PLANNING COMMISSION MEETING
THURSDAY, MAY 9, 2019

PRESENTATIONS

STAFF PRESENTATION

ITEM #1 PUBLIC HEARING

Ph#19-029

RECOMMENDED FY 20-29 CAPITAL IMPROVEMENT PROGRAM

FISCAL YEARS 2020 -2029
RECOMMENDED CAPITAL IMPROVEMENT PROGRAM

Alex Ameri, Director of Public Works
May 9, 2019

HAYWARD

CIP Overview

Timeline	
Ongoing	Project development – all City departments
November	CIP instructions and calendar issued
January	Project requests received from all departments
February	CIP Screening Committee Meetings
March	Present draft CIP Fund Summaries to City Manager
April	Present CIP policy considerations to the Council Infrastructure Committee
April	Develop full Draft Recommended CIP
May	Council work session for CIP
May	Presentation of Draft CIP to the Planning Commission
May	Council Adoption of Operating & CIP Budgets

CIP Overview

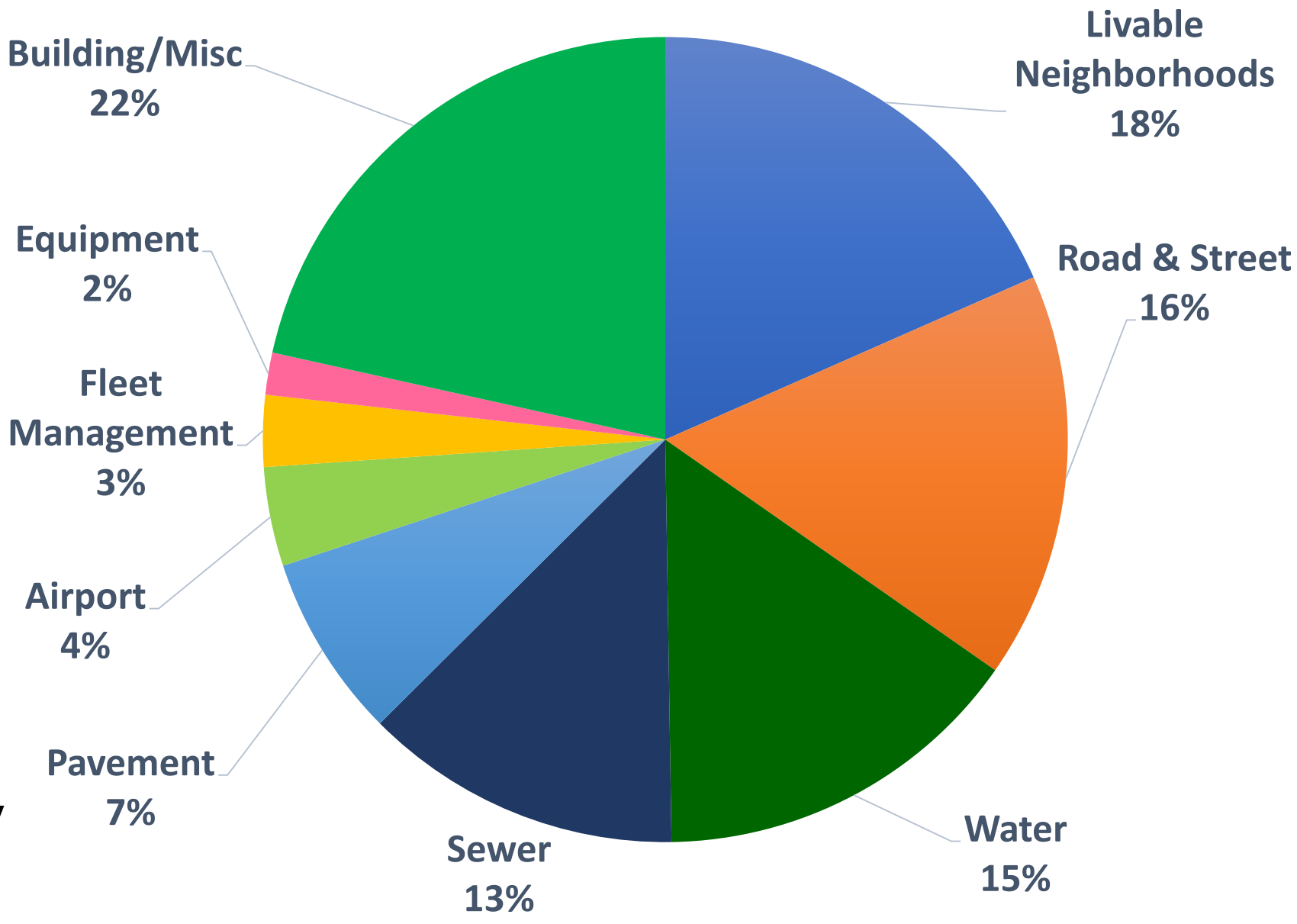
- One year CIP cycle
- $520 million programmed for FY 2020 – FY 2029
- Approximately $148 million in FY 2020
- Emphasis on City Council Priorities
- Identified and unfunded capital needs exceed $410 million

