



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, March 12, 2020, 7:00 p.m.
777 B Street, Hayward, CA 94541**

MEETING

A regular meeting of the Hayward Planning Commission was called to order at 7:00 p.m. by Chair Bonilla.

CALL TO ORDER Pledge of Allegiance

Commissioner Goldstein led in the Pledge of Allegiance.

ROLL CALL

Present: COMMISSIONERS: Stevens, Andrews, Faria, Patton, Roche, Goldstein
CHAIRPERSON: Bonilla
Absent: COMMISSIONER: None

Staff Members Present: Lochirco, Monlux, Solla, Vigilia, Wolny

General Public Present: 0

PUBLIC COMMENT:

There were none.

WORK SESSION:

1. SB743 Work Session on Level of Service (LOS) to Vehicle Miles Traveled (VMT) Analysis

Principal Planner Lochirco introduced the item and introduced Ms. Meghan Wier and Mr. Marvin Ranaldson from Nelson Nygaard, the City's environmental transportation consultant.

Ms. Wier provided a synopsis of the staff report and presented the PowerPoint presentation.

Ms. Wier confirmed for Commissioner Faria that SB 743, Section 15064.3 (c) compliance date is 7/1/2020. As of July 1, 2020, the methodology of Level of Service (LOS) can no longer be used as the threshold of significance within California Environmental Quality Act (CEQA). Principal Planner Lochirco spoke about the change to using Vehicle Miles Traveled (VMT) methodology when reviewing traffic studies for new infill projects.



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Commissioner Patton has concerns that VMT prioritizes regional traffic as opposed to local traffic and said there needs to be a balance. Mr. Patton said that even if the City changes to VMT within CEQA which is an information document, he is in favor of San Jose's approach and is in favor of providing Council with the suggestion of retaining LOS in the City's General Plan. This will enable staff to answer residents' concerns about traffic impact from new projects as this is a quality of life issue for existing residents. Senior Transportation Engineer Solla said that most projects will have a local transportation analysis performed to make sure there is a balance and that there is a consultant working on the nexus study for the traffic impact fees which should be concluded towards the end of summer.

Commissioner Andrews asked what types of projects would trigger a last mile shuttle, Ms. Wier said a project located above the threshold would trigger mitigation measures and determines the level of mitigation that would be most effective. Ms. Wier said a project occupied by a major employer that is too far to walk from major transportation stop would be considered above the threshold and a project that is that is within a half mile radius of a major transportation stop is considered below the threshold. She also provided information for smaller employers such as parking and carpooling incentives. Senior Transportation Engineer Solla shared that the Lincoln Landing project has a last mile shuttle as part of their Transportation Demand Management (TDM) strategy. Principal Planner Lochirco said that Emeryville has a shuttle supported by multiple businesses but shared that shuttles does not work for every situation. Mr. Lochirco said that per the State mandate staff is focusing on making amendments to the City's General Plan for future projects and that staff is developing a local traffic LOS and there is a TDM approach being discussed at the regional level.

Commissioner Roche acknowledges that the VMT method may be a smarter way to look at streets and capitalize on housing, but she has concerns for residents about how their environmental and traffic impacts will be addressed. Ms. Roche commented that for a new office park that is far from a major transportation stop she would like to see a coordinated effort for shuttle service for the workers.

Ms. Wier explained for Commissioner Goldstein the difference between the LOS and VMT methodologies. Ms. Wier said LOS is measured by using data collected at specific points, collect traffic counts for specific intersections then make estimates based on the proposed projects. The VMT is modeled from output from regional travel which looks at traffic connections and regional corridors and has been used for a long time to measure greenhouse gas emissions (GHG). She said that the Alameda County model has been updated recently and Hayward VMT measurements are based on several blocks.

In response to Commissioner Stevens' request for a comparison between a 500-unit residential development apartment project in Hayward and a 500-unit single family homes



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project in Tracy. Principal Planner Lochirco explained that in Hayward there is an urban setting where stores are nearby so the VMT would be lower as in Tracy where stores are more spread out the VMT would be higher which adds to the environmental impacts. Mr. Lochirco said an urban environment can be mitigated easier as opposed to being on the outskirts of a suburban area. The level of VMT would depend on the options that are available to residents and staff would need to identify the multiple criteria involved which would include the geography of the area. Ms. Wier added that every lead agency sets their own threshold.

Ms. Wier provided Chair Bonilla with examples of learning experiences from other cities' implementation of the VMT methodology. Mr. Bonilla has concerns with regional transportation in Hayward as residents still rely on their cars. Mr. Bonilla hopes that the VMT method will help the City achieve a better level of transportation both locally and regionally. Ms. Wier shared that all cities in California have the same deadline of July 1, 2020 and if the deadline is not met then it could impact development. Principal Planner Lochirco said the City was very proactive in obtaining the Metropolitan Transportation Commission (MTC) grant for this study,

Commissioner Andrews asked what is being done to hold cities accountable to adopt the VMT process, Principal Planner Lochirco said this is a State mandate and non-conforming cities can be in a situation of liability which can lead to potential litigation. Ms. Wier added that long term VMT analysis is important for planning transit service and in the long term can help in reducing VMT and environmental impacts.

Chair Bonilla commented that it appears that both the LOS and VMT methods can work and that the City will be keeping the LOS method at the local level in the City's General Plan.

There being no speakers Chair Bonilla open and closed the public hearing at 8 17 p.m.

APPROVAL OF MINUTES

2. Approval of the Planning Commission Meeting Minutes of February 27, 2020.

Commissioner Stevens made a motion, seconded by Commissioner Roche, to approve the Planning Commission Meeting Minutes of February 27, 2020.

The motion passed with the following vote:

AYES:	Commissioners Stevens, Andrews, Faria, Patton, Roche, Goldstein Chair Bonilla
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NOES: None
ABSENT: None
ABSTAIN: None

COMMISSION REPORTS

Oral Report on Planning and Zoning Matters:

Principal Planner Lochirco provided an update on the 2020 census and shared that staff has been working closely with the Alameda County Census Counts Group on a public outreach effort. Mr. Lochirco said there will be postcards mailed out and the establishment of Question Assistance Centers at both libraries (Main and Weekes). Mr. Lochirco encourages the City's residents to complete the census questionnaire which is due by April 1, 2020. Mr. Lochirco shared that the City's website will have an informational census page.

Mr. Lochirco reminded everyone regarding COVID-19 state of emergency that the City will be partially closed starting Monday, March 16, 2020. The Permit Center for Building and Planning will be by appointment only for the next 30 days and that is for the safety of staff, applicants and community members.

Mr. Lochirco said the March 26th Planning Commission meeting will most likely be cancelled and there could be an opportunity for teleconferencing for the April meeting.

Principal Planner Lochirco confirmed for Commissioner Andrews that the census cannot ask if you are a citizen.

Principal Planner Lochirco explained for Chair Bonilla the City Manager's direction regarding the State of Emergency because of the coronavirus.

Commissioners' Announcements, Referrals:

Commissioner Roche shared about attending the Planning Commissioners Academy last week and that one of the sessions she attended was on the Mandatory Housing Element in the General Plan and she is happy to share information that she learned.

Commissioner Goldstein cautioned everyone that during this stressful time to please to be alert to any alarmist email or unusual emails as hackers are out there and ready to take advantage of people. Mr. Goldstein provided tips on internet safety during emergency times.



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ADJOURNMENT

Chair Bonilla adjourned the meeting at 8:31 p.m.

APPROVED:

Julie Roche, Secretary
Planning Commission

ATTEST:

Michael Wolny, Senior Secretary
Office of the City Clerk