **Develop Transportation Demand Management (TDM) strategies for multi-family developments.**

- Consider parking reduction/credits under certain conditions
  - Proximity to transit
  - Provision of active transportation amenities
  - Car-share on site
  - Provision of subsidized transit passes

## Recommendations



✓ **Allow for unbundling of parking.**

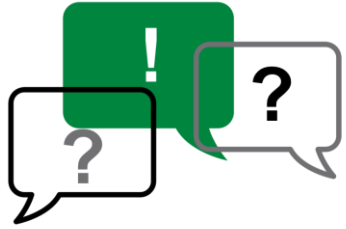
- Separate the cost of housing units from the cost of parking spaces
- Purchase/rent spaces as needed

✓ **Revise parking requirements for single-family dwellings that are abutting a street with no on-street parking.**

- Allow driveway spaces to count for the extra two required parking spaces.

# Recommendations





# Questions for Discussion

- 1 Which of the recommendations do you think are right for Hayward?
- 2 Do you support the development of TDM requirements or credits for multifamily development?
  - If so, which TDM strategies should be included?
  - Are there specific areas of the city, such as Downtown, along Mission Boulevard, and/or around major transit stops where TDM requirements or credits should apply?
  - Would you be supportive of differentiating TDM requirements or credits based on project size, location, level of affordability and/or tenure (rental vs. ownership)?
- 3 Are there any other parking design issues (i.e., setbacks, visibility, etc.) that should be addressed as part of the Hayward Residential Design Study?