



CITY OF
HAYWARD
HEART OF THE BAY

CITY COUNCIL AGENDA
JANUARY 21, 2014

**MAYOR MICHAEL SWEENEY
MAYOR PRO TEMPORE MARK SALINAS
COUNCIL MEMBER BARBARA HALLIDAY
COUNCIL MEMBER FRANCISCO ZERMEÑO
COUNCIL MEMBER MARVIN PEIXOTO
COUNCIL MEMBER GREG JONES
COUNCIL MEMBER AL MENDALL**

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CITY COUNCIL MEETING FOR JANUARY 21, 2014
777 B STREET, HAYWARD, CA 94541
WWW.HAYWARD-CA.GOV

CLOSED SESSION
Closed Session Room 2B – 4:00 PM

1. PUBLIC COMMENTS

2. Public Employment

Pursuant to Government Code 54957

- Performance Evaluation

City Manager

3. Public Employment

Pursuant to Government Code 54957

- Performance Evaluation

City Attorney

4. Conference with Labor Negotiators

Pursuant to Government Code 54957.6

- Lead Negotiators: City Manager David; City Attorney Lawson; Assistant City Manager McAdoo; Human Resources Director Robustelli; Finance Director Vesely; Deputy City Attorney Vashi; Director of Maintenance Services McGrath; Senior Human Resources Analyst Collins; Senior Human Resources Analyst Monnastes; Jack Hughes, Liebert, Cassidy and Whitmore

Under Negotiation: All Groups

5. Conference with Legal Counsel

Pursuant to Government Code 54956.9

- Pending Litigation

Oliveira v. City of Hayward, et al., United States District Court for the Northern District of California (S.F. Division), Case No. C13-1664 MEJ ADR

6. Conference with Legal Counsel

Pursuant to Government Code 54956.9

- Pending Litigation

Rojas v. City of Hayward, et al., Alameda County Superior Court (Oakland Administration Building), Case No. RG12632415

7. Conference with Property Negotiators

Pursuant to Government Code 54956.8

➤ Property Transaction

Under Negotiation: Approximately 400 Parcels owned by the California Department of Transportation in the Route 238 Corridor

Property Negotiators: City Manager David, City Attorney Lawson, Assistant City Manager McAdoo, Assistant City Attorney Conneely, Assistant City Attorney Brick, Development Services Director Rizk, Director of Public Works – Engineering and Transportation Fakhrai, and Neighborhood Partnership Manager Bristow

8. Adjourn to City Council Meeting

CITY COUNCIL MEETING
Council Chambers – 7:00 PM

CALL TO ORDER Pledge of Allegiance Council Member Peixoto

ROLL CALL

CLOSED SESSION ANNOUNCEMENT

PUBLIC COMMENTS

The Public Comment section provides an opportunity to address the City Council on items not listed on the agenda or Work Session, or Informational Staff Presentation items. The Council welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Council is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff.

NON-ACTION ITEMS: *(Work Session and Informational Staff Presentation items are non-action items. Although the Council may discuss or direct staff to follow up on these items, no formal action will be taken. Any formal action will be placed on the agenda at a subsequent meeting in the action sections of the agenda.)*



WORK SESSION (60-Minute Limit)

1. Water Pollution Control Facility Master Plan – Review Recommendations (Report from Director of Public Works - Utilities & Environmental Services Ameri)

[Staff Report](#)

[Attachment I Project Location Map](#)

ACTION ITEMS: *(The Council will permit comment as each item is called for the Consent Calendar, Public Hearings, and Legislative Business. In the case of the Consent Calendar, a specific item will need to be pulled by a Council member in order for the Council to discuss the item or to permit public comment on the item. Please notify the City Clerk anytime before the Consent Calendar is voted on by Council if you wish to speak on a Consent Item.)*

CONSENT

2. Resignation of Amacalli Duran from the Hayward Youth Commission and Appointment of Joanna Gil to Fulfill Duran's Unexpired Term

[Staff Report](#)

[Attachment I Resolution](#)

[Attachment II Resignation Letter](#)

3. Weekes ADA Accessible Parking Lot Construction Project: Approval of Plans and Specifications, and Call for Bids

[Staff Report](#)

[Attachment I](#)

[Attachment II](#)

4. Resolution in Support of a Lasting Legacy in the Tennyson Corridor

[Staff Report](#)

[Attachment I Resolution](#)

5. Adoption of a Resolution Supporting SB 405 (Padilla) to Prohibit Specific Stores from Providing Single-Use Carryout Bags to Customers

[Staff Report](#)

[Attachment I Resolution](#)

6. Adoption of Council's FY 2015 & FY 2016 Priorities

[Staff Report](#)

[Attachment I Resolution](#)

[Attachment II Final 2014 Priorities](#)

[Attachment III 2015 Priorities & Perf Measures](#)



The following order of business applies to items considered as part of Public Hearings and Legislative Business:

- *Disclosures*
 - *Staff Presentation*
 - *City Council Questions*
 - *Public Input*
 - *Council Discussion and Action*
-

PUBLIC HEARING

7. Adoption of a Resolution and Introduction of Two Ordinances Related to Certification of a Program Environmental Impact Report in Accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15168; and Approval of the Mission Boulevard Corridor Specific Plan, including a Form-Based Code and Related General Plan Amendment; Encompassing an Area of Approximately 240 Acres and 600 Parcels Along Two Miles of the Mission Boulevard Corridor from Harder Road to the Northern City Boundary, Excluding the Downtown Area Between Jackson Street and A Street (General Plan Amendment Application No. PL-2013-0268, Text Amendment Application No. PL-2013-0270, and Zone Change Application No. PL-2013-0271) – City of Hayward (Applicant) (Report from Director of Development Services Rizk)

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[Attachment I Exhibit F MMRP](#)

[Attachment II Ordinance \(Text Change\)](#)

[Attachment II Exhibit B Revised Regulating Plan](#)

[Attachment II Exhibit C Revised Table 9](#)

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[Attachment IV Slip Lanes Drawings](#)

[Attachment V Letter from Mr. John Kim](#)

[Attachment VI - October 22, 2013 Council Meeting Minutes](#)

LEGISLATIVE BUSINESS

8. Introduction of an Ordinance to Adopt the Energy Efficiency Standards of the Previously Repealed Chapter 10, Article 22 of the Hayward Municipal Code (Green Building Requirements for Private Development). The Project is Exempt from Environmental Review pursuant to Section 15378(b)(1) of the CEQA Guidelines (Report from Director of Development Services Rizk)

[Staff Report](#)

[Attachment I Ordinance](#)

January 21, 2014



COUNCIL REPORTS, REFERRALS, AND FUTURE AGENDA ITEMS

Oral reports from Council Members on their activities, referrals to staff, and suggestions for future agenda items.

ADJOURNMENT

NEXT REGULAR MEETING – 7:00 PM, TUESDAY, JANUARY 28, 2014

PUBLIC COMMENT RULES: *The Mayor may, at the beginning of the hearing, limit testimony to three (3) minutes per individual and five (5) minutes per an individual representing a group of citizens or organization. Speakers will be asked for their name before speaking and are expected to honor the allotted time. Speaker Cards are available from the City Clerk at the meeting.*

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing or legislative business item listed in this agenda, the issues in the lawsuit may be limited to the issues that were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing. **PLEASE TAKE FURTHER NOTICE** that the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

***Materials related to an item on the agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office, City Hall, 777 B Street, 4th Floor, Hayward, during normal business hours. An online version of this agenda and staff reports are available on the City's website. Written comments submitted to the Council in connection with agenda items will be posted on the City's website. All Council Meetings are broadcast simultaneously on the website and on Cable Channel 15, KHRT. ***

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the City Clerk at (510) 583-4400 or TDD (510) 247-3340.

Please visit us on:



DATE: January 21, 2014
TO: Mayor and City Council
FROM: Director of Public Works – Utilities & Environmental Services
SUBJECT: Water Pollution Control Facility Master Plan – Review Recommendations

RECOMMENDATION

That Council reviews findings and recommendations of the Draft Master Plan for the City's Water Pollution Control Facility (WPCF) and comments on this report.

BACKGROUND

The City's WPCF provides primary through secondary wastewater treatment for the residential and business community. The facility treats an annual average of 12.5 million gallons per day (MGD) and meets current requirements to discharge treated effluent to deep waters of the San Francisco Bay. Like most wastewater treatment entities, the City utilizes a facilities master plan to identify long-term facility needs for reliable and efficient operation, and to develop projects and operational adjustments needed, to meet current and future system demands. The master planning process considers current inflow characteristics, such as flow quantities and patterns, as well as anticipated changes in volume, pollutant loading, and regulatory requirements, to prevent or minimize impacts on the environment and protect public health.

The previous WPCF Master Plan was prepared in 2001. Typically, wastewater treatment facilities update their master plans every ten years or so, after most previously identified and recommended projects are implemented and as changes in the community occur. The 2001 Master Plan included recommendations for a substantial rehabilitation of the WPCF and construction of new process units to improve its performance and reliability, and to meet regulatory requirements. Many of those improvements, including a second trickling filter, solids contact tanks, two new final clarifiers, and solids thickening facilities, were completed in 2008 as part of the WPCF Phase I Improvement Project.

After a selection process that included soliciting and receiving proposals from several engineering firms, the City Council approved staff's recommendation in July 2012 to retain the consulting firm of Brown and Caldwell to update the WPCF Master Plan. This action was prompted by several factors. First, the 2001 Master Plan included a series of projects to be constructed after Phase I improvements had been constructed and commissioned. The need for these other projects had to be verified and confirmed based on operational experience with the newly constructed facilities.

Another major consideration was the layout and placement of additional required facilities. Due to its reconfiguration and relocation, the Russell City Energy Center (RCEC) has taken up a substantial portion of the WPCF property. In addition to these two important factors, the following major changes had to be considered in the new Master Plan: 1) delivery of treated effluent to the RCEC for cooling and process use and return of subsequent discharge of substantial amounts of wastewater to the WPCF for treatment; 2) increases of inflow pollutant concentration and loading over the last several years; 3) a heightened awareness of sustainability issues, including energy efficiency and development of green energy sources; and 4) future regulatory changes related to management of nutrient discharge into the San Francisco Bay.

DISCUSSION

The WPCF Master Plan Update encompasses a number of critical tasks, including:

- Development of flow and loading projections
- Evaluation of existing treatment capacity
- Review of current and future regulatory requirements
- Recommendations for facility and process upgrades
- Evaluation of energy efficiency measures
- Development of preliminary site plan for recommended projects
- Preparation of preliminary project schedules and costs

Over the past eighteen months, Brown and Caldwell has worked closely with staff to complete this work and develop findings and recommendations for the City's consideration. This information is being presented to Council for information and review of short- and long-term needs, as well as to preliminarily identify future funding requirements to implement needed projects.

External Factors Impacting WPCF - While the main purpose of this report is to review Master Plan recommendations, it also provides an opportunity to bring to Council's attention two occurrences that have a significant impact on the WPCF and create significant challenges that must be addressed in facilities planning.

Layout of the Russell City Energy Center - As the Council is aware, when RCEC was originally proposed and eventually approved by the California Energy Commission (CEC) in 2002, it was to be located on two properties at the southwest corner of Enterprise Avenue and Whitesell Street. The parcels, one of which continues to house the Salem Communications radio antennas, is directly across the street from the WPCF, and, thus, the layout would not have impacted the WPCF property. For various reasons, primarily economic, the company decided not to pursue construction of the power plant at the approved location. Subsequently, in negotiations with the City and some private property owners, the power plant was relocated to its current location and approved by CEC.

