



CITY OF HAYWARD

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Cover Memo

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DATE: April 30, 2019

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT

Adoption of the Downtown Specific Plan and Development Code and Certification of the Final Environmental Impact Report, per CEQA, with a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program

RECOMMENDATION

That the City Council adopts the Downtown Specific Plan, Development Code, and all proposed map amendments to the City's Zoning Map for certain properties within the Specific Plan Area, by introducing an Ordinance (Attachment II) and adopting a Resolution (Attachment III) with the required findings and environmental review, which involves certification of the project Environmental Impact Report (EIR) (Attachments VI & VII) as prepared in accordance with the California Environmental Quality Act (CEQA) and City guidelines, and adoption of the Statement of Overriding Considerations (part of Attachment III) and approval of the Mitigation Monitoring and Reporting Program (part of Attachment VI).

SUMMARY

The City Council is being asked to adopt final versions of the Downtown Specific Plan and related Code, certify the Final Environmental Impact Report with a Statement of Overriding Consideration and Mitigation Monitoring and Reporting Program, and adopt all proposed amendments to the City's Official Zoning Map to reflect new land use designations being proposed by the Plan. City staff and the consulting team will present an overview of changes that were made to the Public Review Draft Specific Plan and Code and other correspondence received by the public during the public review period of the Draft Environmental Impact Report (DEIR). The Final Environmental Impact Report (FEIR) also includes a formal response to all public comments received, consistent with requirements of the California Environmental Quality Act (CEQA).

Completion of the Downtown Specific Plan is a City Council priority, establishing a framework of goals and policies that help create a safe, comfortable, and vibrant mixed-use environment that promotes the pedestrian experience and encourages walking, sidewalk dining, window shopping, and social interaction. Providing a better pedestrian experience will be achieved through the implementation of phased infrastructure improvements to slow vehicular traffic within the Plan area, specifically on major thoroughfares in Downtown. The Plan will also revitalize and enhance Downtown to accommodate and

encourage growth within compact, mixed-use, and walkable neighborhoods that are located near the City's job centers and regional transit facilities. The Plan will also help facilitate private-sector investment in the downtown to provide a safe, vibrant, and prosperous arts and entertainment district that offers enhanced shopping, dining, recreational, and cultural experiences and events for residents, families, college students, and visitors.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Ordinance
Attachment III	Resolution
Attachment IV	Summary Detailing Plan & Code Changes
Attachment V	Final Draft Specific Plan & Code
Attachment VI	Draft Environmental Impact Report
Attachment VII	Final Environmental Impact Report
Attachment VIII	Planning Commission Draft Minutes 3-28-19
Attachment IX	CEQA Errata Sheet - Table 2.3.010.A