CIP Overview

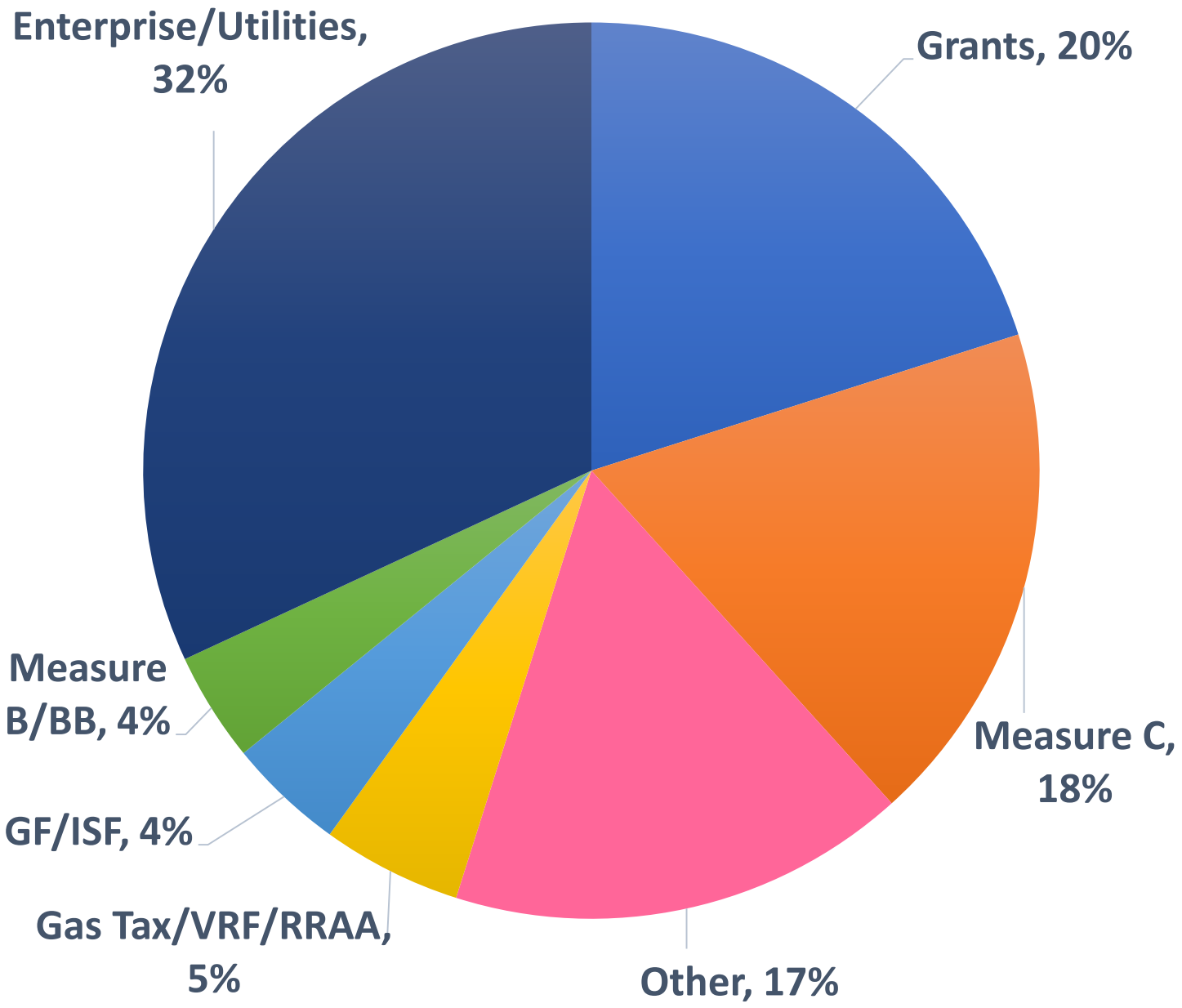
FY 2020 Expenditure Totals by CIP Category

Building & Misc. Projects	$31.8M
Livable Neighborhoods Projects	$27.2M
Road and Street Projects	$24.1M
Water System Projects	$22.2M
Sewer System Projects	$18.9M
Pavement Rehabilitation Projects	$10.9M
Airport Projects	$5.9M
Fleet Management Projects	$4.3M
Equipment Projects	$2.5M
Total Capital Improvement Projects	**$147.8M**

FY 2020 CIP Expenditures by Category



FY 2020 CIP Project Cost by Funding Source



Streets, Roads & Pavement Projects

Purpose: Rehabilitate and proactively maintain roadways, medians, and pavement in streets throughout the City.

- **Mission Blvd./Route 238 Corridor Improvement Project**
  - **Phase 2** (Total: $30.4M)
  - **Phase 3** (Total: $15.5M)
- **FY 20 Pavement Rehabilitation Projects** (Total: $10.9M)
- **Main Street Complete Street Project** (Total: $2.2M)

Transportation Projects

Purpose: Provide a multi-modal transportation system using traffic calming strategies to address speeding, improve pedestrian and bicycle accessibility, and increase safety throughout the City.

- **Downtown Specific Plan Implementation (Foothill Blvd., A St., B St., and C St.)** (Total: $480k)
- **Mission-Torrano HAWK Pedestrian Signal** (Total: $130k)
- **Speed Monitoring Devices** (FY20: $180k)
- **Other Traffic Calming Projects** (FY20: $140k)

Livable Neighborhoods Projects

Purpose: Improve the overall appearance, safety, and accessibility throughout the City.

- **Neighborhood Amenities** (FY 20: $22.9M)
- **Sidewalks** (FY 20: $1.55M)
- **Traffic Signals & Streetlights** (FY 20: $1.3M)
- **Accessible Ramps** (FY 20: $150k)
- **Street Lighting** (FY 20: $50k)
- **Mural Art** (FY 20: $25k)

Building Projects

Purpose: To construct new City buildings to address current and future needs.

- **New Fire Station No. 6 and Fire Training Center** (Total: $60.4M)
- **Hayward Housing Navigation Center** ($500k)

Sewer and Water Systems Projects

Purpose: Meet the highest standards of quality, reliability, efficiency, and safety through regular and systematic replacement and improvements of utility infrastructure.

- **Recycled Water Project** (Total: $30.1M)
- **12” Cast Iron Pipe Replacement – Hesperian** (Total: $2M)
- **Sewer Main Installation I-880/Willimet** (Total: $500k)

Water Pollution Control Facility (WPCF) Projects

Purpose: Using innovative technology to improve the collection, treatment, and discharge of the City's wastewater in accordance with current and future State regulations.

- **WPCF Solar Power Design and Construction Phase II** (Total: $6.3M)
- **WPCF Headworks Bar Screen Project** (Total: $4M)
- **WPCF Aging Field Grading & Lime Treatment** (Total: $1.75M)

Hayward Executive Airport Projects

Purpose: Maintain and improve the Hayward Executive Airport, a self-supporting, general aviation reliever airport encompassing 521 acres.

- **Sulphur Creek Mitigation Design and Construction** (FY 20: $3.7M)

  (FY 20: $3.5M will be reimbursed from FAA)
- **Taxiway Foxtrot & Zulu Pavement Rehabilitation** (FY 20: $951k)
- **T-Hangar Improvements** (FY 20: $450k)

Facilities Projects

Purpose: Ensure employees have working environments that are clean, safe, attractive, and comfortable.