The recently constructed RCEC now occupies several acres of property that were formerly inside the boundaries of and used by the WPCF and slated for development of future wastewater treatment facilities. The property's location downstream from the existing treatment plant facilities

made it ideal for future development of WPCF facilities. In fact, the 2001 WPCF Facilities Plan and subsequent Phase I Improvements design showed the footprint of future facilities on that portion of the WPCF property. In exchange for the property on which the RCEC now resides, Calpine deeded to the City a three-acre parcel at the corner of Enterprise and Whitesell (formerly known as Runnell's property). Although not conveniently located, this property will house some of the satellite facilities of the WPCF.

Extension of Whitesell Street - The project to connect Breakwater to Cabot Boulevard is designed to go through the WPCF, and effectively bisects the Plant. Some of the facilities would be located in the western portion of the road, with others on the eastern side. This design, which encumbers approximately one acre of the current WPCF property, not only reduces available land at WPCF, but makes the operation of the WPCF less fluid. For example, WPCF staff would need to cross Whitesell Street several times during the day and night to check on the treatment plant processes. Additionally, some of the essential underground facilities feeding the WPCF will necessarily be located under the new road. When access to those underground facilities is required, it will necessitate lane closures to enable City staff and contractors to work in the public roadway. Lastly, extending the road through the Plant would make future planning of the WPCF facilities more challenging, as well.

Master Plan Recommendations – Recommendations primarily focus on three critical areas:

1. The WPCF's current and near-term deficiencies and system improvement needs;
2. The WPCF's longer term system improvements needed to adequately meet future facility demands, based on anticipated additional flows projected as a result of the General Plan's residential and non-residential developments; and
3. Improvements that may be needed to meet advanced treatment needs when new regulations to limit the amount of nutrients in the treated wastewater are promulgated.

Current and Near-Term Improvements - The Master Plan contains several recommendations to replace old systems that have reached the end of their useful life, or new systems to add needed treatment capabilities or reliability. Examples of these projects include:

- Construction of a new trickling filter. The existing trickling filter, which is the first part of WPCF's two-part secondary treatment, has both reached its anticipated useful life and is functionally deficient. A new trickling filter is proposed with a project estimated to cost around \$20M.
- Construction of smaller projects to increase WPCF reliability. Examples of these smaller projects include converting an existing, obsolete and out of service facility to a new primary clarifier (currently in design), constructing a mechanical bio-solids dewatering facility, a new wet weather equalization basin, and several smaller structures and facilities. These projects are estimated to cost over \$10M collectively.
- Relocation of the East Bay Dischargers Authority (EBDA) pump station closer to the City's WPCF. Currently, EBDA's Pump Station at Hayward is located about a mile north of the

WPCF, and the WPCF's treated effluent is conveyed through a rather unstable "dirt" channel. Instead of constructing a previously recommended 72-inch concrete pipe for about a mile, which could cost upwards of \$10M, the City will investigate bringing the EBDA Pump Station closer to WPCF to make the facility easier to maintain and more versatile, while reducing the necessary capital. The timing for such an action is right, as the EBDA Pump Station is at or close to the end of its useful life. This system replacement (pipe, disinfection facility, and pump station) can cost between \$15 and \$20M; however, the portion related to the EBDA Pump Station replacement would be the responsibility of EBDA, subject to further discussions and agreement with EBDA.

- Rehabilitation and refurbishment of the WPCF administration building. The existing administration building, which was constructed in the 1960s and has been added to over time, is functionally obsolete. For example, it lacks a proper conference room and training space, the laboratory is congested and illogically laid out, and, while female staff has grown to five, there is only one women's bathroom and shower. The Operations & Maintenance Manager's office is in a hallway connecting the main building to the water and wastewater laboratory. The hallway/office also houses the facility's library. The estimated cost for adding to and refurbishing the existing facility is about \$5M. For a small amount more, a new far more functional facility can be built.

Longer Term Improvements - The Master Plan is recommending certain improvements in the intermediate to longer term, including:

- New bio-solids digester at a cost of about \$9M
- New final clarifier at a cost of about \$7M
- New back-up diesel generator at a cost of \$2M
- Other smaller facilities totaling about \$3M

Before staff recommends proceeding with any of these projects, a full assessment of the need will be prepared at that time, and the recommendation will be based on the results of that assessment.

Future Regulatory Compliance - As Council may be aware, there have been recent discussions about the harmful impact of releasing treated wastewater that contains some nutrients into the San Francisco Bay. Over the past several decades, due to improved treatment of wastewater, and the fact that less sedimentation is washed into the Bay, the waters of the Bay have become clearer. While this is a desirable outcome, the increased clarity allows better light penetration that, in turn, results in algae growth, too much of which is harmful to the Bay ecosystem. This situation can be mitigated by reducing the amount of nutrients such as phosphorous and ammonia in the treated wastewater. The City's consultant has estimated that if and when nutrient removal becomes a requirement, it would be necessary for the WPCF to construct three nitrifying trickling-filters, fourteen de-nitrification filters, as well as three deep-bed filters. The cost is estimated at about \$60M.

ECONOMIC IMPACT

The identified project's costs are fully paid from the Sewer Enterprise Fund through charges paid by users served by the City's wastewater operations. The funding requirements for these capital projects must be evaluated within the context of the Sewer Enterprise Fund budget so as to

minimize needed rate increases to cover the anticipated costs of the capital improvements. While there will be no impact to the General Fund as a result of these projects, wastewater rate payers also pay taxes into the City's General Fund. Total costs to residents and businesses in Hayward must take into account all aspects of City operations.

FISCAL IMPACT

In summary, estimated costs for the recommended projects are:

Project Type	Cost Range	Timing
Current and Near-Term Improvements	\$60M to \$65M*	Needed in next 10 years
Longer-Term Improvements	\$20M-\$25M	Needed in the next 10-20 years
Future Regulatory Compliance	\$60M	May be needed in 10-20 years

*Including EBDA's share of pump station cost.

This is a total cost of about \$150M over the next twenty years, or about \$7.5M per year. This cost summary excludes other projects, such as development of additional solar energy resources. While the cost appears to be high, it is very much in keeping with what other similarly sized wastewater plants around the Bay are facing. For example, the City of San Leandro recently awarded a roughly \$50M project to improve its wastewater treatment plant, which has a capacity roughly 40% of Hayward's plant. The City of Sunnyvale, with a similarly sized facility, is currently undertaking a \$350M expansion.

For the past several years, the sewer operating budget has contributed \$3M annually towards the cost of projects for renewals and replacements at WPCF. An additional \$3M per year is generated from sewer connection fees, which is used for the cost of new facilities and expansions. With a relatively modest increase in the amount of transfers from the sewer operating budget, and anticipated economic recovery and associated construction activities, the City should be able to meet the needs without substantial sewer rate increases. Council may recall that sewer services were increased a modest 3% last year with no increases scheduled for next fiscal year. However, as mentioned above, staff will need to carefully balance operational needs and capital needs in the coming years to ensure necessary capital improvements can be completed while minimizing impacts on rate payers.

PUBLIC CONTACT

No public contact is planned for the recommended projects. All work would be done inside the WPCF boundary, which is located in an industrial or commercial area. There will be no impact on the neighbors or the public.

SCHEDULE

The short-term facilities will be scheduled for design construction in the next ten years. The longer term projects will be planned over the next ten to twenty years. Construction of facilities for future

regulatory compliance would depend on if and when the regulations come into effect and what would be needed to meet the specific regulations. They are not expected in the next five years.

NEXT STEPS

Staff will evaluate the projects recommended in the Master Plan and schedule them in the upcoming ten-year Capital Improvement Program. Individual projects that require professional service agreements for engineering design services and construction projects will be brought back to Council for review and consideration.

Prepared and Recommended by: Alex Ameri, Director of Public Works –
Utilities & Environmental Services

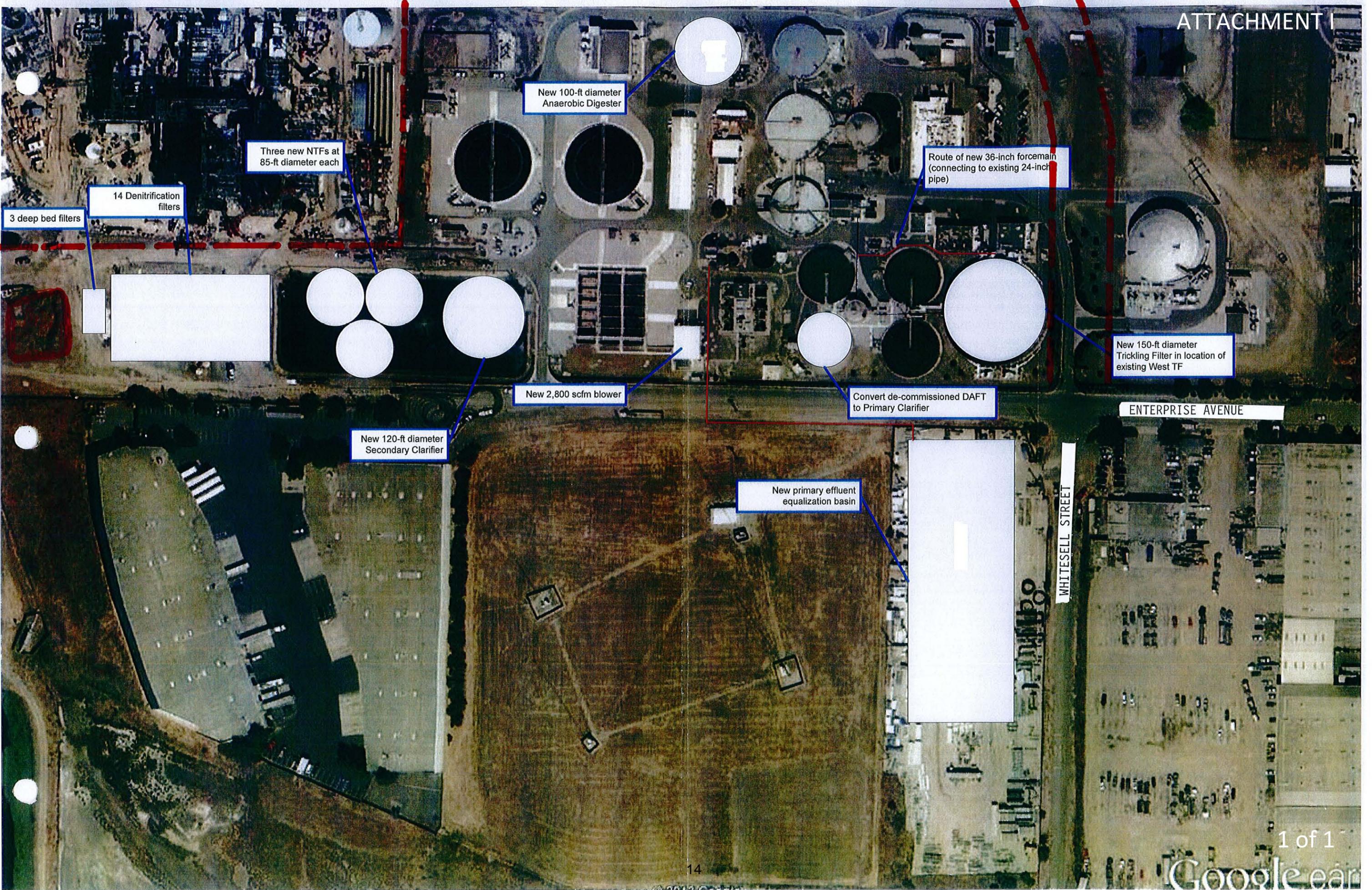
Approved by:



