

Council Economic Development Committee



June 3, 2019

1st Annual Latin Jazz Festival

June 1, 2019





B Street from Foothill to Watkins
and Main Street

Approval of Minutes from May 6, 2019
Regular Meeting

Proposed Vacant and Abandoned Buildings Ordinance



DEVELOPMENT SERVICES DEPARTMENT

CODE ENFORCEMENT DIVISION



Our Mission



Code Enforcement strives to provide the most responsive and in-depth service available to keep our communities safe and clean.

Proposed Vacant Building Ordinance

Why propose an ordinance ?



The Concern

Vacant and abandoned buildings that are neglected contribute to the deterioration and destabilization of our neighborhoods. Their lasting affects include increased health and safety concerns, increased crime, diminished property values, and reduced attraction to visitors and growing industries.

Proposed Vacant Building Ordinance

Why propose an ordinance ?



Business and Commercial Centers



Residential Neighborhoods

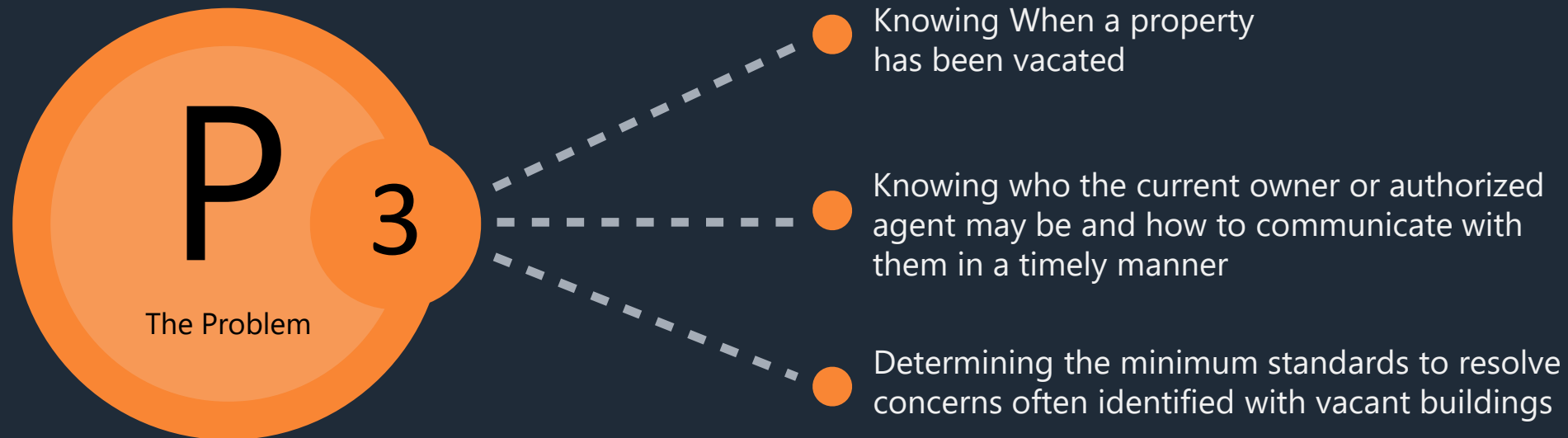


Unhealthy and Unsafe Living Conditions

GROWING CONCERNS

Addressing The Growing Problem

There are Three key elements affecting staff's ability to effectively conduct enforcement on neglected abandoned and vacant properties:



Ordinance Components and Structure

Putting the right pieces of the puzzle together

Part 1 – General Provisions

- Purpose
- Definitions
- Application
- Exemptions
- Public Nuisance

Part 2 – Maintenance and Security Standards

- Exterior site and Landscaping
- Building Standards
- Fire Safety Standards
- Security and Boarding Standards
- Emergency Board-Up Standards

Part 3 – Monitoring and Registration

- Vacant Building Monitoring Program
- Registration
- Inspections
- Annual Registration Fee

Part 4 – Administrative

- Authority and Enforcement
- Summary Abatement By City
- Cumulative Remedies
- Additional Vacant Building Fees
- Procedure Not Exclusive; Violation an Infraction
- Appeals – Administrative Hearing

Establishment Of A Viable Solution

A completed puzzle



Site Maintenance

- Landscaping
- Parking Lots
- Accessory Structures
- General Cleanliness



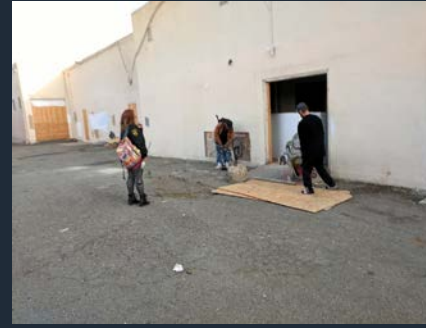
Building Maintenance

- Windows/Doors
- Exterior Paint/Siding
- Utility systems
- Walls and Structural Components
- General Maintenance



Fire Safety

- Operational fire protection
- Free of fire hazards or hazardous waste
- Maintained emergency access areas
- Identified Shatfway Markings



Security

- Restriction of Wood Boarding Material
- Use of "Clear boarding" if ongoing break-ins occur.
- Trespassing Prevention agreements filed with Hayward Police
- Continued Physical Monitoring



Emergency Boarding

Short term use of boarding for emergencies

90 day provision to facilitate active building permits for structural rehabilitation

The establishment of a completed system of standards, education, accountability and support for neglected vacant buildings and property owners, will provide staff with the tools necessary to protect our residents, assure our city is safe, healthy and sustainable.