- **Animal Control Facility Update** (FY 20: $100k)
- **Workplace Reconfiguration** (FY 20: $100k)
- **Facility Security Infrastructure** (FY 20: $200k)

Fleet Projects

Purpose: Maintain and replace the City's fleet of vehicles in a manner that reflects Council's "green" priority.

- **Hayward Fire Department & Hayward Police Department** (FY 20: $2.4M)
- **Other General Fund** (FY 20: $1.2M)
- **Stormwater Division** (FY 20: $350k)
- **Sewer Division** (FY 20: $170k)
- **Water Division** (FY 20: $67k)

Information Technology

Purpose: Maintain and replace the City's aging information technology infrastructure to increase security, reliability, and usability.

- **Public Safety Legacy Systems Data Migration** (Total: $100k)
- **Network Infrastructure Replacement** (FY 20: $140k)
- **Network Server Replacement** (FY 20: $150k)

Identified and Unfunded Capital Needs

Street & Transportation	$202M
Facilities & Equipment	$189M
Airport	$18M
Miscellaneous	$850k
Fleet	$600k
Total	**$410M**

Select Identified and Unfunded Capital Needs

Facilities and Improvement Projects

New Police Station	$130M
New Corporation Yard	$50M
Fire Station 9	$8.6M

Street and Transportation

Improve and Maintain City-Wide PCI	$90M
Whitesell/Clawiter/SR 92 Interchange	$63M

Airport

Pavement Rehabilitation	$9.5M*
New Air Traffic Control Tower	$7M

*Unfunded amount assumes half of total need is eligible for FAA reimbursement.