Fran David, City Manager

Attachments:

Attachment I - Project Location Map



3 deep bed filters

14 Denitrification filters

Three new NTFs at 85-ft diameter each

New 100-ft diameter Anaerobic Digester

Route of new 36-inch forcemain (connecting to existing 24-inch pipe)

New 150-ft diameter Trickling Filter in location of existing West TF

New 2,800 scfm blower

Convert de-commissioned DAFT to Primary Clarifier

ENTERPRISE AVENUE

New 120-ft diameter Secondary Clarifier

New primary effluent equalization basin

WHITESELL STREET

DATE: January 21, 2014
TO: Mayor and City Council
FROM: City Clerk
SUBJECT: Resignation of Amacalli Duran from the Hayward Youth Commission and Appointment of Joanna Gil to Fulfill Duran's Unexpired Term

RECOMMENDATION

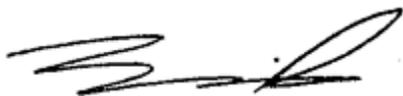
That the City Council accepts the resignation of Ms. Amacalli Duran from the Hayward Youth Commission and adopts a resolution appointing Ms. Joanna Gil to fulfill Ms. Duran's unexpired term.

BACKGROUND

Ms. Duran was appointed to the Hayward Youth Commission on June 26, 2012. Her resignation became effective January 6, 2014 per the attached resignation letter (Attachment II). Ms. Gil will be selected from the Hayward Youth Commission Alternate List to fill Ms. Duran's term, which will expire June 30, 2014.

Prepared and Recommended by: Miriam Lens, City Clerk

Approved by:



Fran David, City Manager

Attachments:

Attachment I	Resolution
Attachment II	Resignation Letter

HAYWARD CITY COUNCIL

RESOLUTION NO. 14-

Introduced by Council Member _____

RESOLUTION ACCEPTING THE RESIGNATION OF AMACALLI DURAN FROM THE HAYWARD YOUTH COMMISSION AND APPOINTING JOANNA GIL TO FULFILL AMACALLI DURAN’S TERM

WHEREAS, Ms. Amacalli Duran was appointed to the Hayward Youth Commission on June 26, 2012,

WHEREAS, the Council hereby accepts the resignations of Amacalli Duran from the Hayward Youth Commission; and commends her for her civic service to the City,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that Ms. Joanna Gil will be selected from the Hayward Youth Commission Alternate List to fill Ms. Amacalli Duran’s term, which will expire June 30, 2014.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2014.

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

From: Amacalli Duran [
Sent: Monday, January 06, 2014 6:16 PM
To: Michael Maine
Subject: HYC: Amacalli Duran

Hello Mr. Maine,

Regrettably, It seems that other necessary priorities are limiting my ability to attend HYC meetings. Due to this, I believe that I must resign, which I will notify the clerk of. Yet, I do not want to leave unfinished work with the resource book. I was under the impression that my topic was financial aid, yet Sophia informed me it was already covered. If you send me my topic I will complete it in the next day and send it to the group (yet you would have to add me of course).

Best,
Amacalli Duran

"This message may contain confidential and/or proprietary information, and is intended for the person/entity to whom it was originally addressed. Any use by others is strictly prohibited."

DATE: January 21, 2014

TO: Mayor and City Council

FROM: Director of Public Works – Engineering & Transportation

SUBJECT: Weekes ADA Accessible Parking Lot Construction Project: Approval of Plans and Specifications and Call for Bids

RECOMMENDATION

That Council adopts the attached resolution approving the plans and specifications for the Weekes ADA Accessible Parking Lot Construction project and calls for bids to be received on February 11, 2014.

BACKGROUND

On April 16, 2013, the City Council passed Resolution No. 13-047, approving the 2013/14 Community Development Block Grant (CDBG) Program, and the FY 2013/14 Action Plan related amendments. In the Annual Action Plan and related amendments, it was indicated that the funding required to meet CDBG timeline standards would be used for previously approved infrastructure projects. The Weekes ADA Accessible Parking Lot Construction project meets several criteria for CDBG funding eligibility including: ADA accessibility, which is infrastructure-related; the parking lot is associated with a park owned by the City; and the parking lot is in a neighborhood that qualifies as low income. This meets project eligibility requirements approved in the Action Plan as well as the Department of Housing and Urban Development's (HUD) objective of providing funding that benefits low to moderate income neighborhoods.

The FY 2012/13 audit identified a total of \$252,954 from FY 2003/04, 2005/06, and 2006/07 that is marked for return to HUD unless spent as determined in the City's previous Annual Action Plan. HUD will reabsorb these funds if the City does not spend them by the end of April. The proposed project is being accelerated to prevent the return of unused CDBG funds.

DISCUSSION

The proposed ADA accessible parking lot project involves the installation of an asphalt concrete pavement lot with sixteen standard parking stalls, including two designated ADA accessible stalls. Also included in the project is decorative LED lighting and a bio-retention area for the treatment of runoff from the pavement surface. Furthermore, the parking lot project will require

removal of three existing mature trees, which will be replaced by the installation of five new trees.

Since the project is financed with federal funds through HUD, compliance with Executive Order 11246 requirements will apply. The Order establishes the goal for minority and female participation, expressed in percentage terms for the Contractor's aggregate workforce in each trade on all construction work. The project will have a contract goal of 25.6% participation of minority employees and 6.9% participation of female employees in each trade.

The project is categorically exempt from environmental review under Section 15311(b) of the California Environmental Quality Act Guidelines for the construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities.

FISCAL IMPACT

The estimated project costs are as follows:

Construction Contract	\$225,000
Design and Administration	10,000
Construction Engineering, Inspection, and Testing	<u>10,000</u>
Total:	\$245,000

The above estimates are only preliminary. More accurate estimates will be developed after the bid opening. As stated above, funds for this project will come from the Community Development Block Grant Fund.

Per the project schedule noted below, work on the project is anticipated to be performed during winter and early spring – i.e. February and March. Inclement weather could impact the schedule and may lead to not all of the grant funds being fully expended by the deadline. If the City is unable to complete the project by the end of April, the funds from 2003/04, 2005/06, and 2006/07, totaling \$252,954, could be required to be returned to HUD. However, if staff can show substantial work done and a clear timeframe for project completion, it is anticipated that HUD will grant a time extension to allow for project completion and the expenditure of any remaining funds.

PUBLIC CONTACT

On December 18, 2013, the Community Services Commission was updated on this project. Because of the temporary inconvenience that is expected to be caused by the construction work, immediately after the construction contract is awarded, a preliminary notice explaining the project will be posted at the Weekes Community Center, the Library, and distributed to adjacent residents and businesses. In accordance with standard practices developed by the City's Planning Department, a notice of this project was sent to all property owners, occupants and other interested individuals within three hundred feet of the subject project site to provide an opportunity to comment within ten days prior to the meeting. Additionally, a notice of this project will be posted at the front counter of Weekes Library prior to the start of construction.

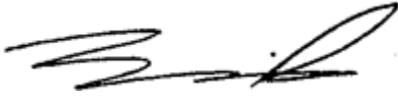
SCHEDULE

Open Bids	February 11, 2014
Award Contract	March 4, 2014
Begin Work	March 17, 2014
Complete Work	April 18, 2014

Prepared by: Yaw Owusu, Assistant City Engineer

Recommended by: Morad Fakhrai, Director of Public Works – Engineering & Transportation

Approved by:



Fran David, City Manager

Attachments:

- Attachment I: Resolution
- Attachment II: Location Map

HAYWARD CITY COUNCIL

RESOLUTION NO. 14-_____

Introduced by Council Member _____

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR THE WEEKES
ADA ACCESSIBLE PARKING LOT CONSTRUCTION PROJECT, AND CALL FOR
BIDS

BE IT RESOLVED by the City Council of the City of Hayward as follows:

WHEREAS, on April 16, 2013, the City Council passed Resolution No. 13-047, approving the Community Development Block Grant (CDBG) Program and the FY 2014 Action Plan related amendments; and

WHEREAS, in the Annual Action Plan and related amendments, it was indicated that funding required to meet CDBG timeliness standards would be used for previously approved infrastructure projects; and

WHEREAS, the Weekes ADA Accessible Parking Lot Project meets the project eligibility approved in the Action Plan, as well as the Department of Housing and Urban Development's (HUD) objective of utilizing funding to benefit low to moderate income neighborhoods; and

WHEREAS, the FY 2013 audit identified a total of \$252,954 from FY 2004, FY 2006, and FY 2007 that is marked for return to HUD unless spent as determined in the City's previous Annual Action Plan; and

WHEREAS, HUD will reabsorb the unused funds if the City does not spend them by the end of April; and

WHEREAS, the Weekes ADA Accessible Parking Lot Project is being accelerated to be completed by the middle of April to prevent this from happening; and

WHEREAS, those certain plans and specifications for the Weekes ADA Accessible Parking Lot Project, on file in the office of the City Clerk, are hereby adopted as the plans and specifications for the project; and

WHEREAS, the City Clerk is hereby directed to cause a notice calling for bids for the required work and material to be made in the form and manner provided by law; and

WHEREAS, sealed bids therefor will be received by the City Clerk’s office at City Hall, 777 B Street, 4th Floor, Hayward, California 94541, up to the hour of 2:00 p.m. on Tuesday, February 11, 2014, and immediately thereafter publicly opened and declared by the City Clerk in the Public Works Conference Room, 4D, located on the 4th Floor of City Hall, Hayward, California;

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council will consider a report on the bids at a regular meeting following the aforesaid opening and declaration of same.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the project is categorically exempt under section 15311(b) of the California Environmental Quality Act Guidelines for the construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2014