The End Results

Maintenance and conditions

Non- Maintained Vacant Building

- Identifying and correcting problems

NO



YES

Maintained Vacant Buildings

- Proving safe and maintained structures for community growth

The End Results

Boarding and safety

Transforming properties

- Transforming boarded and problematic properties

OLD



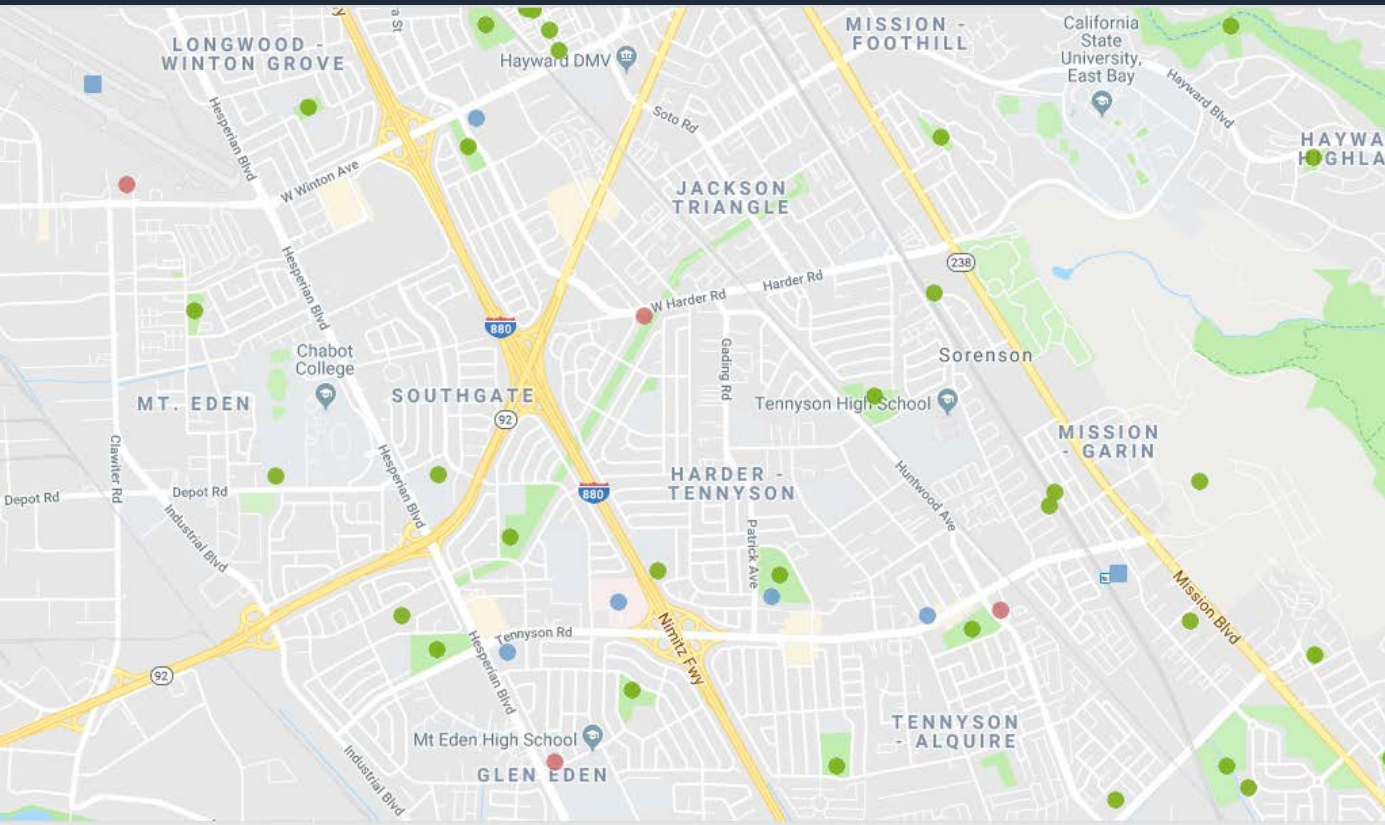
Utilizing modern and effective technology such as polycarbonate

NEW

- For improved security, community appearance and faster sale

The End Results

Data tracking and monitoring



Physical identification and verification of vacant buildings by Code Enforcement Staff



Establishment of a vacant building data base for monitoring and tracking and owner notification