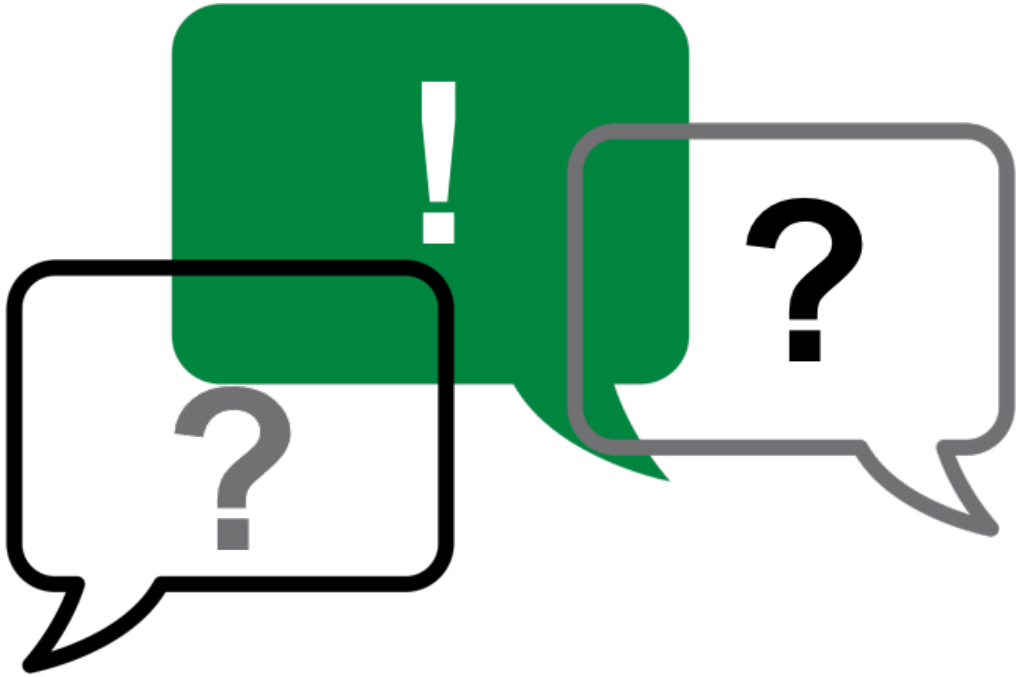
Miscellaneous

Unified Development Code	$850k

Fleet

Rescue Vehicle	$600k

Questions



PRESENTATION

ITEM #2 PUBLIC HEARING

Ph#19-030

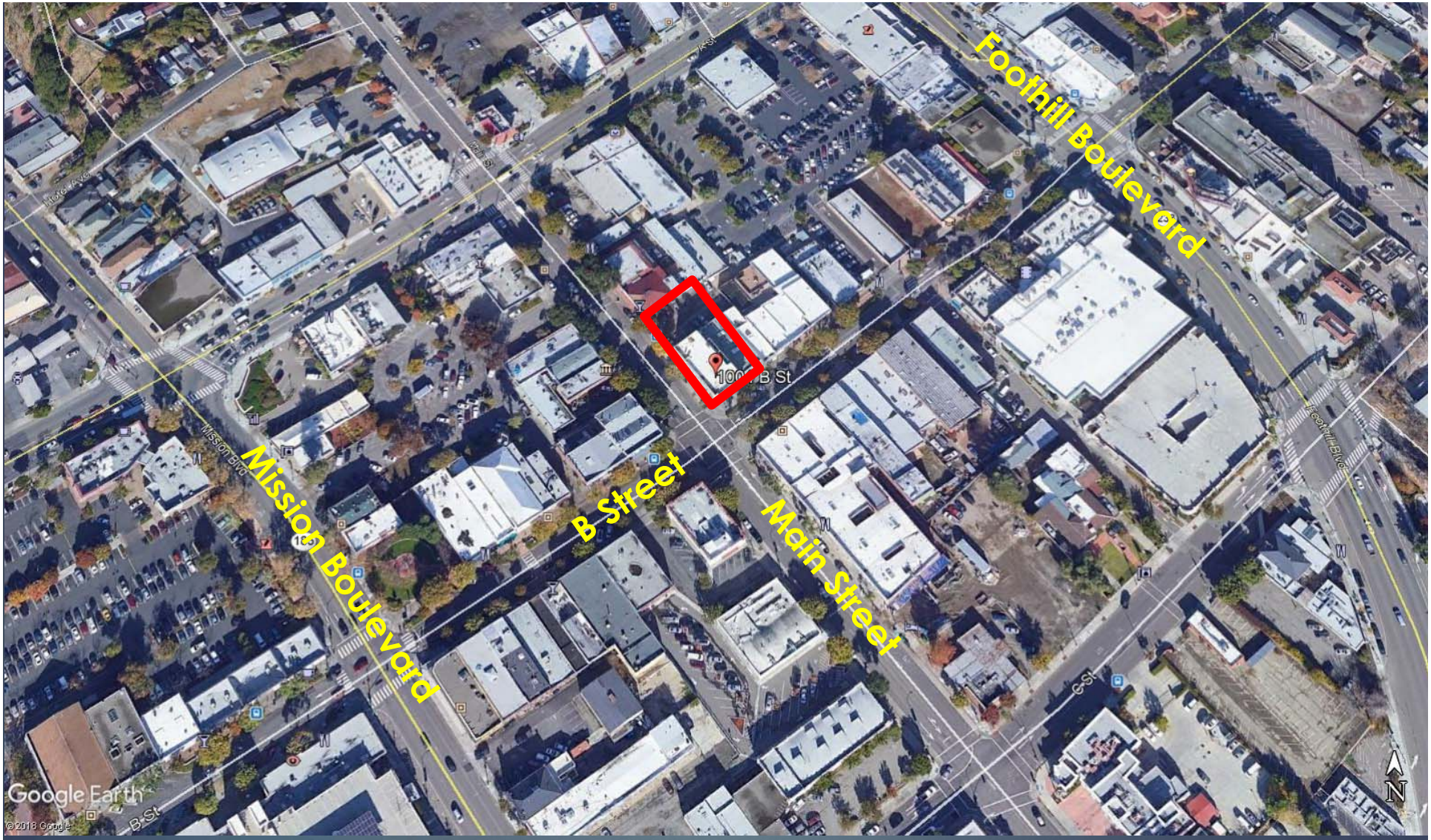
PROPOSED CANABIS DISPENSARY
HAYWARD STATION

DEVELOPMENT SERVICES

Hayward Station Cannabis Dispensary

Leigha Schmidt
Senior Planner

May 9, 2019
Planning Commission



Vicinity Map

Existing Conditions

Existing Conditions

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RESERVED PARKING
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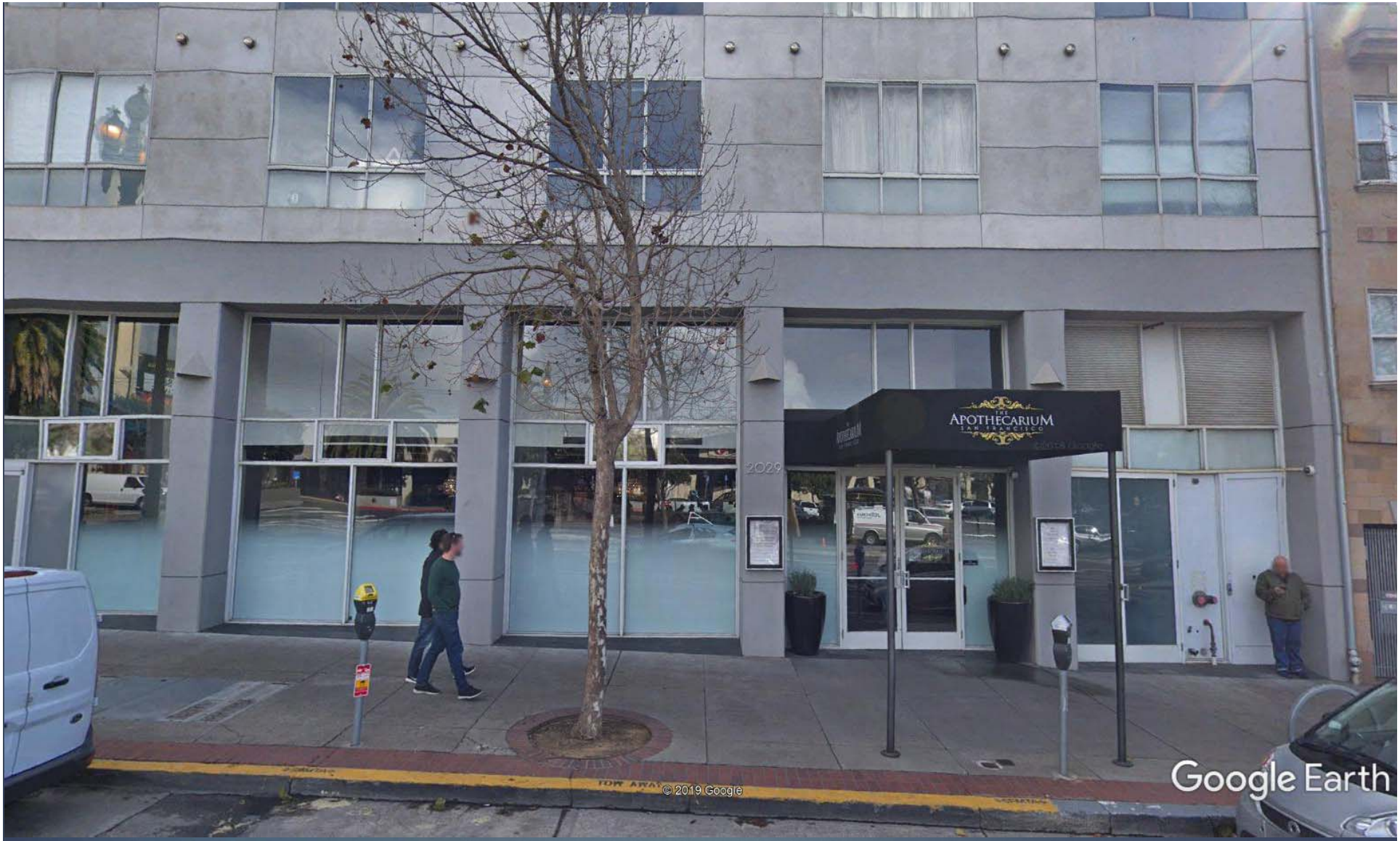
Overview Cannabis Regulations

- November 8, 2016 Voters approved Prop 64 legalizing adult recreational cannabis use;
- October 30, 2017 & November 28, 2017 Council adopted regulatory & land use ordinances authorizing establishment of cannabis businesses in Hayward with a maximum of three retail dispensaries in Downtown;
- December 2017-January 2018 City Manager's Office conducted RFP Process & issued 11 Cannabis Permits;
- March 19, 2019 Council adopted amendments to land use regulations to reduce minimum distances between cannabis dispensaries and between cannabis dispensaries & sensitive uses.