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

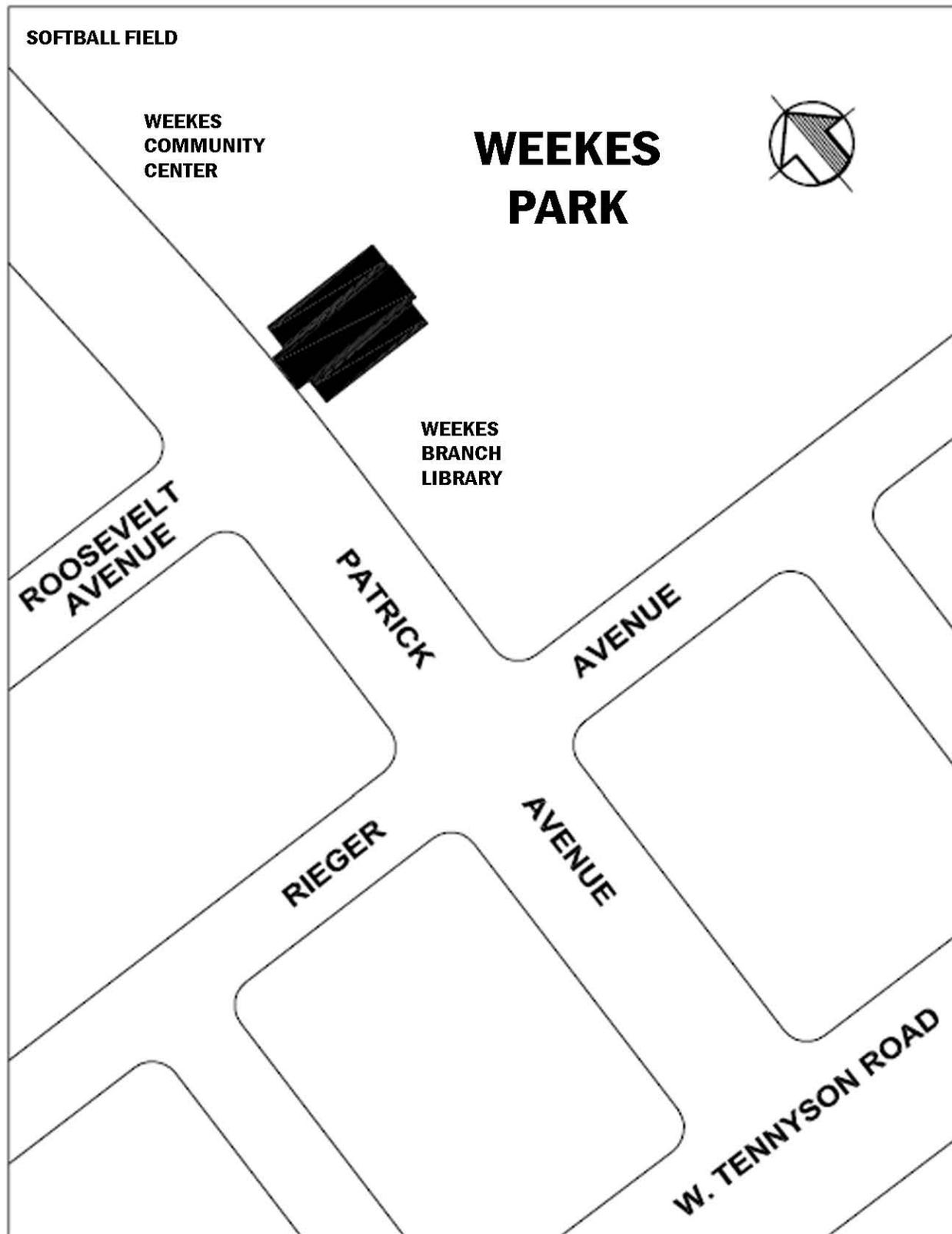
ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward



WEEKES ADA ACCESSIBLE PARKING LOT

DATE: January 21, 2014
TO: Mayor and City Council
FROM: City Manager
SUBJECT: Resolution in Support of a Lasting Legacy in the Tennyson Corridor

RECOMMENDATION

That Council adopts the attached Resolution urging Kaiser Permanente to join the City, County, and community as a substantial partner in creating a multi-service center to be located at 680 Tennyson Road.

BACKGROUND

The City has owned a parcel of land at 680 Tennyson Road for many years. It was previously an elementary school and has housed the Eden Youth and Family Center (EYFC) since 1979. The Center has provided a mixture of services since then utilizing partnerships among multiple community agencies from both Hayward and greater Alameda County. Both the City of Hayward and the County of Alameda have contributed to maintaining the physical structure and providing service delivery since the building came under municipal ownership.

The building is no longer sustainable and continued maintenance and repair is not a prudent use of public funds. However, the site is adjacent to Matt Jimenez Community Center (MJCC) and Tennyson Park, and is a central location from which to provide services to the Tennyson Corridor community. It is a highly desirable location for a state-of-the-art multi-service center in conjunction with MJCC and a refurbished and well-lit Tennyson Park. While the City, County, and the Hayward Area Recreation District (HARD) are supportive of a new facility at this location, together, they cannot fully support construction of the building and renovation of the Park.

DISCUSSION

The Tennyson Corridor/South Hayward is an important neighborhood within Hayward. It is a vital commercial area linking the community from east to west. However, it also contains a large number of low-income families that are in need of community and medical services. The following presents some pertinent data on the Tennyson Corridor community gleaned from the 2008-2012 American Community Five-year Estimates:

- Over 4,000 individuals are below sixteen years of age.

- There is almost a 10% unemployment rate among adults.
- Almost 39% of working households make less than \$50,000 annually, primarily through hourly jobs, with 10% of families having an income below the poverty line.
- 20% of the families are single-parent households headed by a female.
- There is limited access to fresh, healthy food.

There has been an on-going desire on the part of the community and the City to create a stable, well-equipped multi-service center in this community for many years. With the demise of the physical structure at 680 Tennyson Road, the need has reached the critical stage. Without a proper facility, the community will likely lose the critical services of the Silva Pediatric/Family clinic, day care, and other providers.

In 2012, Supervisor Richard Valle organized a group of local stakeholders to focus on a project to protect and enhance the range of community services to Tennyson Corridor residents. As a part of this process, the entire group identified a new multi-service center as a critical community need. This critical picture is worsened by the fact that Kaiser Permanente will be leaving the community and closing its hospital and emergency services facilities in 2014 and moving those services completely out of Hayward. Supervisor Valle and other community leaders have come together to encourage Kaiser Permanente to establish a long-term community legacy within Hayward by joining forces with the County, the City, and the community as a substantial funding and service delivery partner to bring about the reality of a new community multi-service center at 680 Tennyson Road.

ECONOMIC IMPACT/FISCAL IMPACT

A revitalizing effort such as this with a dynamic project as envisioned could be the catalyst for renewed economic growth along the Tennyson Corridor; and will beautify the Corridor. Creating synergy among MJCC, Tennyson Park, and a new multi-services center facility is a critical and long-overdue step in improving the economic vitality of the Corridor and improving the overall quality of life in the South Hayward area.

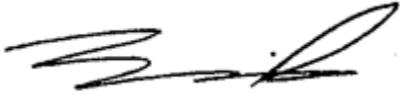
PUBLIC CONTACT

There has been much community conversation over the past ten to fifteen years about the need for this effort in the Corridor. This includes the most recent stakeholder meetings convened by Supervisor Valle. With the demise of the EYFC physical facility, this effort takes on a critical nature much welcomed by the community.

NEXT STEPS

With the adoption of the attached resolution, the City will assume a more formal role in conversations with Kaiser Permanente to encourage and entice them into this critical and potentially hugely successful partnership to protect and enhance services to the residents of this critical area in the City.

Prepared, recommended, and approved by:



Fran David, City Manager

Attachments:

Attachment I Resolution

HAYWARD CITY COUNCIL

RESOLUTION NO. 14-__

Introduced by Council Member _____

RESOLUTION IN SUPPORT OF THE TENNYSON
CORRIDOR LASTING LEGACY

WHEREAS, South Hayward, and particularly the Tennyson Corridor, has multi-generational poverty; and

WHEREAS, 20% of the families are single-parent, female head of households; and

WHEREAS, over 4,000 individuals in South Hayward are below the age of sixteen; and

WHEREAS, the City owns the property at 680 Tennyson Road; and

WHEREAS, the existing facility at that address has been the center of service delivery for some time, and is no longer a viable structure that can be repaired or maintained; and

WHEREAS, a group of community stakeholders has identified a critical need for a new and expanded multi-service center at this site; and

WHEREAS, the co-existence of Matt Jimenez Community Center and Tennyson Park create huge synergistic opportunities when coupled with a new and expanded multi-service community center at 680 Tennyson Road; and

WHEREAS, Kaiser Permanente has been a vital service provider in the community for many years and is now leaving Hayward all together.

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the City of Hayward urge Kaiser Permanente to join as a substantial partner with the City of Hayward, the County of Alameda, and the Tennyson Corridor and South Hayward communities in this project, and to leave a lasting brick-and-mortar legacy within a community that has welcomed Kaiser, supported them, and been their home for many years, and which they are now leaving.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2014

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

DATE: January 21, 2014

TO: Mayor and City Council

FROM: Assistant City Manager

SUBJECT: Adoption of a Resolution Supporting SB 405 (Padilla) to Prohibit Specific Stores from Providing Single-Use Carryout Bags to Customers

RECOMMENDATION

That Council adopts the attached resolution supporting SB 405 and authorizing the Mayor and City Manager to send this resolution and consistent letters and correspondence to the appropriate State elected officials as needed to express the City's position on this and related matters.

BACKGROUND AND DISCUSSION

On February 20, 2013, State Senator Alex Padilla (D-Pacoima) introduced SB 405 in the State Senate. Effective January 1, 2015, this bill would prohibit stores that have a specified amount of dollar sales or retail floor space from providing a single-use carryout bag to a customer. Additionally, on and after July 1, 2016, the bill would impose this same prohibition on convenience food stores, foodmarts, and certain other specified stores that sell limited line goods and alcohol. The bill would require all of these stores to meet other specified requirements to provide recycled paper bags, compostable bags, or reusable grocery bags to customers.

Existing law requires an operator of a store to establish an at-store recycling program that provides to customers the opportunity to return clean plastic carryout bags to that store. Meanwhile, approximately seventy local governments throughout California have adopted ordinances banning plastic bags, including Alameda County and local jurisdictions in the County.

The City of Hayward is participating in the Alameda County-wide plastic bag ban, which took effect on January 1, 2013. Staff has observed very few problems with implementation of the ordinance. In addition, the City's solid waste franchisee, Waste Management of Alameda County, has reported a significant drop in the number of plastic bags observed blowing in the wind at the Altamont Landfill.

SB 405 aligns with the City's overall commitment to a green and clean economy by:

- *Helping to reduce waste:* Wind and waterways carry plastic bags across city boundaries, so SB 405 will benefit communities that already have bans in place. Because the City of Hayward has several miles of shoreline on the San Francisco Bay, the City is particularly concerned with plastic marine pollution.
- *Helping to reduce carbon emissions:* The plastic bag industry’s own studies show that the manufacture and use of single-use plastic bags contribute to greater rates of pollution than reusable bags.ⁱ Thus, providing reusable bags to customers over single-use bags is a meaningful way of combatting global warming and climate change.

The opposition has argued that this legislation would cause “a large loss of jobs” in the plastic bag manufacturing industry, impacting an estimated 2,000 workers statewide.ⁱⁱ However, there is little reason to doubt that, in transitioning to a cleaner and greener economy, California will create more sustainable manufacturing jobs. The Senate Floor Analysis from May 25, 2013 also discussed a study that showed that emergency-room admissions related to E. Coli infections increased in San Francisco after the county enacted the plastic bag ban, which was attributed to the use of re-useable bags that were not cleaned properly. However, reusable canvas bags are washable, and communities can grow to learn that they can protect themselves from public health concerns by laundering their bags.

SB 405 fell three votes short of passage (Ayes 18, Noes 17) in the State Senate on May 30, 2013. On the same day, the senators voted unanimously to reconsider the legislation. SB 405 has remained in the inactive file since June 3, 2013.