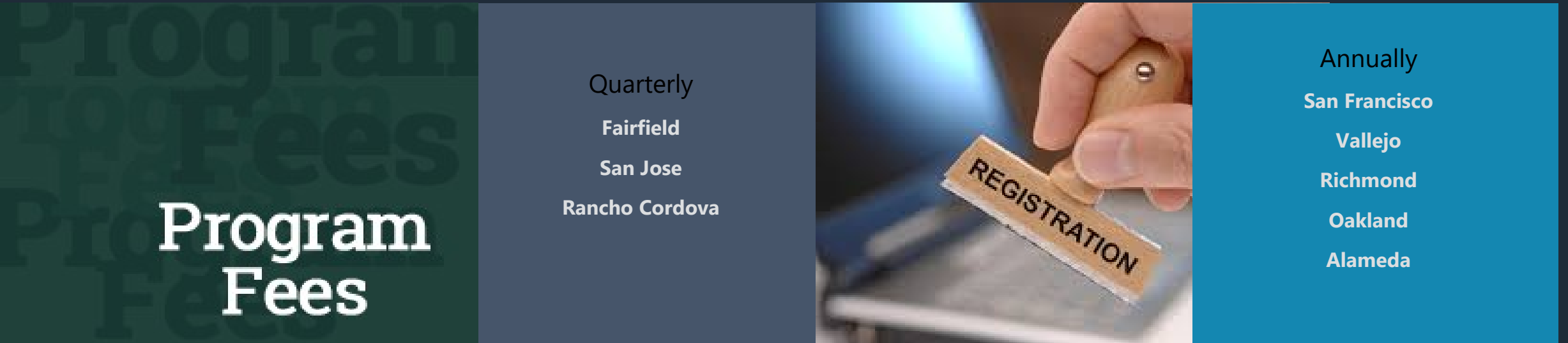
Creation of vacant building GIS layer for real-time data and analysis



Ongoing program monitoring, vacant building evaluation and compliance efforts

Registration Fee Types

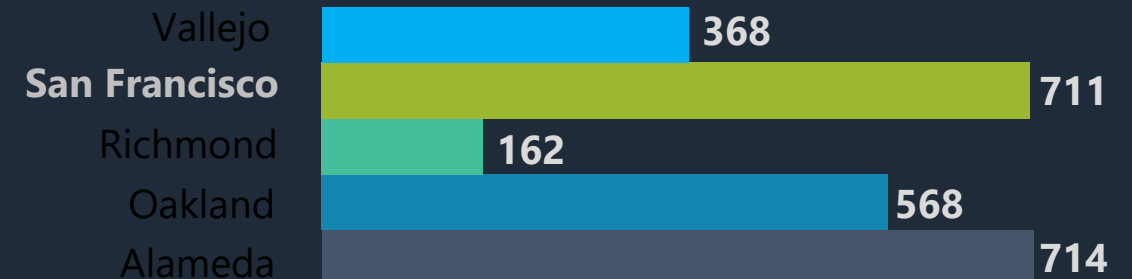
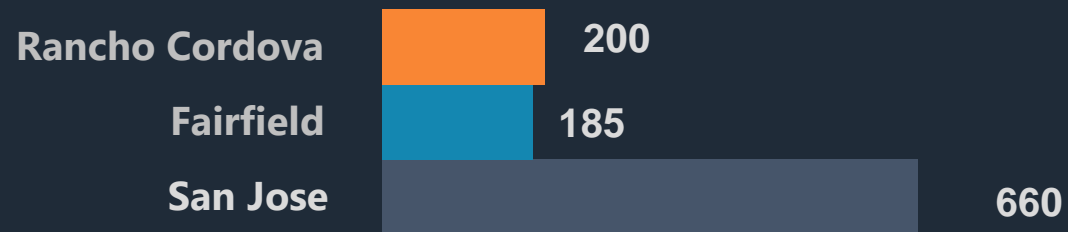
By Jurisdiction



Quarterly Program Fees

VS

Annual Program Fees



Program Registration Fees

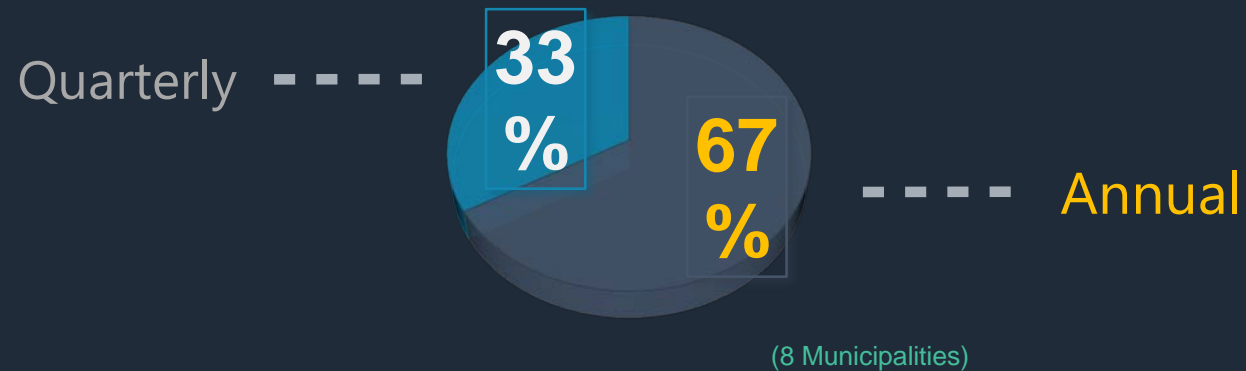
Program Fees

Quarterly
Fairfield
San Jose
Rancho Cordova



Annually
San Francisco
Vallejo
Richmond
Oakland
Alameda

Registration fee types by preference



Oakland



Compliance Fees

Registration Penalty:
\$5,000

**Maintenance
Penalty:**
\$1,000 Per Day

San Jose



Compliance Fees

Non-Compliance Fee:
Up to \$2500 Daily

Hayward



Proposed Non-Compliance Fees

Non-Compliance Fee:
\$1,500 - \$5,000
**As Determined by
Inspection or 30 day
increment**

