



MEETING

The regular meeting of the Hayward Planning Commission was called to order at 7:30 p.m. by Chairperson Caveglia, followed by the Pledge of Allegiance.

ROLL CALL

Present: COMMISSIONERS Bogue, Halliday, Sacks, Williams, Zermeño
 CHAIRPERSON Caveglia
 Absent: COMMISSIONER Thnay

Staff Members Present: Anderly, Baker, Bartlett, Bauman, Conneely, Looney, Patenaude

General Public Present: Approximately 4

PUBLIC COMMENT

There were no public comments.

AGENDA

1. **Preliminary Draft of the Five-Year Capital Improvement Program** (Fiscal Years 2001-2002 Through 2005-2006) – Review for consistency with General Plan.
2. **Recommendation on Downtown Hayward Redevelopment Plan Amendment and Final Environmental Impact Report.**

PUBLIC HEARINGS

1. **Preliminary Draft of the Five-Year Capital Improvement Program** (Fiscal Years 2001-2002 Through 2005-2006) – Review for consistency with General Plan.

Deputy Public Works Director Bauman introduced the CIP budget, explaining that most of the Commissioners' questions were answered at the last work session. He noted that, by law, the Planning Commission reviews this document for conformance with the City's General Plan. He thanked his staff, particularly Peggy Baker, for all their work on the document. He noted that the Council's CIP Committee had already reviewed the document and the City Council

will review it at their next Work Session. He commented on several significant changes in this budget over previous budgets including several landscaping projects made possible by transfers from the General Fund. As a result of additional funding from LAVMA, he noted that there is a significant increase in the amount available for sidewalk rehabilitation. There is also an increase in funding for addressing pavement needs based on reauthorization of Measure B. He noted that Measure B money will also be available for new sidewalks and bicycle facilities. The budget provides for major upgrading of sewer and water systems. He highlighted a new tabulation called "livable streets" which lists specific improvements related to other than vehicle use of our streets.

Commissioner Williams asked about the Measure B funds being discussed in a recent court case and whether that have any impact on this budget. He was told that the Measure B dollars in the CIP budget are allocated for local transportation improvements. The lawsuit mentioned is focused specifically on the 238 By-Pass money and has no effect on other Measure B funds distributed to the City.

Chairperson Caveglia opened and closed the public hearing at 7:42 with no input from members of the public.

Commissioner Zermefio **moved**, seconded by Commissioner Sacks, to find the Capital Improvement Plan consistent with the City's General Plan. The **motion passed unanimously, 6:0**, with Commissioner Thnay absent.

Commissioner Halliday commented that she thought the budget was a great improvement for including improvements for pedestrians. She congratulated Mr. Bauman for the fantastic work by both he and his staff.

2. Recommendation on Downtown Hayward Redevelopment Plan Amendment and Final Environmental Impact Report.

Redevelopment Director Bartlett said staff recommends that the Commission recommend adoption of the proposed redevelopment plan amendment and certification of the EIR. She described the boundaries of the proposed amendment area and explained the benefits of the Redevelopment District. She discussed the tax-increment financing of the program. She commented that 20 percent is set aside for affordable housing. She noted that this is a program EIR which cites general impacts. Individual projects may require further project-specific environmental review. She pointed out that the final EIR is in conformance with the General Plan, as is the Plan Amendment. This amendment is proposing to add 700+ acres to the existing area. Staff was asking the Commission to find the amendment in conformance with the General Plan. She added that the consultant, Scott Gregory of Lamphier-Gregory Urban and Environmental Planners, who wrote the EIR, was available for questions. She then answered questions from Commissioners regarding the Plan revisions, bond indebtedness, and



the eminent domain provisions.

Chairperson Caveglia opened and closed the public hearing at 8:19 p.m. with no comments from the public.

Commissioner Sacks **moved**, seconded by Commissioner Halliday, to **adopt the resolution, making the appropriate findings, recommending approval of the Redevelopment Plan Amendment, and certifying the Final Environmental Impact Report as in compliance with the California Environmental Quality Act.** The motion passed unanimously, 6:0, with Commissioner Thnay absent.

Commissioner Halliday then commented that she was pleased with the revisions regarding historical structures. She hoped that the City would follow the advice in the report and compile a list of historical properties in the Redevelopment Area since this will be part of the mitigation measures.

ADDITIONAL MATTERS

3. Oral Report on Planning and Zoning Matters

Planning Manager Anderly announced the schedule of meetings through June.

4. Commissioners' Announcements, Referrals

Commissioner Williams commented that he would be absent from the tour on June 2.

Commissioner Sacks discussed the concept of "miniature" houses like those approved on Orchard at the last meeting. She said a friend had called and commented on the amount of traffic generated by these in-fill projects. She commented that with the energy crisis more housing requires more usage and noted that Item C in the Final Environmental Impact Report for the Redevelopment program identifies energy conservation is a non-impact.

Commissioner Halliday asked again about the Shaffer Park Shopping Center and trellis.

Planning Manager Anderly answered that she would respond by memo.

Commissioner Zermeño announced that he would not be attending the meeting of May 31. He

will be attending graduation ceremonies.

MINUTES

- May 10, 2001

Commissioner Sacks asked for corrections to the following: Page 3, Suzanne Cox comments, "north of O'Neil." Corrected to read "on O'Neil north of Orchard." On Page 7, she stated that Commissioner Williams made the motion, not Commissioner Sacks. The minutes were approved as corrected.

ADJOURNMENT

The meeting was adjourned to Work Session Room 2B by Chairperson Caveglia at 8:30 p.m.

APPROVED:

Ed Bogue, Secretary
Planning Commission

ATTEST:

Edith Looney
Commission Secretary