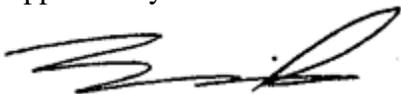
FISCAL AND ECONOMIC IMPACT

According to the Senate Floor Analysis on May 25, 2013, California local governments spend \$25 million annually disposing of plastic bags. While the City of Hayward has reduced these costs by participating in the Alameda County-wide ban, we are still responsible for disposing of the plastic bags that cross into our jurisdiction. Given the large number of local jurisdictions that already have laws prohibiting stores from providing single-use bags, it certainly makes sense to further reduce waste disposal costs by extending the law to all California communities.

Prepared by: Jessie Rubin, Management Fellow

Recommended by: Kelly McAdoo, Assistant City Manager

Approved by:



Fran David, City Manager

Attachments:

Attachment I: Resolution Supporting SB 405 (Padilla) Solid Waste: Single-Use Carryout Bags

ⁱ Boyle, Lisa Kaas. "California to Legislators: Stop Bogging Down Bag Bill." May 22, 2013.
<http://www.huffingtonpost.com/lisa-kaas-boyle/california-to-legislators_b_3320937.html>

ⁱⁱ Folven, Edwin. "California's plastic bag ban melts in State Senate." June, 6, 2013.
<<http://parklabreanewsbeverlypress.com/news/2013/06/california%E2%80%99s-plastic-bag-ban-melts-in-state-senate/>>

HAYWARD CITY COUNCIL
RESOLUTION NO _____

Introduced by Council Member _____

RESOLUTION SUPPORTING SB 405 (PADILLA)
PROHIBITING SPECIFIED STORES FROM PROVIDING
SINGLE-USE CARRYOUT BAGS TO CUSTOMERS

WHEREAS, each year in California more than 13 billion single-use plastic bags are handed out by retailers and only three percent (3%) of these bags are recycled; and

WHEREAS, plastic bags cause slow sorting and jam machinery at recycling centers, costing California more than \$25 million dollars each year to collect and bury the plastic bag waste; and

WHEREAS, according to a study commissioned by the United States Marine Debris Monitoring Program, plastic bags remain one of the top items found consistently during annual beach cleanups; and

WHEREAS, The Convention on Biological Diversity reports a total of 663 species have been affected by plastic marine pollution through entanglement or ingestion; and

WHEREAS, the United States Environmental Protection Agency finds that reducing the use of an item is one of the most effective ways to save the nation’s natural resources and protect the environment; and

WHEREAS, a third of Californians are subject to laws phasing out the use of single-use plastic bags; and

WHEREAS, State Senator Padilla has authored SB 405, which would prohibit grocery stores and large retailers from providing single-use bags to customers in 2015 and would expand that prohibition to convenience stores and food marts in 2016; and

WHEREAS, by prohibiting the free distribution of plastic bags, SB 405 would help eliminate a major source of pollution in California.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward expresses its support of SB 405 (Padilla) as currently written.

BE IT FURTHER RESOLVED that the City Council hereby authorizes the Mayor and the City Manager to forward this resolution and letters and correspondence consistent with this resolution to the appropriate State elected officials as needed to express the City’s position on this and related matters.

IN COUNCIL, HAYWARD, CALIFORNIA, _____, 2014

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

DATE: January 21, 2014
TO: Mayor and City Council
FROM: City Manager
SUBJECT: Adoption of Council's FY 2015 & FY 2016 Priorities

RECOMMENDATION

That Council, based on Attachment III, adopts the attached Resolution (Attachment I)

1. Approving the recommended Council priorities for FY 2015 & FY 2016 (i.e., July 2014 through June 2016);
2. Approving the preliminary performance measures associated with each priority; and
3. Approving staff's refining of performance measures throughout the budget development process for Council's final approval with adoption of the FY 2015 & FY 2016 budget.

BACKGROUND

Each year, Council reviews Council priorities and establishes those things important to the community, which they direct staff to use in preparing the next budget document for the upcoming year(s). This process is particularly critical when approaching the next full, two-year budget, as we are now.

Council has been focused and clear on three main priorities for the last several years, "Safe", "Clean" and "Green". Council has also been generally consistent in identifying three supporting activities of "Fiscal Stability", "Organizational Health", and "Land Use". During the FY 2014 priorities and budget development process, Council made some changes in how the priorities were defined and presented, and began to add performance measurements to each (See Attachment II).

Council conducted three previous discussions on FY 2015 & FY 2016 Council priorities on October 29, 2013, November 12, 2013, and December 10, 2013. As a result, Council directed staff to return with priorities for FY 2015 and FY 2016 based on these discussions.

Through discussions on October 29, November 12, and December 10, Council provided staff with the following direction:

- Defined a priority as a service area or program that needs to be fixed or improved in the organization or the community.
- Reaffirmed SAFE, CLEAN, and GREEN as major priorities, and Land Use, Fiscal Sustainability, and Organizational Health as continuing supporting activities.

- Defined SAFE as a measurable reduction in crime, and residents and businesses defining Hayward as a safe community.
- Council priorities are to be supportive of the Vision statement in the General Plan and the elements contained therein.¹
- The ultimate “priorities document” that goes out to the public must also be succinct and clear.
- Within the budget approval process for FY 2015 & FY 2016, there must be meaningful performance measures developed and presented for each priority area that focuses on measuring output as much as possible; and which incorporates comparative data² wherever appropriate and meaningful.
- Directed staff to report more regularly on progress toward each priority throughout the year, and most importantly, at year-end.
- Based on Council’s previous deliberations on the topic and the above identified direction, directed staff to return with a set of priorities, supporting activities, and performance measures for Council’s adoption.

DISCUSSION

Based on Council’s previous discussions and resulting direction, staff presents the priorities, supporting activities, and associated basic performance measures for Council adoption as shown in Attachment III. Additional recommended performance measures will evolve through the FY 2015 & FY 2016 budget adoption process, which begins in May 2014.

In this construct, other areas obviously critical to Council and which meet Council’s definition of a priority³, such as educational improvement, economic development, and community health do not yet appear to have an obvious place in the structure of SAFE, CLEAN, and GREEN, or within the supporting activities of Land Use, Fiscal Sustainability, and Organizational Health. They are incorporated herein where ever possible.

As important as they are to Council, it is unclear what role the City has in the areas of educational improvement or community health. In the case of educational improvement, while it is a high priority for the entire community and impacts many of the areas for which Council has direct responsibility (e.g., economic development and improving revenues), Council has no direct control over the community’s public school system or any other administrative or policy avenue through which to make direct change. Health and health-related issues are more the purview of both the County and local community agencies, although of great importance to Council. Clearly, childhood obesity, family hunger, and overall health of families and children are factors in academic performance and in the overall success of the community as a whole.

¹ See the current draft of the **General Plan** at <http://www.ci.hayward.ca.us/GENERALPLAN> .

² **Comparative Data** = Council has expressed deep interest in seeing data that compares the performance of Hayward to other similar or similarly situated municipal jurisdictions in a way that Council can judge “comparative ranking”. Such data must be on an “apples-to-apples” basis (e.g. activity or expenditure per 1,000 population.)

³ **A Priority** is defined by Council as a service area or program that needs to be fixed or improved.

In preparing Attachment III for Council's adoption, staff has made every effort to keep both priorities and supporting activities simple and inclusive as directed by Council. Specifics are reflected in the performance measures and will be further detailed in departmental work plans and the FY 2015 & FY 2016 recommended budget.

Performance measures in each area should not be viewed as departmental, but rather as all elements of the organization having responsibility to accomplish them. For example, closing the structural deficit involves all departments, including Mayor and Council; as does the mandate to increase the total percentage of residents who indicate they are very satisfied or somewhat satisfied with living in Hayward. Staff will continue to develop applicable and measurable performance goals throughout the budget development process, and assure that each one has an identifiable baseline against which to measure progress.

Some of the elements of the biannual community satisfaction survey that were previously shown in "overarching performance measures" are now incorporated into the body of the goals document as appropriate. In addition, staff will be strengthening existing customer feedback mechanisms (e.g., feedback from customers at the Permit Center), and developing additional ways to more frequently test resident and business feedback to the City (e.g., on-line "sample" surveys and other mechanisms).

Changes in Attachment III are shown in red and reflect Council's final direction from their December 10, 2014 direction. In addition, while not shown in Attachment III, staff is incorporating the following Council direction in developing the FY 2015 & FY 2016 budget:

1. Staff will assure that the School Resource Officer (SRO) program with Hayward Unified School District is maintained. The recent federal COPS grant added additional SRO's to the program.
2. Staff will continue to work with projects, developers, and other agencies to identify, attract, and implement greater recreational opportunities for young people in Hayward.

ECONOMIC IMPACT/FISCAL IMPACT

Clearly, the actions taken by Council over the last few years and the work done by staff in response to Council direction have benefitted the organization financially and the community economically. Continued clarity of mission, focus on the right things, and effective operational implementation will only add to that.

PUBLIC CONTACT

The public has had an opportunity to comment and discuss Council priorities at the various work sessions and Council meetings as identified above. They will also have additional opportunities throughout the budget adoption process in May and June 2014.

NEXT STEPS

Once Council adopts priorities and preliminary performance measures, the City Manager will utilize these to compile the recommended FY 2015 & FY 2016 budget for Council consideration.

Prepared, recommended, and approved by:



Fran David, City Manager

Attachments:

- | | |
|-----------------------|---|
| Attachment I | Resolution |
| Attachment II | FY 2014 Adopted Council priorities for reference |
| Attachment III | Recommended FY 2015 & FY 2016 Council priorities and primary performance measures |

HAYWARD CITY COUNCIL

RESOLUTION NO. 14-__

RESOLUTION ADOPTING THE CITY COUNCIL PRIORITIES
FOR FISCAL YEAR 2015 AND 2016

WHEREAS, each year the City Council establishes and affirms its priorities to guide staff in developing the budget for the upcoming year; and

WHEREAS, for FY 2015 and FY 2016, the Council has reaffirmed its commitment to its top priorities from FY 2014, which are “Safe,” “Clean” and “Green,” with supporting activities of “Organizational Health,” “Land Use” and “Fiscal Stability;” and

WHEREAS, the Council FY 2015 and 2016 Priorities are implemented through the everyday operations of the organization and through major programs and initiatives, all of which are reflected in the annual budget for the City.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Hayward that the Council hereby adopts its priorities for FY 2015 and 2016, as more specifically set forth in the accompanying staff report and Attachment III, and as may be amended from time to time by Council.