Richmond



Citations for Non Compliance:

**\$1,000, \$2,500,
\$5,000**
30 Day Period

Alameda



Compliance Fees

\$1,000 - \$5,000
Per Year

Vallejo



Citations for Non Compliance:

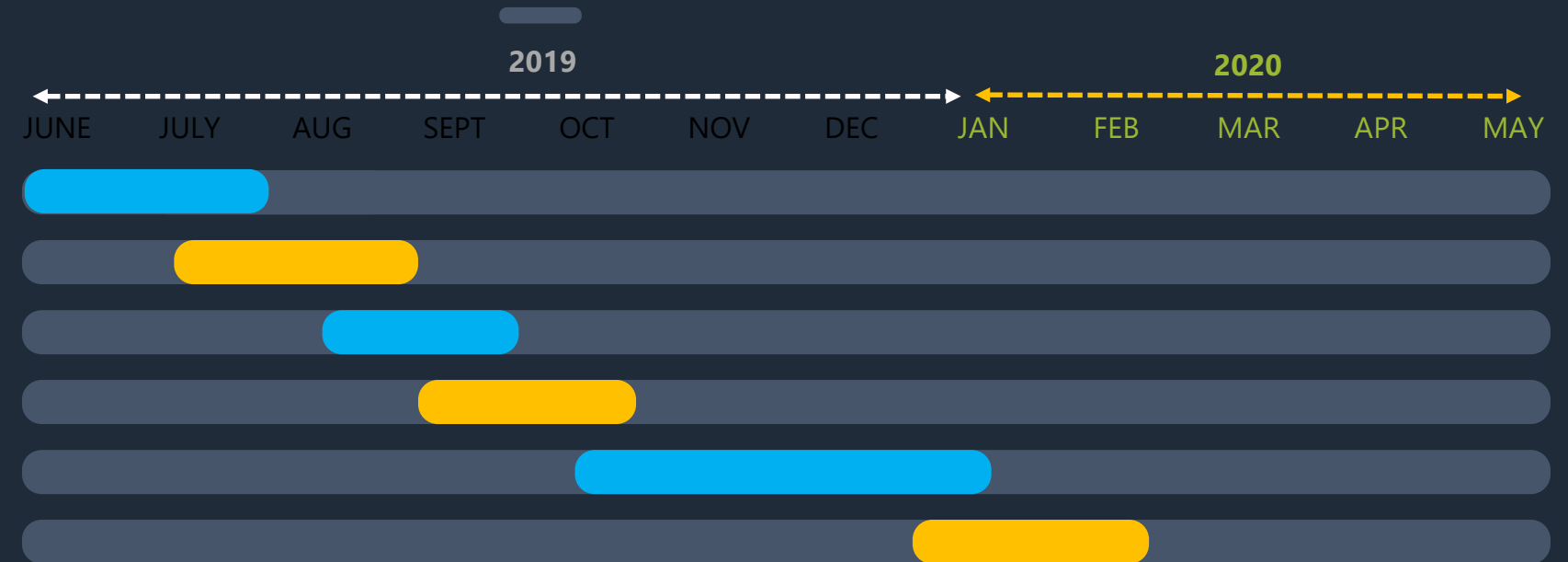
\$200, \$500, \$750 .
30 Day Period

Regional Compliance Fee Structures 2019

Projected Program Timeline

Implementation Task

- CEDC **Review and adjustments**
- Public workshops and input
- City Council work session
- City Council review and adoption
- Initial program preparation
- Program implementation



Year:

2019-20



Questions



1. Would you like to see additional or more specific items pertaining to maintenance standards?
2. Do you have feedback on registration requirements ?
3. Is there a fee structure you would prefer for registration or penalties ?
4. Is there an area of the draft ordinance which requires additional clarity?
5. Are there other concerns, not mentioned, related to vacant buildings you feel staff should address in the ordinance?

Parcel Group 5 Master Plan



Route 238 Corridor Lands Development

Parcel Group 5: Bunker Hill

Review of Draft Master Development Plan & Request for Proposals

June 3, 2019

Council Economic Development Committee

Jennifer Ott, Deputy City Manager

John Stefanski, Management Analyst II

Background

- **1960s** – Over 400 Parcels Purchased by Caltrans for State Route 238 Bypass Project
- **2009** – Bypass Project Abandoned, Joint City/County Land use study
- **2016** – Agreement adopted between City and Caltrans to dispose of property
 - Allows City to Shape the Future Development
 - Allows City to Solicit the Best Proposals
- **2017** – Agreement with Design Workshop to prepare community-driven plans for certain properties
- **8** Parcel Groups Remain for Disposition
 - 1&10 sold to William Lyon Homes for SoHay Development
 - 2-4,7 under exclusive negotiations
 - 5,6,8,9 site planning