Seattle, Washington

Portland, Oregon

Oakland, California



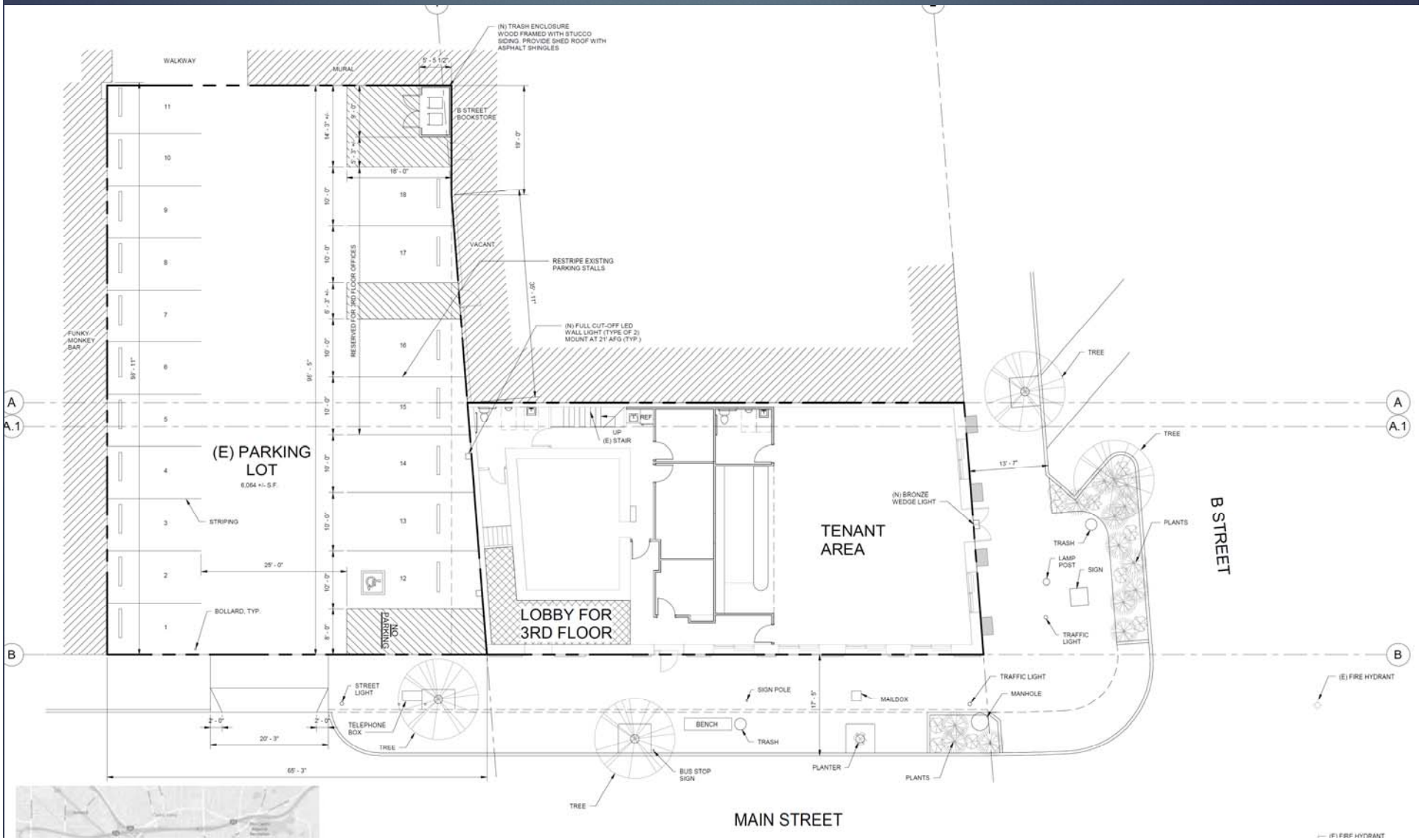
San Francisco, California

APOTHECARIUM

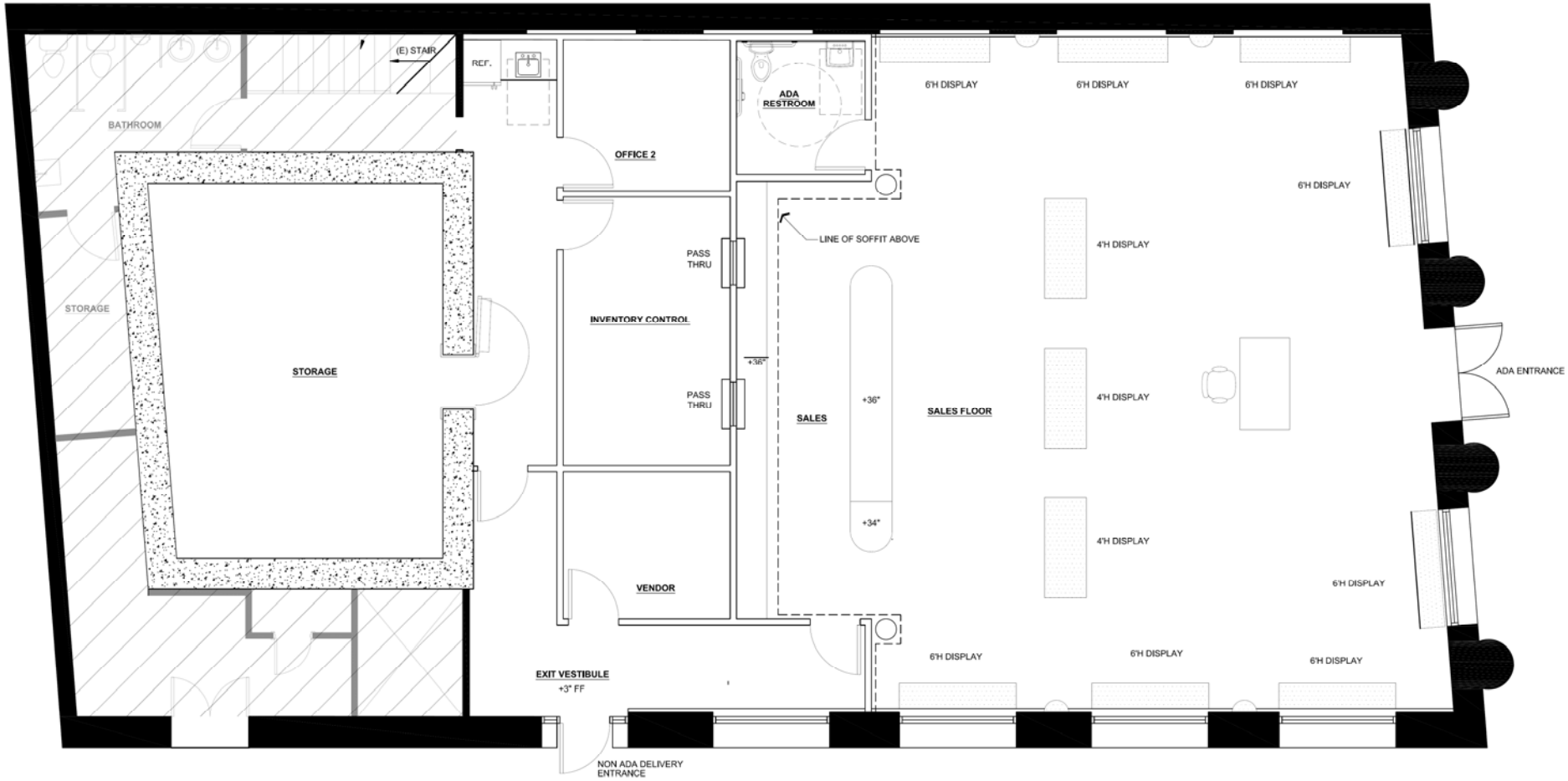
Proposed Use

- Cannabis Retail Dispensary in approximately 3,400 sq. ft. of existing building;
- Boutique sales of cannabis and cannabis-related products including oils, edibles & concentrates;
- Cannabis sales limited to 21 and over for recreational use & 18 and over for medical use;
- Operate daily between 9 a.m. & 9 p.m.;
- Twelve staff members on site including two security guards;
- Security Plan & Odor Control Plan.