BE IT FURTHER RESOLVED that the City Council hereby directs the City Manager to ensure that the recommended budget for FY 2015 and FY 2016 is constructed in full support of the Council’s FY 2015 and 2016 Priorities and performance measures.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2014

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

FY 2014 Adopted Council Priorities**Overarching Community Metrics:**

- 1) On the bi-annual citizens' survey:
 - a. Increase the total percentage of residents who indicate they are very satisfied or somewhat satisfied with living in Hayward (2012 baseline = 79.6%).
 - b. Increase the total percentage of residents who indicate they are very satisfied or somewhat satisfied with the job the City is doing to provide resident services (2012 baseline = 70.2%).
 - c. Consistently decrease the percentage of respondents who indicate that crime/drugs/gangs contribute to their negative image of Hayward (2012 baseline: 46.2%).
 - d. Begin to measure the number of families who leave Hayward annually and their reason for leaving.
- 2) Improve Hayward Unified School District standardized test scores:
 - a. Standardized test score performance of students who participate in educational programs provided by the City will exceed test scores of comparable, non-participant students by 10% or more.
 - b. Increase the number of students being served by the Library and Community Services Department educational programs by at least 5% annually (2012 baseline: 1,100 unduplicated students; HUSD student population: 22,000).
 - c. Wherever possible, work with HUSD to raise average district wide API scores to 900 or above (2012 baseline: 718); and to achieve the goal that 100% of HUSD schools have API scores above 800

SAFE		
FY 2014 Priority Statements		Metrics for SAFE
1.a	Reduce all types of crime throughout the community; improve the Hayward experience in neighborhoods, retail areas, and public spaces, including significantly reducing unacceptable social behaviors such as aggressive panhandling, public intoxication, and related behaviors. Improve safety of school campuses and routes to and from schools.	<ol style="list-style-type: none"> 1) Reduce the number of Uniform Crime Reports (UCR)¹ crime consistently over the next three years. These consist of: <ol style="list-style-type: none"> a. Homicide b. Rape c. Robbery d. Aggravated Assault e. Burglary – reduce by 5% f. Larceny g. Motor Vehicle Theft – reduce by 5% h. Arson 2) Continue programs and strategies to geographically reduce crime a minimum of 5% in the identified hot spot areas. 3) Reduce the number of traffic-related accidents citywide consistently over the next 3 years. 4) Continue with the traffic-related accident reduction program at the top 3 accident zones. Reduce accidents by a minimum of 10% within those zones. 5) Conduct a minimum of 9 SMASH Programs within each 12 month period. 6) Reduce the number of reportable gang crimes:² <ol style="list-style-type: none"> a) Through proactive anti-gang enforcement, increase the number of gang-related: <ol style="list-style-type: none"> i. arrests by 5% ii. contacts by 10% iii. probation/parole searches by 5% b) Conduct a minimum of two intelligence-led, long
1.b	Eliminate sources of problems in neighborhoods, including the continued, consistent use of the SMASH Program	
1.c	Reduce gang violence in Hayward through aggressive and strategic law enforcement, use of all applicable legal initiatives (including gang injunctions), and implementation of prevention and intervention programs.	
1.d	Improve disaster preparedness in the community; and the ability of the municipal organization to manage disaster response and recovery (HLAC).	
1.e	Assure a safe infrastructure for the City including safe drinking	

¹ The Uniform Crime Reports (UCR) is a nationwide, cooperative statistical effort of more than 16,000 city, county and state law enforcement agencies voluntarily reporting data on crimes brought to their attention.

² The definition of a gang-related crime is any person who participates in any criminal street gang and who engages in any criminal conduct in which the purpose is to promote or further the gang.

<p>water; properly collected and disposed garbage and refuse; properly collected, treated, and discharged wastewater and sewage; and safe travel ways for all travelers, including implementing the Complete Streets policy.</p>	<p>term, & comprehensive investigations targeting the leadership of active and specific gangs to eliminate, dismantle and/or disrupt related criminal enterprise.</p> <ul style="list-style-type: none"> 7) Fire Department will maintain the current response time of five minutes or less to 93% of calls for service; and will continue progress toward goal of a response time of five minutes or less to 95% of calls for service. 8) Annually meet the requirements of the City’s applicable federal and state permits for the provision of safe water distribution and sewer collection, treatment, and disposal services. 9) The number of reportable violations in the City’s water distribution and sewer collection, treatment, and disposal services will stay within or be less than the range of performance as compared to neighboring water and sewer agencies. 10) Respond to and complete 90% of requests for streetlight repairs/replacements within ten business days after notification. 11) Repair six centerline miles of the City’s total lane miles of roadway each fiscal year. 12) Repair 20,000 square feet of the City’s sidewalk and install 100 new accessible curb ramps, with focus around schools and other high pedestrian use area.
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CLEAN	
FY 2014 Priority Statements	Metrics for CLEAN
<p>2.a Assure that Hayward is a community with minimum graffiti, litter, illegal dumping, and blight; and that the City provides and maintains attractive municipal spaces and buildings.</p>	<ol style="list-style-type: none"> 1) Reduce by at least 10% annually the cubic yards associated with dumping and collected debris, using FY 2012 as a baseline. 2) Remove all graffiti on either public or private property containing foul or offensive language and/or gang tags within 48 hours of the City becoming aware of it and remove all other graffiti within five business days of the City becoming aware of it. 3) Reduce the number of complaints received by the City Council regarding litter at fast food restaurants to zero annually. 4) Increase by at least 5% annually the number of blocks participating in the Adopt-a-Block program. 5) Repave and stripe one municipal parking lot every other year.
<p>2.b Continue, strengthen, and expand the Neighborhood Partnership Program</p>	
<p>2.c Continue, strengthen, and expand the KHCG Task Force</p>	

GREEN	
FY 2014 Priority Statements	Metrics for GREEN
3.a Continue implementation of the Climate Action Plan (CAP)	<ol style="list-style-type: none"> 1) Reduce greenhouse gas (GHG) emissions community wide according to the goals included in the CAP, with an annual reduction of at least 3%. 2) Increase diversion of waste by working with businesses to implement the Alameda County Waste Management Authority's mandatory recycling ordinance so that all businesses are in compliance by the end of CY 2014. 3) Reduce City energy usage from non-renewable sources by 50% or more over five years. 4) Continue to improve the City's Urban Forest by planting at least 400 new trees per year. 5) Work with appropriate community partners to create three new public-access community gardens over the next five years. 6) Develop and implement at least one new activity annually targeted at improving the physical activity of elementary-school age children.
3.b Increase Hayward's sustainability as a community in all aspects of urban life	
3.c Continue implementation of the "Healthy City" program and to gain national and state recognition; focus on reducing childhood obesity in Hayward; strengthen the City's urban agriculture program	
3.d Work to eliminate long-term homelessness in Hayward and identify housing for individuals when and where appropriate	

FISCAL STABILITY	
FY 2014 Priority Statements	Metrics for FISCAL STABILITY
<p>4.a Maintain a municipal corporation that is transparent to the public, and which operates annually within its revenue/income; assure that the organization is financially sustainable based on a rolling ten-year financial plan, with appropriate funding of all identifiable liabilities and areas of responsibility.</p>	<ol style="list-style-type: none"> 1) Close the structural budget deficit on a permanent and ongoing basis and develop plans to address unfunded liabilities and capital needs as part of the ten-year financial forecast. 2) Implement the Economic Development Strategic Plan and report regularly against the metrics identified therein.³ 3) Review potential revenue sources and develop recommendations to Council for additional or increased revenue streams. 4) Develop a plan to finance the City's long-term infrastructure needs.
<p>4.b Maintain a healthy and growing tax base in all major revenues, particularly property tax and sales tax.</p>	
<p>4.c In the wake of the demise of redevelopment, develop and implement a strategy to assure successful economic development and the development of quality housing in Hayward; protect and grow quality private sector jobs, particularly in the industrial sector.</p>	
<p>4.d Develop and support the necessary elements to provide high-quality educational opportunities for all, throughout the community; improve the academic performance of all K-12 students</p>	
<p>4.e Assure maximum efficiency in the use of organizational resources and physical assets, particularly as it relates to beneficial resource sharing among Hayward local agencies.</p>	

³ See adopted Economic Development Strategic Plan: http://www.hayward-ca.gov/haywardopenforbusiness/documents/2013/Economic_Development_Strategic_Plan.pdf

LAND USE	
FY 2014 Priority Statement	Metrics for LAND USE
<p>Maintain and implement land use policies that:</p> <ol style="list-style-type: none"> a. Support a safe, clean, and green community as defined by Council b. Support development of safe housing 5. c. Assure a thriving business community, strong retail base, and a healthy industrial sector d. Assure quality development and building projects in the City in all sectors and neighborhoods e. Assure continued development and expansion of Hayward’s parks and open space 	<ol style="list-style-type: none"> 1) Adopt the General Plan in FY 2014. 2) Ensure compliance with Economic Development Strategic Plan performance measures IS4.1 – IS4.3, IS5.1 – IS5.6, SR4.1 – SR4.3, and SR5.1 – SR5.6. 3) Complete the Mission Corridor Specific Plan.
ORGANIZATIONAL HEALTH	
FY 2014 Priority Statements	Metrics for ORGANIZATIONAL HEALTH
<p>Assure that the City of Hayward maintains an organization that delivers high-quality services to the community by attracting, employing , and retaining quality employees:</p> <ol style="list-style-type: none"> 6.a a. Hayward is viewed as a highly desirable place to work by people employed in the public sector throughout the Bay Area b. Hayward is able to retain and attract quality employees as vacancies and need arise The organization has good succession strategies into the future for all key positions. 	<ol style="list-style-type: none"> 1) Maintain employee turnover and retention rates that are in the top third of comparable surveyed cities. 2) Develop at least one additional strategic plan in a key programmatic area.
<p>6.b Assure that the organization employs quality strategic, long-range planning for a healthy and strong future.</p>	

Council Priorities and Primary Performance Measurements for FY 2015 & FY 2016
(January 21, 2014 Final)

I. Main Priorities: SAFE, CLEAN, and GREEN

II. Supporting Activities: Fiscal Stability, Land Use, and Organizational Health

III. Overarching Performance Measures

- A. Develop comparative data for Hayward against applicable cities within the state and cities of interest within the region; submit to Council; once adopted by Council, fully implement use of the data in public reports to assess Hayward's comparative performance no later than FY 2015. For example:
- i. Crime stats
 - ii. Citizen satisfaction ratings
 - iii. Infrastructure maintenance
 - iv. Sustainability initiatives and programs
 - v. Other key areas as appropriate and available
- B. Support performance improvement of Hayward Unified School District:¹
- i. Increase the number of students being served by the Library and Community Services Department educational programs by at least 10% annually (*2013 baseline: 1,500 unduplicated students; HUSD student population: 20,700*).²
 - ii. Wherever possible, support HUSD's initiatives to raise average district-wide API test scores to 900 or above (*2013 baseline: 721*; and to achieve the goal that 100% of HUSD schools have API scores above 800. (*2013 baseline: 9%*.)
 - iii. Ensure that the Hayward Promise Neighborhood program is successful and supports the goal of raising the performance of HUSD schools participating in the program at a faster rate than other HUSD schools.
- C. Continue to create a strong, productive partnership with Hayward Area Recreation District (HARD) and Hayward Unified School District (HUSD) through proactive participation in Hayward Local Agencies Committee (HLAC). Performance will be measured by progress on the four HLAC priority areas: shared services, disaster preparedness, improvement of HUSD academic performance, and community and campus safety.

¹ Standardized test scores (i.e., API Scores) may be abandoned by the State educational system in the near future. In that case, these performance measures will be adjusted to reflect the relevant system used to measure comparative academic performance.

² A performance measure will be developed that also measures the academic improvement of students participating in the programs. This performance measure will be presented during the adoption process for the biannual budget.