Route 238 Corridor Lands Parcel Groups



Project Goals



**FACILITATE THE COHESIVE,
PRODUCTIVE USE OF LAND
DRIVEN BY COMMUNITY VISION**



**ELIMINATE NEIGHBORHOOD
BLIGHT**



**NEGOTIATE REAL ESTATE
TRANSACTIONS AT NO NET
COST TO THE CITY**



**FUND NEW COMMUNITY
BENEFITS**

Bunker Hill Property Overview

- Total Acreage:
37.22
- Current Zoning:
Residential Natural
Preserve, (SD-7)
 - 20,000 Sq. Ft. Lots
 - 30% Maximum Lot
Coverage Ratio
- Primary Constraints
 - Topography and
Slope
 - Limited Access
 - Fault Zones



Public Outreach & Feedback

Staff held three meetings in addition to individual meetings with neighborhood leaders. Feedback has been consistent:

1. Maintaining the **rural character** of the neighborhood, with some neighbors expressing support for maintaining existing zoning.
 - a. 20,000 sq. ft. minimum lot sizes and,
 - b. 30% maximum lot coverage ratio.
2. Constructing new public amenities like the **Foothill Trail**.
3. Preserving **open space** for wildlife.
4. Providing adequate on and off-street **parking** for residents and guests.
5. Minimizing **traffic** impacts on surrounding neighborhoods.
6. Constructing additional site **access** for construction activities and new vehicular **access** for the final development via an extension of Bunker Hill Blvd. to Carlos Bee Blvd.

Master Development Plan

Open Space and Trails

Streets and Circulation

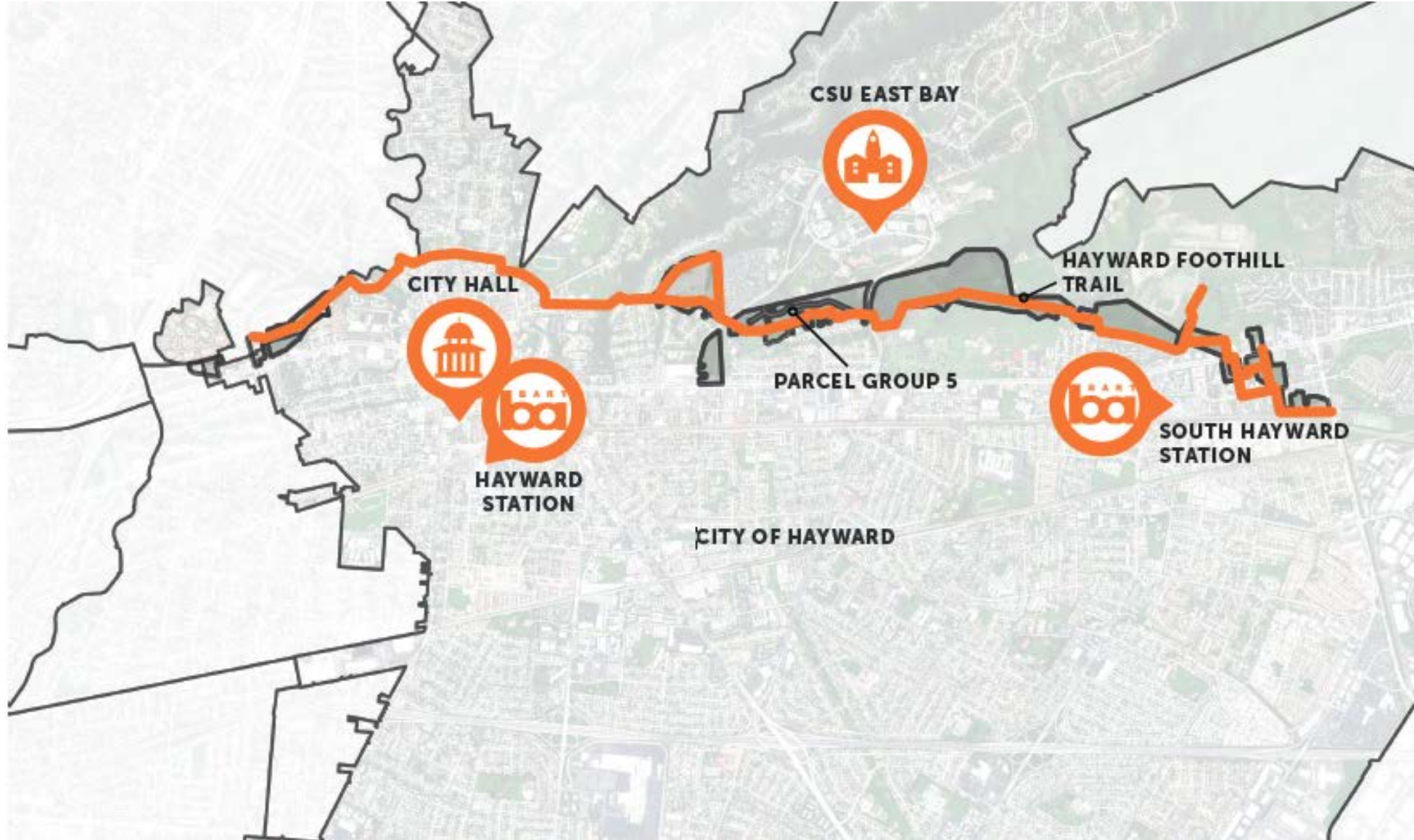
Land Use and Development

Infrastructure

Open Space and Trails

- Project to provide 10.50 acres of designated open space and 3,000 linear feet of Hayward Foothill Trail.
- SD7 Zoning overlay requires the construction of Foothill Trail.
 - Developer to construct
 - HOA or HARD to own
 - HARD to control and manage comprehensively
- Trail access to Carlos Bee Blvd. & CSUEB.

