

**SPECIAL MEETING
H.A.R.D. BOARD OF DIRECTORS & HAYWARD CITY COUNCIL**

MONDAY, APRIL 10, 2017

DOCUMENTS RECEIVED AFTER PUBLISHED AGENDA

**Questions and Responses Regarding
H.A.R.D./City Council Meeting**

From: Kelly McAdoo

Sent: Monday, April 10, 2017 9:35 AM

To: Al Mendall <Al.Mendall@hayward-ca.gov>; Barbara Halliday <Barbara.Halliday@hayward-ca.gov>; Elisa Marquez <Elisa.Marquez@hayward-ca.gov>; Francisco Zermeno <Francisco.Zermeno@hayward-ca.gov>; Marvin Peixoto <Marvin.Peixoto@hayward-ca.gov>; Mark Salinas <Mark.Salinas@hayward-ca.gov>; Sara Lamnin <Sara.Lamnin@hayward-ca.gov>

Cc: Maria Hurtado <Maria.Hurtado@hayward-ca.gov>; Michael Lawson <Michael.Lawson@hayward-ca.gov>; Miriam Lens <Miriam.Lens@hayward-ca.gov>; Colleen Kamai <Colleen.Kamai@hayward-ca.gov>

Subject: FW: Questions for Monday's joint meeting

Good morning Mayor and Council-

Please see questions and responses below regarding tonight's joint HARD/City Council meeting.

Thank you-
Kelly

Kelly McAdoo

City Manager

City of Hayward | 777 B Street | Hayward, CA 94541

☎ Phone: 510.583.4305 | Fax: 510-583-3601 | * Email: kelly.mcadoo@hayward-ca.gov



From: Paul McCreary [<mailto:McCP@haywardrec.org>]

Sent: Monday, April 10, 2017 8:32 AM

To: Al Mendall <Al.Mendall@hayward-ca.gov>; Kelly McAdoo <Kelly.McAdoo@hayward-ca.gov>; Maria Hurtado <Maria.Hurtado@hayward-ca.gov>

Cc: Colleen Kamai <Colleen.Kamai@hayward-ca.gov>

Subject: RE: Questions for Monday's joint meeting

Councilmember Mendall: Thank you for your email. Following are the answers to your questions.

Alameda County last updated the in-lieu fees around 2006 as well. Following are the current fees:

Single Family	\$11,550
Multiple	\$10,200
Secondary Unit	\$5,775
Mobile Home	\$7,975

The City of Dublin has a commercial fee, and I believe Kelly also worked on a commercial fee in Fremont as well. The Commercial Fee is based on a Worker Equivalency. In Dublin an employee of a new commercial development was the equivalent of 0.23 residents. The number of employees per 1,000 square feet of commercial space was calculated using different ratios for office, retail and industrial. For

example, an office was assumed to have more employees per square foot than retail. This would likely be a controversial element of a new program that could be substantiated with good data, assumptions and nexus.

With regards to flexibility to negotiate reductions in fees for desired developments, I would defer to the City's Legal Counsel on this question. I have seen cities suspend or reduce the fees for an entire program during the economic downturn; however, it may be problematic to negotiate unique fees for a desirable development unless the City could show some significant community benefit. Also, politically it may bear additional problems for the Council with developers. Therefore I would recommend that any desirable fee reductions be included in the overall fee program so any development meeting those standards would be considered, not just on a case by case basis. Again, my two cents, your Counsel may opine differently.

Finally, HARD has broached the concept of increasing the in-lieu fees with Alameda County staff and one supervisor. We concur it would be desirable to have both fees updated in a similar timeframe.

Please let me know if you have further questions.



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Paul McCreary

General Manager

Hayward Area Recreation & Park District

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Enjoy life with H.A.R.D.!



From: Al Mendall [<mailto:Al.Mendall@hayward-ca.gov>]

Sent: Sunday, April 09, 2017 7:28 AM

To: Paul McCreary <McCP@haywardrec.org>; Kelly McAdoo <Kelly.McAdoo@hayward-ca.gov>; Maria Hurtado <Maria.Hurtado@hayward-ca.gov>

Cc: Colleen Kamai <Colleen.Kamai@hayward-ca.gov>

Subject: Questions for Monday's joint meeting

Paul & Kelly,

I have a few questions for tomorrow night and wanted to give you a heads up so that your staffs could be prepared.

1. Table 3 does not list the park en lieu fees for unincorporated Alameda County. I have asked about their fees in the past. Given that 1/2 of HARD's jurisdiction is in unincorporated Alameda Count, please provide their fee structure for comparison purposes.

2. Do we know of any instances of a City including park/open space requirements for commercial developments? In particular, I am interested in a way to encourage Hayward's

industrial properties to provide linear open spaces (trails, paths, etc.) and pleasant outdoor seating areas. Such a requirement would be far lower than for residential, but some leverage to push for some open space in the industrial area would be good.

3. What flexibility does the City have to negotiate a reduction in park dedication or fees, if it so chooses? Put another way, could we set a high en lieu fee of \$39k/unit, but then say that the City has the right to negotiate away up to X% of that total, if it chooses?

4. I presume that HARD will be asking unincorporated Alameda County to raise their park en lieu fees to the same level as Hayward's, correct?

Thank you,
Al Mendall
Hayward City Council

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