IV. Main Priorities and Preliminary Performance Measures

Priority 1: SAFE		
	GOALS	PERFORMANCE MEASUREMENTS
S1	Reduce all types of crime throughout the Hayward community, with emphasis on violent crimes; reduce gang activity of all kinds in Hayward.	<ul style="list-style-type: none"> • Reduce the number of Uniform Crime Reports (UCR)³ crime consistently over the next two years. These consist of: <ul style="list-style-type: none"> ▪ Homicide ▪ Rape ▪ Robbery ▪ Aggravated Assault ▪ Burglary ▪ Larceny ▪ Motor Vehicle Theft ▪ Arson • Specifically, reduce burglary and auto theft by 5% annually. <i>(Baseline data is FY 2014.)</i> • Reduce the number of reportable gang crimes by 5% annually. ⁴ <i>(Baseline is FY 2014 data.)</i>
S2 ⁵	Improve the Hayward experience in retail areas, and public spaces, including significantly reducing unacceptable social behaviors such as aggressive panhandling, public intoxication, and related behaviors; and eliminating sources of problems in neighborhoods.	<ul style="list-style-type: none"> • Improve the reality and perception of the Hayward experience as measured through the bi-annual citizens' survey: <ul style="list-style-type: none"> ▪ Increase the total percentage of residents who indicate they are very satisfied or somewhat satisfied with living in Hayward <i>(2012 baseline = 79.6%)</i>. ▪ Consistently decrease the percentage of respondents who indicate that crime/drugs/gangs contribute to their negative image of Hayward <i>(2012 baseline: 46.2%)</i>. ▪ Increase the number of residents, students, businesses, and visitors that report they feel Hayward is a safe community. • Report annually to Council on implementation success and issues related to key Ordinances (e.g., Social Nuisance, Public Feeding, Alcohol, etc.) • Complete a minimum of nine SMASH Programs annually. • Complete at least three classes of Multi-family Safe Housing training for 60-80 participants annually.

³ The Uniform Crime Reports (UCR) is a nationwide, cooperative statistical effort of more than 16,000 city, county and state law enforcement agencies voluntarily reporting data on crimes brought to their attention.

⁴ The definition of a gang-related crime is any person who participates in any criminal street gang and who engages in any criminal conduct in which the purpose is to promote or further the gang.

⁵ Last resident satisfaction survey was conducted in 2012, thereby creating the base year for these measurements.

S3	Reduce all types of traffic accidents throughout Hayward, particularly at "key" intersections.	<ul style="list-style-type: none"> • Reduce annually the number of traffic-related accidents citywide. <i>(Baseline is number of accidents in FY 2014.)</i> • Continue with the traffic-related accident reduction program at the top three accident intersections. Reduce accidents by a minimum of 10% annually within those zones. <i>(Baseline is number of accidents in FY 2014.)</i>
S4	Improve disaster preparedness in the community; and the ability of the municipal organization to manage disaster response and recovery.	<ul style="list-style-type: none"> • Ensure that all current City employees have completed required training by end of FY 2015; and that all new employees to which training is applicable complete training within six months of employment. • Complete a robust "table top" exercise by end of second quarter FY 2015 and report results to Council; conduct at least one more table top exercise within the two-year period. • Complete at least one full field exercise involving the City, HARD, and HUSD. Report results to Council. Conduct a minimum of one full field exercise at least every three years.
S5	Ensure a City infrastructure that supports crime reduction efforts, particularly good lighting in all public places and on public travel ways.	<ul style="list-style-type: none"> • Respond to and complete 90% of requests for streetlight repairs/replacements within ten business days after notification. • Proactively assess where new and upgraded street lights are needed in the higher demand areas of the community such as Downtown and complete upgrades and installations. • Respond to resident/business requests for new or upgraded street lights within ten business days after notification; and complete installation of 50% of identified sites within nine months of site identification/request.

Priority 2: CLEAN

	GOALS	PERFORMANCE MEASUREMENTS
C1	Ensure that Hayward is a community with minimum graffiti, litter, illegal dumping, and blight.	<ul style="list-style-type: none"> • Reduce by at least 10% annually the cubic yards associated with dumping and collected debris. <i>((Baseline is number of cubic yards picked up in FY 2013)</i> • Incidences of illegal dumping are reduced by 5%. <i>(Baseline is number of pickups in FY 2014.)</i> • Remove all graffiti on either public or private property containing foul or offensive language and/or gang tags within 48 hours of the City becoming aware of it and remove all other graffiti within five business days of the City becoming aware of it. • Repave and stripe one municipal parking lot every other year. • There are at least nine SMASH operations in each fiscal year. • Along with consistent and regular efforts throughout the community, at least three major efforts are made each year to conduct comprehensive blight enforcement in other specified neighborhoods or areas.

C2	Ensure that garbage is kept in containers and off the streets.	<ul style="list-style-type: none"> All "fast food" locations have and appropriately maintain their own adequate litter cans; substantiated complaints to the City about litter coming from "fast food" restaurants is reduced to zero.
C3	Ensure that the City provides and maintains attractive municipal spaces and buildings.	<ul style="list-style-type: none"> All City parks, plazas, and open spaces are open to the public and attractively maintained year-round; the public uses these amenities. The new Mission Blvd. median landscaping is successfully maintained, matures as planned, and is kept free of litter. Landscaping in the public right-of-way of all critical corridors is maintained and kept free of litter. All in-use City facilities are properly and cost-efficiently maintained (e.g., appearance, leak-free, habitable, and attractive.) Existing City-owned parks and open space are consistently open to the public and well-maintained.
C4	Continue, strengthen, and expand the Keep Hayward Clean and Green Task Force. (KHCG-TF)	<ul style="list-style-type: none"> The KHCG-TF continues to exist and function effectively; holding well-attended monthly clean-ups. More neighborhoods are engaged in the KHCG-TF program and hold their own regular neighborhood clean-ups. <i>(Base line is number of neighborhood programs functioning in FY 2014.)</i> The Adopt-a-Block program continues to expand by at least 5% annually. <i>(Base line is number of Adopt-a-Block programs functioning in FY 2014.)</i>

Priority 3: GREEN (Sustainable)

	GOALS	PERFORMANCE MEASUREMENTS
G1	Continue implementation of the Climate Action Plan (CAP).	<ul style="list-style-type: none"> Reduce greenhouse gas (GHG) emissions community wide according to the goals included in the CAP. Reduce municipal energy use by at least 8% or more over the next five years. <i>(The draft General Plan policy is to reduce emissions 7.7% by 2020.)</i> Reduce City energy usage from non-renewable sources by 20% or more over five years. <i>(Baseline year is FY 2012.)</i> Increase the use of alternative energy throughout the community by at least 30%. <i>(Baseline is data at end of FY 2012.)</i>⁶ Continue to improve the City’s Urban Forest by planting 400 additional (non-replacement) trees per year (i.e., approximately 34 trees a month).
G2	Increase Hayward’s sustainability as a community in all aspects of urban life.	<ul style="list-style-type: none"> A strong and innovative urban agriculture program is implemented. Demonstrated partnership with community agencies to make progress on addressing chronic homelessness in Hayward, and eliminating associated negative impacts on businesses and neighborhoods.

⁶ Staff currently only has data for Photo Voltaic. We’ll need to check with PG&E to see if we can begin tracking other technologies.

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| | | <ul style="list-style-type: none">• Full implementation of the Everyone Home program, and at least six Hayward homeless residents have been placed in appropriate shelter through the program annually. |
|--|--|---|

V. Supporting Activities and Preliminary Performance Measures

Activity 1: FISCAL STABILITY		
	GOAL	PERFORMANCE MEASUREMENTS
FS1	Maintain a municipal corporation that is transparent to the public; operates annually within its revenue/income; and is financially sustainable based on a rolling ten-year financial plan that incorporates appropriate funding of all identifiable liabilities and areas of responsibility.	<ul style="list-style-type: none"> • Where within the control of the City, maintain a healthy and growing recurring tax base in all major revenues, particularly recurring property tax and sales tax. <i>(Baseline FY 2014 year-end revenues.)</i> • Continue to close the structural budget deficit on a permanent and ongoing basis, and strengthen specific plans to address unfunded liabilities and capital needs as part of the ten-year financial forecast; with target date of end of FY 2016. <i>(Baseline is structural gap at end of FY 2014.)</i> • Continue implementation of the Economic Development Strategic Plan and report progress regularly against the metrics identified therein.⁷
Activity 2: LAND USE		
	GOAL	PERFORMANCE MEASUREMENTS
LU1	Maintain and implement land use policies and practices that support a safe, clean, and green community as defined by Council.	<ul style="list-style-type: none"> • Performance measures for "Land Use" are contained within the three main Council priorities above. It is expected that land use policies and practices will support all of Council's priorities and performance measures.
LU2	Improve the operations of the Permit Center, with emphasis on the development review and approval process.	<ul style="list-style-type: none"> • Current customers view Hayward as having the most thorough, professional, timely, and facilitated development process within Alameda County. <i>(Baseline will be developed through the biannual budget process using measurements in the Economic Development Strategic Plan as a base.)</i>

⁷ See adopted Economic Development Strategic Plan: http://www.hayward-ca.gov/haywardopenforbusiness/documents/2013/Economic_Development_Strategic_Plan.pdf

Activity 3: ORGANIZATIONAL HEALTH		
	GOAL	PERFORMANCE MEASUREMENTS
OH1	Ensure that the City of Hayward maintains an organization that delivers high-quality services to the community by attracting, employing, and retaining quality employees.	<ul style="list-style-type: none"> • Performance measures will be developed through the biannual budget process and will address employee morale, retention, and productivity. • Improve the total percentage of residents who indicate they are very satisfied or somewhat satisfied with the job the City is doing to provide resident services as measured in the bi-annual residents' satisfaction survey(2012 <i>baseline</i> =70.2%).
OH2	Ensure a healthy and strong future for the organization by employing quality strategic, long-range planning.	<ul style="list-style-type: none"> • Existing Strategic Plans are updated regularly and annually reported on to the public <ul style="list-style-type: none"> ▪ Police ▪ Economic Development • Annual public reports are presented to the public on progress towards the General Plan implementation beginning one year after adoption. • By end of FY 2016, strategic plans are developed in all applicable areas of the organization. For example: <ul style="list-style-type: none"> ▪ Communications ▪ Housing

DATE: January 21, 2014

TO: Mayor and City Council

FROM: Director of Development Services

SUBJECT: Adoption of a Resolution and Introduction of Two Ordinances Related to Certification of a Program Environmental Impact Report in Accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15168; and Approval of the Mission Boulevard Corridor Specific Plan, including a Form-Based Code and Related General Plan Amendment; Encompassing an Area of Approximately 240 Acres and 600 Parcels Along Two Miles of the Mission Boulevard Corridor from Harder Road to the Northern City Boundary, Excluding the Downtown Area Between Jackson Street and A Street (General Plan Amendment Application No. PL-2013-0268, Text Amendment Application No. PL-2013-0270, and Zone Change Application No. PL-2013-0271) – City of Hayward (Applicant)

RECOMMENDATION

That the City Council adopts the attached resolution (Attachment I) and introduces the attached two ordinances (Attachments II and III), related to the Mission Boulevard Corridor Specific Plan and Form-Based Code and the related Program Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP).

SUMMARY

The City Council held a hearing to review the proposed Mission Boulevard Corridor Specific Plan and Form-Based Code and EIR/MMRP on October 22, 2013. The staff report and attachments from that hearing, including the Specific Plan, Form-Based Code and EIR documents, can be reviewed on the City's website at: <http://www.hayward-ca.gov/CITY-GOVERNMENT/CITY-COUNCIL-MEETINGS/2013/CCA13PDF/cca102213full.pdf> (meeting agenda item #4).