Hayward Foothill Trail—Citywide Alignment



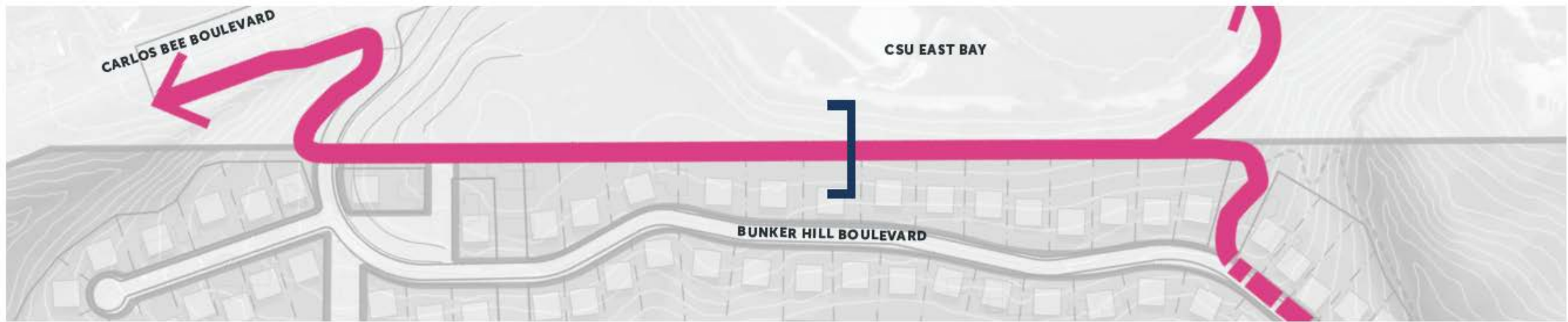
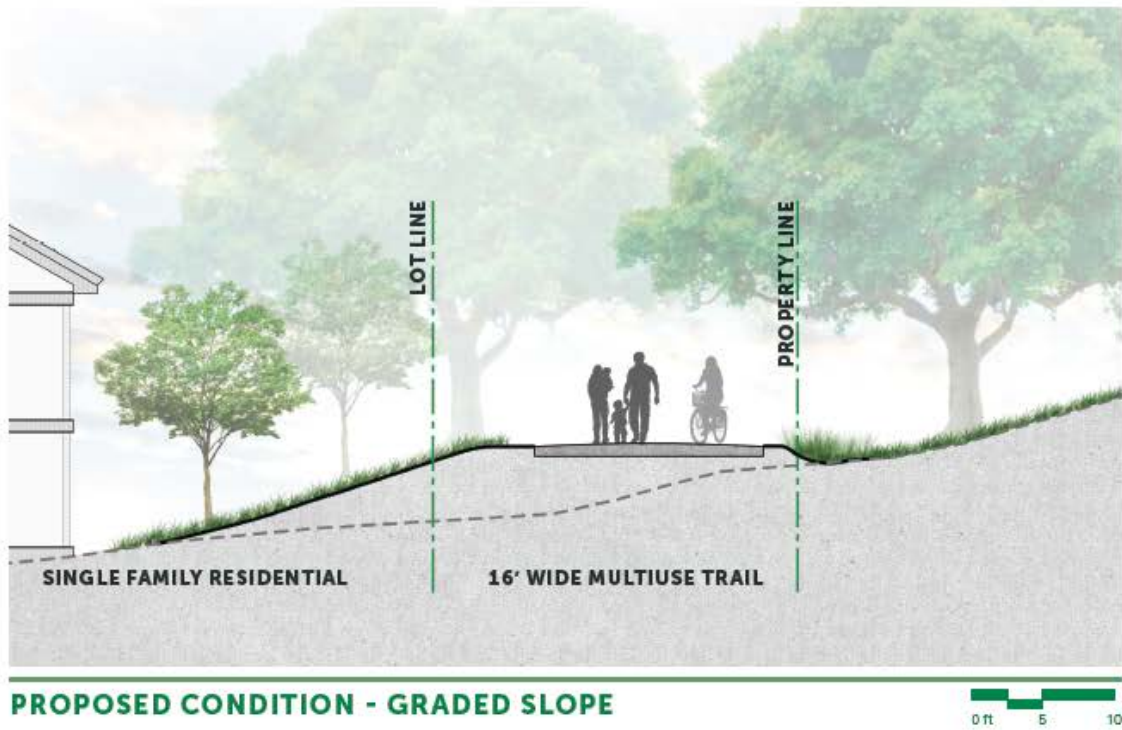
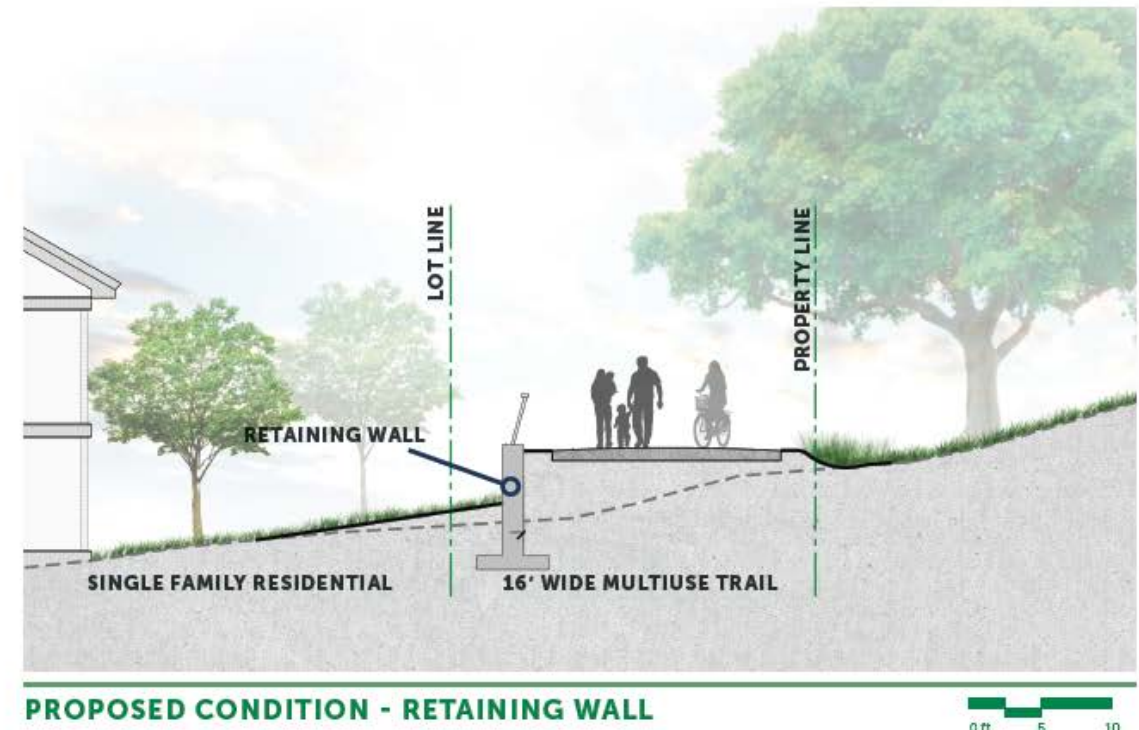


