



CITY OF  
**HAYWARD**  
HEART OF THE BAY

Work session

**DATE:** September 20, 2007  
**TO:** Planning Commission  
**FROM:** Sara Buizer, AICP, Senior Planner  
**SUBJECT:** Update on Route 238 Land Use Study

**RECOMMENDATION**

Staff recommends that the Planning Commission review and comment on this report.

**DISCUSSION**

Overview of the Study Process and Timeline

The City was awarded a \$250,000 grant from Caltrans to conduct a land use study of the Route 238 Bypass right-of-way parcels (see map, Attachment A). On October 17, 2006, the City Council adopted resolutions authorizing the City Manager to execute an agreement with the State for the study.

At a November 14, 2006 joint work session, the City Council and Planning Commission reviewed the proposed scope for the land use study, which will include preparation of land use alternatives, circulation and traffic analysis and a market and fiscal impact analysis. The study and related technical assessments will be used to develop alternative land use scenarios for review, which will lead to anticipated changes to the General Plan and Zoning designations for the study area properties, all of which are owned by the State. A related program-level Environmental Impact Report (EIR) will also be prepared to assess impacts associated with development in accordance with proposed General Plan and Zoning designations associated with the land use scenarios. Properties in the approximately 350 acre study area currently have General Plan and Zoning designations (see Attachments B and C) and the main purpose of the study will be to assess whether those designations are appropriate and reflect the City's policies and vision.

A Request for Proposals was distributed to thirteen planning and consulting firms in the Bay Area. Representatives from 10 firms attended the pre-proposal conference on May 14, 2007. Three firms submitted proposals and interviews were held with those firms on May 29, 2007.

At the June 26, 2007 City Council meeting, staff recommended and the City Council authorized that the team lead by Community Design and Architecture (CD+A) be selected as consultants for the study.

Staff has formed two committees, an Agency Executive Committee (AEC) and a Technical Advisory Committee (TAC), to assist in the review of the land use study. Both committees include representatives from Caltrans, Alameda County, Hayward Area Recreation and Park District, Hayward Unified School District, and California State University. The Agency Executive Committee is comprised of high level officials from the agencies whereas the TAC is comprised of technical staff from each agency. The Agency Executive Committee has held two meetings, one of which included a walking/driving tour of the study parcels. The Technical Advisory Committee has met once and representatives also attended the walking/driving tour. It is anticipated that the Agency Executive Committee will meet every other month and will guide policy decisions relative to the land use study as it impacts their respective agencies. The Technical Advisory Committee will meet once a month and will be reviewing sections of the land use study and providing technical input as the study progresses.

The timeline for completion of the study and EIR is approximately seventeen months, with public hearings before the Planning Commission and City Council envisioned for the latter part of 2008 and early part of 2009. Per terms of the Caltrans grant, the final land use study must be submitted to Caltrans by February of 2009.

### Community Meetings

A series of community meetings are planned at key points in the study process to obtain input from the community. The first community meeting will be held on October 3, 2007 from 6:30-9:00pm in the main hall at Centennial Hall.

The focus of the first community meeting will be to provide an overview of the study process and timeline for completion of the study, as well as receive input from the public on what key issues should be considered as the study progresses. CD+A will present existing conditions information including a description of the existing General Plan and Zoning designations for the various properties, identification of the existing land uses, as well as a description of the topography and other site constraints. Information will also be presented related to intersections proposed to be studied, existing traffic counts, transit routes and pedestrian and bicycle routes and connectivity. Lastly, CD+A will present information related to opportunities that may influence future land use designations for the properties, including providing a description of existing assets or features, such as location of schools, parks, and the Japanese Gardens adjacent to the northern portion of the study area. Information related to these topic areas will be presented to the Commissioners at the work session.

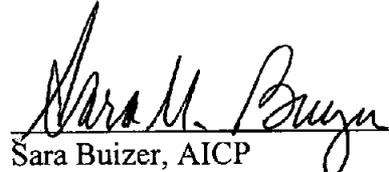
### **PUBLIC NOTICE**

Public notification for the first community meeting will include: (1) a mailed notice to all property owners within 300 feet of the parcels associated with the Route 238 Land Use

Study; (2) two postings in the local newspaper; (3) mailed notice to all interested parties including Caltrans, the study area parcels property owner, including all commissions and committees, Chamber of Commerce, environmental groups and any party who has requested such notice; and (4) posting on the City web page.

Mailed notices were sent out on September 17, 2007. The newspaper notice was posted on September 12, 2007 and will be posted again on September 26, 2007.

*Prepared by:*

  
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Senior Planner

*Recommended by:*

  
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David Rizk, AICP  
Planning Manager

Attachments:

- A. Route 238 Study Area Parcels
- B. Existing General Plan Land Use Designations for Study Area Parcels
- C. Existing Zoning Designations for Study Area Parcels

DUE TO THE SIZE AND  
COLOR OF THE FOLLOWING  
ATTACHMENTS, THEY  
HAVE BEEN INCLUDED AS  
SEPARATE LINKS