Proposed Site Plan



Proposed Floor Plan

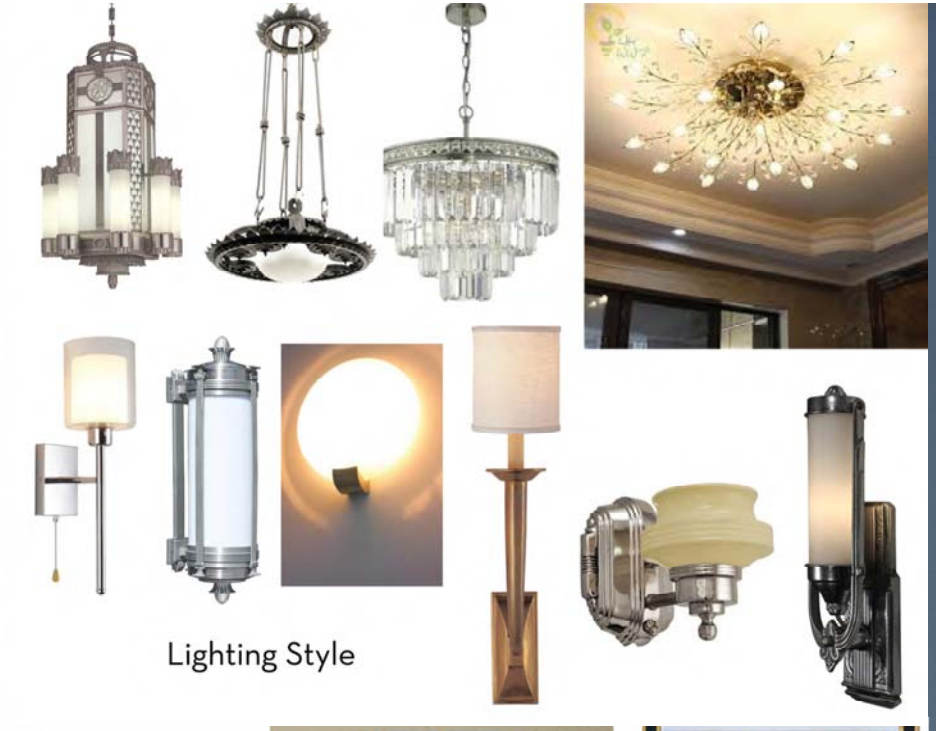


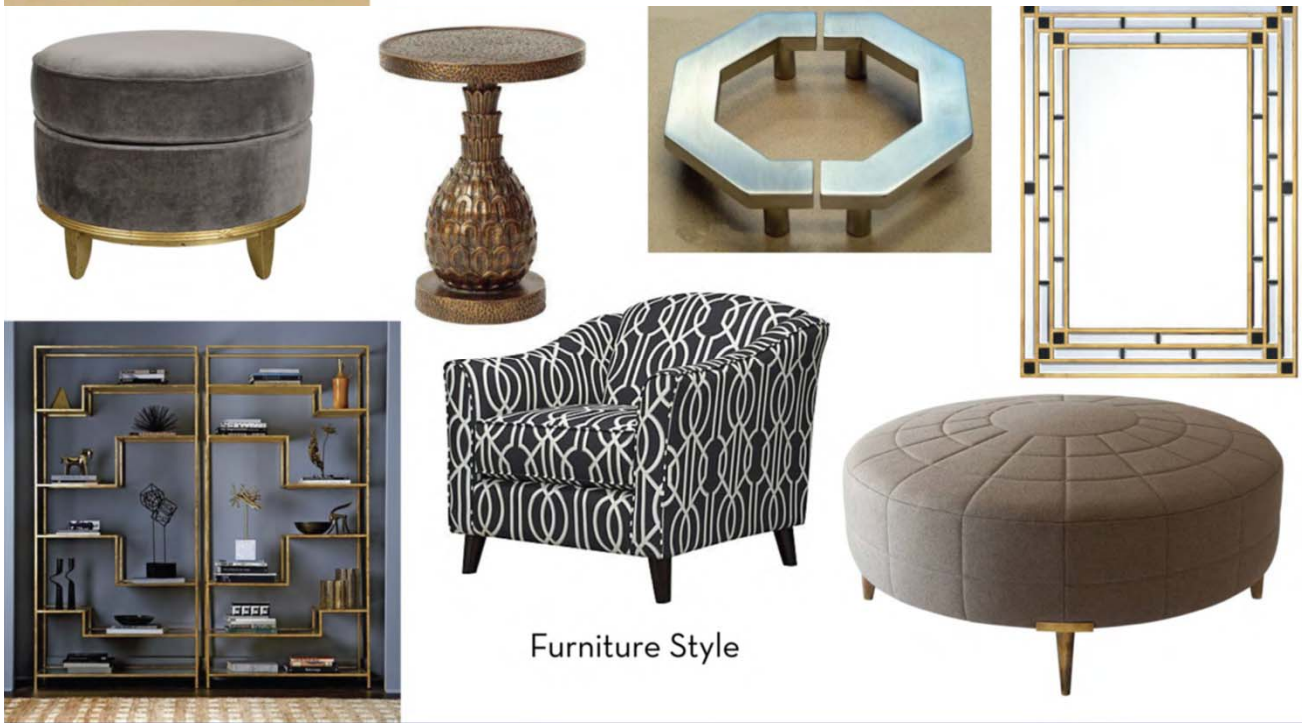
HAYWARD STATION FLOOR PLAN

Proposed Elevation – B Street

Proposed Elevation – Main Street

Proposed Elevation – Rear





Interior Details & Furnishing

Findings

- Desirable for public convenience in that use would result in improvement & reuse of a vacant building & provide a regional draw for customers to Downtown Hayward;
- Will not be detrimental to health, safety or general welfare due to Security Plan, Odor Control Plan & annual Cannabis Permit process;
- Proximity to sensitive uses is unavoidable in Downtown Hayward due to density of development & diversity of population;
- Design measures and Security Plan will minimize consistency issues with sensitive uses.

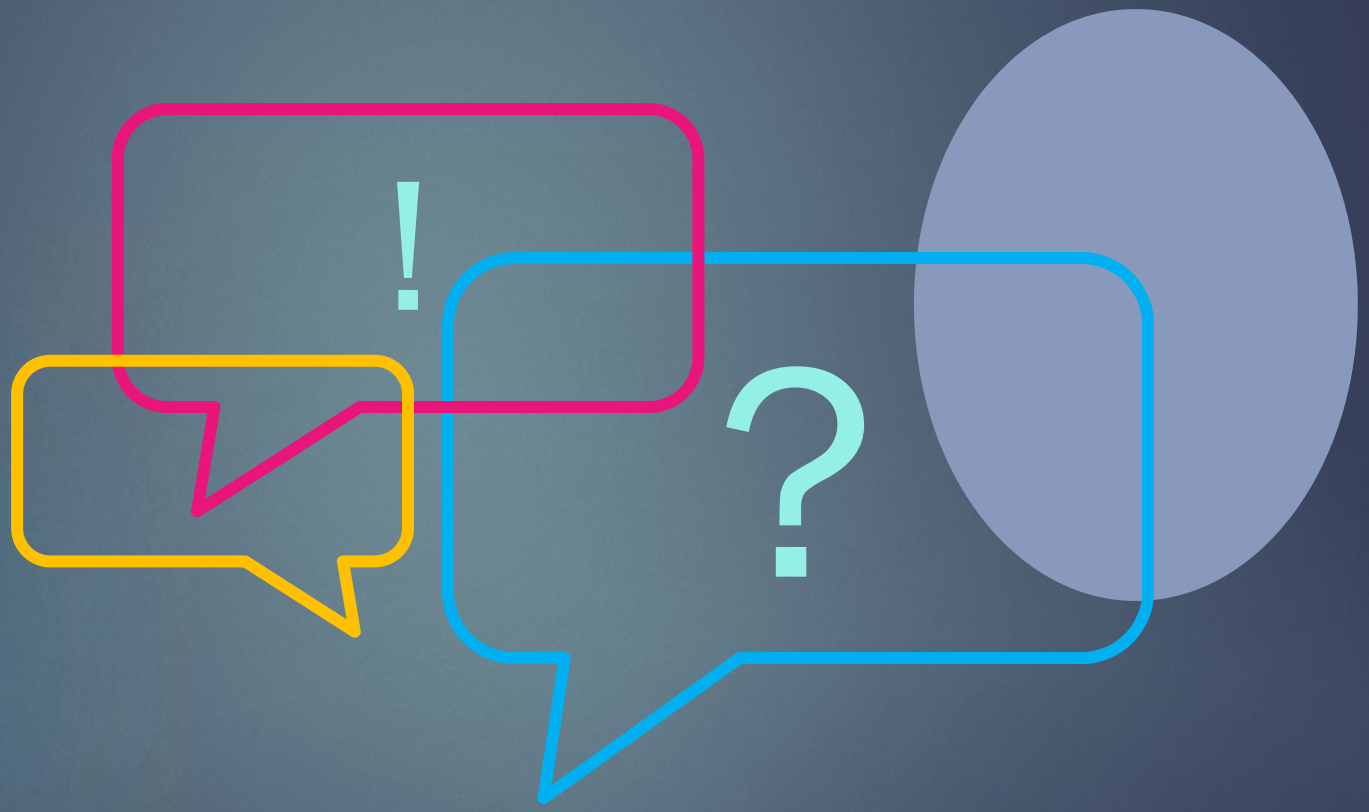
Conditions of Approval

- Consistency with approved Cannabis Permit requiring annual renewal;
- No outdoor uses & no on-site consumption;
- Security Plan including security cameras, guards, ID scanners, records retention, employee background checks, among others;
- Odor Control equipment and maintenance;
- Decorative etched glass screening, no interior fixtures or display in front of windows, required visibility into building above etched glass.

Staff Recommendation

That the Planning Commission Recommends City Council approve the Conditional Use Permit for the Cannabis Retail Dispensary, subject to Conditions of Approval.