Figure 4-2: Hayward Foothill Trail Enlargement



PROPOSED CONDITION - GRADED SLOPE



PROPOSED CONDITION - RETAINING WALL

Figure 4-3 & 4-4: Bunker Hill Property Foothill Trail Typical Sections

Bunker Hill Property Foothill Trail Perspective



Streets and Circulation

- Existing roadways will need to be replaced entirely.
- New roads will include:
 - Wider drive lanes
 - Rolled curbs
 - Public parking
 - Landscaping
 - Sidewalks
- Selected developer will need to work with City and CSUEB to obtain new vehicular access to Carlos Bee Blvd.



CalState
Hayward

Secondary
Trail

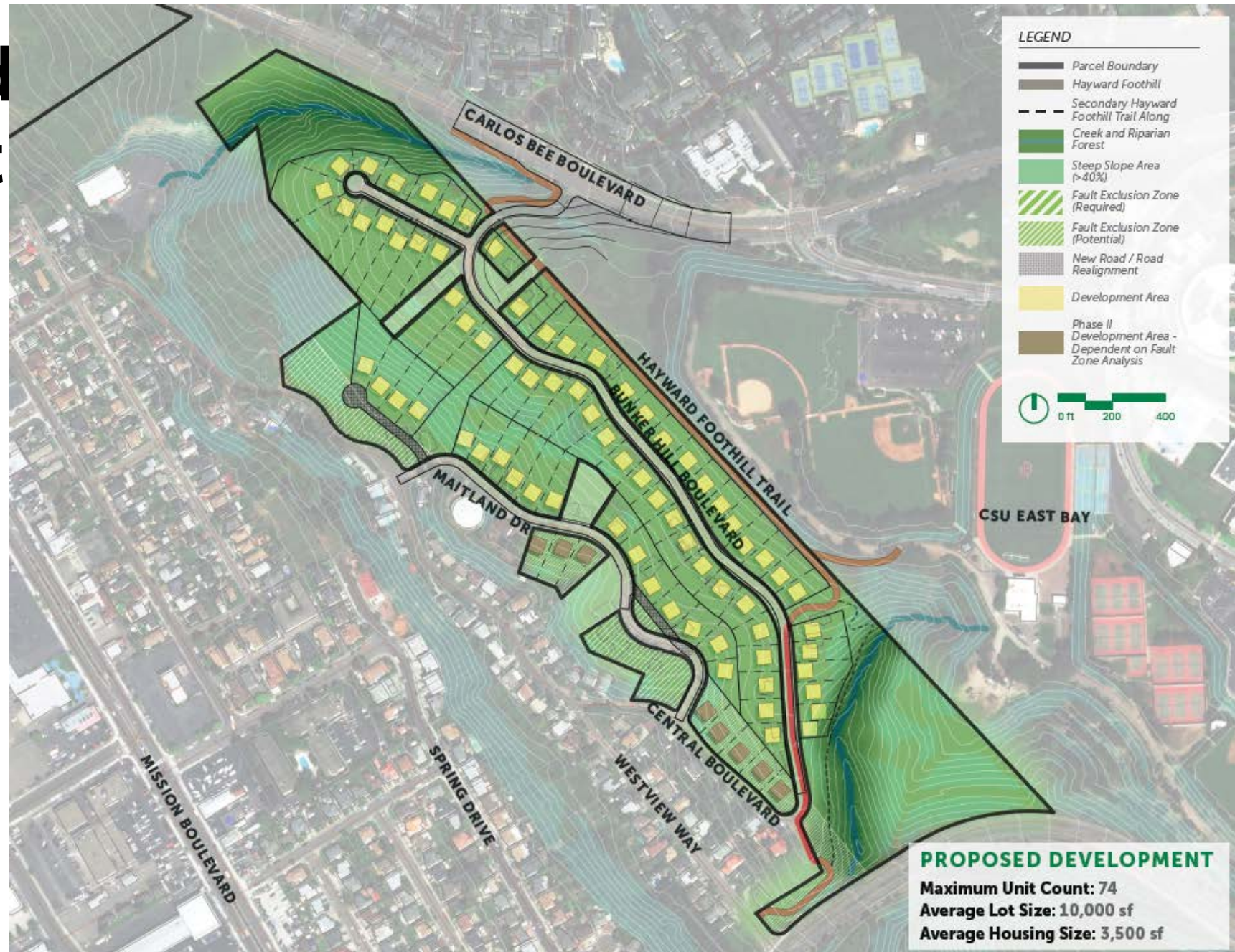
Hayward Foothill
Trail

Bunker Hill
Blvd.



Land Use and Development

- Future development will maintain rural character of the surrounding neighborhood
- 74 single family homes
- 8 deed restricted affordable ADUs
- 10,000 square foot average lot size, consistent with General Plan
 - 4,500-20,000 sf. lot size range
 - 30%-40% lot coverage max.
 - 60-100 ft. lot frontages
- 3,500 sf. avg. houses
- 2-3 car garages
- Wildlife corridors



Bunker Hill Blvd. Property Development Perspective



Infrastructure

- Existing infrastructure systems are inadequate.
 - Bunker Hill lacks full sewer and storm water infrastructure.
 - Electric and communication lines are not underground.
- New development will need to install and underground all utility infrastructure.
 - Will include the locating of gas, electric, and communications facilities in joint trench.

Request for Proposals

Parcel Group 5 Disposition Strategy

RFP Process

- Issue RFP following approval of the Master Development Plan.
- Solicits proposals from the development community.
- Sets specific development requirements, as property owner, in addition to the Master Development Plan.
- Staff will select a short list of developers to interview and will recommend no more than three for final selection by Council.
 - Community Members to be on interview panel.
- City Council to select the final developer and authorize exclusive negotiations in a public hearing.

RFP Development Requirements

1. Foothill Trail and Parkland Dedication Requirements

- Developers will need to construct the 16-foot wide multi-use trail throughout their proposed development.

2. Affordable Housing Requirements

- Developers will have two options for satisfying the City's Affordable Housing Requirements:
 1. **Preferred:** Construct deed restricted ADUs in an amount equal to 10% of the total development's unit count **PLUS** pay 50% of the listed Affordable Housing In-Lieu fee on the remaining 90% of the total unit count.
 2. Developer's may propose an alternative that meets or exceeds the thresholds of the first option.

RFP Development Requirements, 2

3. Green Development

- Developers must incorporate green building and landscaping elements that reduce use of energy, water, and natural resources.
 - Includes making each home solar powered to meet new CA Building Standard Commission's requirement.

4. Transportation Demand Management (TDM)

- Developers must propose and implement a TDM program that reduces vehicle miles traveled and encourages residents to utilize alternative modes of transportation outside of single occupancy vehicles.

RFP Development Requirements, 3

5. Hayward Resident Priority Preference Plan

- Developers will need to include a plan which grants a priority preference for Hayward residents to purchase or lease market rate units in instances where all other financial considerations are equal, if possible.
 - Must be pursuant to applicable state and federal Fair Housing laws.
- Developers must state any impact of this program on purchase price.

Estimated Timeline

Date	Activity	Public Contact and Participation
June 3, 2019	<i>CEDC Review of Draft MDP and RFP</i>	Yes
June 27, 2019	Planning Commission Review of Draft MDP, RFP, and General Plan EIR Addendum	Yes
July 9, 2019	City Council Approval of MDP, RFP, and General Plan EIR Addendum	Yes
July 10, 2019	Release of Parcel Group 5 RFP	
August 28, 2019	Proposal Due Date	
September 2019	Review of Proposals	
October 2019	Staff/Community Interviews of Short List	Yes
November 2019	City Council Selection of Developer	Yes
Winter 2020	City Council Authorization of Exclusive Negotiations	Yes
Summer 2020	City Council approval of Disposition and Development Agreement, Site Plan, and TDM plan	Yes

Questions & Comments?

Economic Development Activities Update



Annual Business Appreciation Event May 16, 2018

78 Attendees (Most in the event history), representing over 45 businesses



Business Update

reflexion

Grand Opening
May 22, 2019

50,000 sq. ft. Production Facility
Adding 100 new jobs



Future Meeting Topics