Questions & Discussion



PRESENTATION

ITEM #3 PUBLIC HEARING

Ph#19-043

CAVALLO HEIGHTS

Development Services Dept.
Planning Division

Cavallo Highlands PD Rezoning & Tentative Tract Map Request
May 9, 2019 Planning Commission Meeting
Damon Golubics, Senior Planner

HAYWARD

Cavallo Highlands PD Rezone & Tentative Tract Map

Background:

- 8.88 acres
- One existing parcel
- General Plan: SDR (Suburban Density Residential)
- Zoning: AB160A (Agriculture & Combining District B)
- Walpert Ridge Specific Plan

Cavallo Highlands PD Rezone & Tentative Tract Map

Proposal:

- Subdivide site into 22 parcels
- Construct 19 single-family homes
- Tree removal
- Open space
- Utilities
- Private street system
- PD amenities

Cavallo Highlands PD Rezone & Tentative Tract Map

Cavallo Highlands PD Rezone & Tentative Tract Map

HAYWARD

Cavallo Highlands PD Rezone & Tentative Tract Map

Elevation B - Spanish Colonial

Elevation A - Italian Revival

Cavallo Highlands PD Rezone & Tentative Tract Map

Elevation C - Craftsman

Elevation B - Spanish Colonial

Cavallo Highlands PD Rezone & Tentative Tract Map

Elevation D - Prairie

Elevation C - Craftsman

Cavallo Highlands PD Rezone & Tentative Tract Map

Amenities:

- EV charging station available for each unit
- All homes complete with solar panel installation
- On-site open space “park” with panoramic views
- Shade providing and oxygen sequestering trees
- Pervious pavers
- Low flush toilets
- No invasive plant species
- Native and drought tolerant plant species

Cavallo Highlands PD Rezone & Tentative Tract Map

Cavallo Highlands PD Rezone & Tentative Tract Map

Affordable Housing:

- Applicant plans to pay the current affordable housing in-lieu fee
- Payment of the fee would support the creation of affordable units that are near transit

Cavallo Highlands PD Rezone & Tentative Tract Map

CEQA:

- Initial Study
- Mitigated Negative Declaration
- Mitigation Monitoring & Reporting Program
- Notice of Intent
- Public Comment Period: March 22nd through April 22nd
- Other public outreach performed by the applicant team

Cavallo Highlands PD Rezone & Tentative Tract Map

Walpert Ridge Specific Plan (1998):

- Site offers expansive scenic views of open space and the surrounding Bay Area
- Promote lot sizes and lot grading that will be sensitive to the existing hillside terrain and will allow for variations in size and design of housing within the development, while allowing for padded lots
- Containment of housing to Urban Development Areas
- Promote Housing Element; development of a balanced housing supply, particular housing oriented toward above moderate-income households
- Incorporation of mitigation measures substantially or fully reducing significant adverse environmental impact of the development

Cavallo Highlands PD Rezone & Tentative Tract Map

Findings:

- PD Rezone - Six (6) findings (Section 10-1.2535)
- Tentative Map – Subdivision Map Act (Section 66473.5)

Cavallo Highlands PD Rezone & Tentative Tract Map

Other:

- Strategic Initiatives
- Hillside & Urban Wildlife Interface Guidelines
- Provides a different type of housing in Hayward

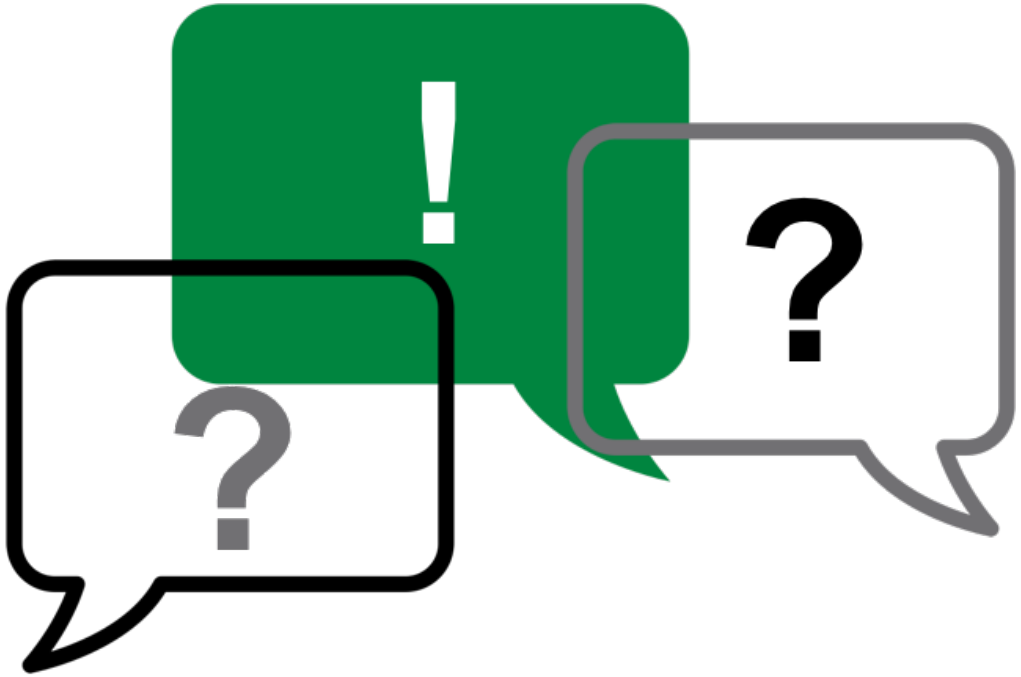
Cavallo Highlands PD Rezone & Tentative Tract Map

EBRPD:

- Prior to approval of the Precise Plan for the project, the applicant shall continue to have constructive conversations with the East Bay Regional Park District (EBRPD) regarding the Park District's possible use of the development's main access road off Carden Lane.

Cavallo Highlands PD Rezone & Tentative Tract Map

Recommendation:

- That the Planning Commission recommend to the City Council approval of Tentative Tract Map No. 8353, PD Rezone Application No. 201603891 and adoption of the Mitigated Negative Declaration (MND) with a Mitigation Monitoring and Reporting Program (MMRP) based on the analysis set forth in the staff report and the suggested findings and conditions of approval also contained in the staff report.

Questions