As indicated in the previous report to Council, the combined impact of the State Route 238 Corridor Improvement Project, the City's economic development efforts, and the guidance and zoning protection provided by this Specific Plan and Form-Based Code adoption will help transform the Mission Boulevard Corridor over the next twenty years. The transformation will be from a corridor of vacant automobile dealerships, underutilized commercial property, and deteriorated buildings to one in which the entire City can take pride. The new Mission Boulevard will change the perception of Hayward for people who live in, work in and visit the City.

As directed by Council at its October 22, 2013 meeting, staff has identified additional properties along Mission Boulevard that would be subject to a second commercial overlay zone that would require conditional use permits for ground-floor residential units. With that amendment, staff, as did the Planning Commission, recommends that Council approve the plan.

BACKGROUND

Although the Specific Plan and Form-Based Code are consistent with the City of Hayward General Plan and seek to carry out many of its goals and policies, the Form-Based Code differs from the existing and traditional zoning in that it emphasizes urban design and provides more flexibility for uses (or functions), encouraging (not requiring) mixed use. It provides more emphasis and guidance on the public realm; in other words, clarifying how a building frontage should relate to the sidewalk and street (or thoroughfare).

Most areas within the draft Form-Based Code area allow residential uses (at a density of 17.5 to 35 units per net acre), a variety of commercial uses, or mixed use configurations in buildings generally two to four stories in height along Mission Boulevard. The Code also includes a height overlay zone north of A Street along Mission Boulevard that limits the maximum height of buildings to three stories. Also, a commercial overlay zone is shown that prohibits ground floor residential units on properties along the west side of Mission Boulevard between Harder Road and Berry Avenue (including the front portion of the former Ford dealership site), and along the east side of Mission north and south of Carlos Bee Boulevard.

Also shown in the draft Code are new thoroughfares (roads) throughout the Code area, including new “slip lanes” or frontage roads at three locations (see later discussion on slip lanes). Property owners where such new thoroughfares are shown will be required when properties are redeveloped to dedicate land and construct the new thoroughfares and will also be eligible for height (one story) and density (four units per 100-foot increment of dedicated and constructed new thoroughfare) bonuses for residential development and waiving of planning application fees and priority processing for non-residential developments.

Overview of the [Specific Plan and Appendices](#) – To summarize again for readers’ reference, the Specific Plan includes the following chapters and appendices:

- [Chapter 1: Introduction](#) – Describes the planning area, the intent and purpose of the Specific Plan, the planning process, and the statutory requirements of a Specific Plan.
- [Chapter 2: Vision and Goals](#) – Provides a statement of the relationship between the Specific Plan and the General Plan. This chapter also outlines the guiding principles for development of the Specific Plan area and introduces the Form-Based Code found in Chapter 4.
- [Chapter 3: Regulating Plan](#) – Delineates those areas subject to regulation by the Specific Plan, identifies the different Transect Zones within the Corridor, and shows Thoroughfare Types and Special Requirements for all areas subject to the Specific Plan.
- [Chapter 4: Form-Based Code](#) – Replaces the underlying zoning districts and portions of the Zoning Ordinance applicable to the Specific Plan area (see below).

- Chapter 5: Infrastructure Plan – Summarizes potential impacts of development on public utilities and community services and identifies strategies to prevent deterioration in services;
- Chapter 6: Implementation Plan – Identifies implementation steps and a conceptual financing plan for future development of the Specific Plan area.
- Appendix A: Synoptic Survey – Documents the existing conditions and physical elements of a community or neighborhood, such building types, frontage types, street widths, lot widths, and the perimeter length of blocks.
- Appendix B: Market Assessment and Economic Development Strategy – Provides an overview of local and regional economic conditions and trends that will shape future development within the Specific Plan area. This report also outlines specific strategies and phasing for development of the southern and northern section of the Specific Plan area (a short addendum to that appendix was included in the Council’s October 22, 2013 packet).
- Appendix C: Fiscal Impact Analysis – Provides an estimate of expected impacts to the City’s General Fund revenues and expenditures as well as assessed values for new development within the Specific Plan area (a short addendum to that appendix was included in the Council’s October 22, 2013 packet).
- Appendix D: Parking and Transportation Demand Strategy – Outlines a cost-effective parking and transportation demand management strategy with recommendations for parking and multi-modal transportation options to support anticipated new development within the Specific Plan area.

Overview of the Form-Based Code (Chapter 4)–The Form-Based Code (Code) lays out all of the “nuts-and-bolts” regulations needed to implement the vision and goals of the Specific Plan. The Code essentially provides a system of “kit” parts and instructions for ensuring that the design of private development and the design of the public realm (i.e., streets, sidewalks, open space, etc.) are rigorously coordinated and focused on the common goal of creating a safe and lively pedestrian experience. The long-term result will be neighborhoods based directly on community preferences as expressed through the public design charrette, workshops and other meetings.

The Form-Based Code is designed to be used both as a set of rules for property owners and their designers to allow them to understand from the outset the vision that the community has established for development in the Mission Boulevard Corridor Specific Plan area. The Code should also be used as a framework and a systematic checklist for the City’s use as it plans its investments in capital projects and evaluates the design of proposed building projects. This will improve the quality of design proposals that the City receives and the value of the City’s cumulative investments in the public realm. If well executed, the Code will ensure that the scale and character of the parts are complementary and connected to one another.

As previously noted, the Form-Based Code will be adopted as Article 25 of Chapter 10 of the City of Hayward Municipal Code and may be used as a stand-alone document. Upon adoption, the Form-Based Code (Chapter 4) will replace portions of the Zoning Ordinance applicable to the Mission Boulevard Corridor Specific Plan area, and the Regulating Plan will supersede the existing zoning designations for the Specific Plan area.

October 22, 2013 City Council Meeting – As indicated in Attachment VI (meeting minutes), the Council during its October meeting generally supported the Specific Plan and Form-Based Code, but directed staff to:

- Develop a second commercial overlay zone that would require a conditional use permit for development of ground-floor residential units that would apply to the rear portion of the former Ford site between Mission Boulevard and Dollar Avenue and north of Torrano Avenue; and
- Apply this second commercial overlay zone to additional properties along Mission Boulevard as proposed by staff (see later discussion).

DISCUSSION

New Commercial Overlay Zone 2 – In response to Council’s direction, staff is proposing that two, versus one, commercial overlay zones exist. In summary:

Commercial Overlay Zone 1 (previous overlay zone): prohibits residential units on the first or ground floor;

Commercial Overlay Zone 2: only allows residential units on the ground or first floor with a conditional use permit.

As directed by Council, staff is recommending that the rear portion of the former Ford auto dealership site be subject to Commercial Overlay Zone 2. Additionally, staff is recommending that new Commercial Overlay Zone 2 also apply to properties on the west side of Mission Boulevard by Orchard Avenue (across from Carlos Bee and Mission intersection) and also to properties along both sides of Mission Boulevard south of Jackson Street down to Fletcher Lane. The potential for successful retail, commercial, and non-residential development on the ground floor of future development is greater where major intersections are located. The three major roadway intersections along Mission Boulevard are at Jackson Street in the north portion of the southern sub-area, Carlos Bee Blvd./Orchard Avenue in the central portion, and Harder Road in the southern area. Properties at or near these major intersections generally are configured to have frontages along two major arterial roads and are exposed to higher volumes of traffic and noise that make ground-floor residential units less desirable and other uses, given greater visibility, more desirable. Also, staff recommends “clustering” of non-residential development at these locations to create “synergy” whereby customers and patrons will have opportunities to visit and shop at a greater variety of ground-floor uses in one location.

Additionally, although the previous iteration showed Commercial Overlay Zone 1 applying to the properties north and south of Carlos Bee Boulevard along Mission, staff is recommending that such properties be subject instead to Commercial Overlay Zone 2. Staff is recommending this to provide opportunity in the future, on a project-by-project review basis and where the City policy makers decide it appropriate, to have ground-floor residential units through the conditional use permit/public hearing process. Ground-floor residential uses may be appropriate at this location, given the proximity of Cal State University up the hill. It also would eliminate the inconsistency of having one type of commercial overlay zone on one side of Mission and the other type on the other side. Alternatively, should Council desire, both sides of Mission at the Carlos Bee/Orchard intersection could be subject to Commercial Overlay Zone 1. Again, staff recommends Commercial

Overlay Zone 2 to provide flexibility and options in the future as the Form-Based Code area redevelops.

Attachment II, Exhibit B is the revised Regulating Plan from the Form-Based Code showing where the proposed two Commercial Overlay Zones are applicable, including Overlay Zone 2 at Mission/Carlos Bee/Orchard. That exhibit also contains an optional map showing those properties having a Commercial Overlay Zone 1 designation. Staff will amend such exhibit for the final Form-Based Code document, based on direction from Council. Also attached as Exhibit C to Attachment II is a revised version of Table 9 (Allowed Functions) in the Form-Based Code that includes reference to two commercial overlay zones.

Slip Lanes – As indicated previously, the Regulating Plan of the Form-Based Code indicates future slip lanes (or frontage roads) in three areas of the Specific Plan area: west side of Mission Boulevard between Harder Road and Torrano Avenue; east side of Mission Boulevard north of Carlos Bee Boulevard; and west side of Mission Boulevard between Sycamore Avenue and Pinedale Court. These three locations are where the Project economic consultant indicated higher potential for near-term redevelopment and where separation of future uses from the high volume and speed of traffic on Mission would be desirable. As discussed at the October 2013 Council meeting, staff revised the initial design of the slip lanes to ensure greater safety and to reduce the amount of dedication required for such lanes. The required dedication was reduced from 48 feet to 30 feet (with diagonal parking) and from 39 feet to 29 feet (with parallel parking). The new designs have been incorporated into Table 2: Thoroughfare Assemblies in the Form-Based Code. Also, Attachment IV provides details of the three slip lanes proposed along Mission Boulevard.

Minimum Required Height of Commercial Functions in Form-Based Code Area- Staff is also proposing some “clean-up” language for the Form-Based Code, as reflected in subsection d. of Attachment II. Specifically, staff is recommending language that would allow a single-story building containing commercial function (use) along Mission Boulevard where the ground floor story height is proposed at the maximum allowed (25 feet). That building form will make for attractive buildings containing commercial functions while eliminating the minimum two-story height requirement for such buildings, to encourage that type of function/use. This opportunity was assumed to be the case by staff and language is proposed to clarify/allow this.

Environmental Review – As noted previously, a Draft and Final Program Environmental Impact Report (EIR) were prepared for the Project that identified potentially significant Project environmental impacts and mitigation measures that would need to be incorporated to reduce or lessen such impacts to insignificant levels. Most of the language contained in Attachment II (ordinance) related to amendments to the language in the draft Form-Based Code relates to such mitigation measures (Air Quality Mitigation Measures ‘Air-2a’¹ and ‘2b’²; ‘Cult-2’³). No significant, unavoidable impacts are identified in the EIR.

¹ That mitigation measure requires new developments within 500 feet of Mission Boulevard or Jackson Street (defined as an overlay zone) involving sensitive uses like residences, schools, day-care centers, etc., to install and maintain HVAC systems with enhanced filtration features, and to shield or buffer outdoor areas from the vehicles along Mission Boulevard and Jackson Street. Alternatively, a proponent for a new project involving sensitive uses can submit a health risk analysis (HRA) by a qualified professional that would recommend measures to reduce exposure of individuals to acceptable levels, which if approved by the City, would be required to be implemented.

Also, the proposed additional commercial overlay zone designation will not have any additional environmental impacts and no effect on the CEQA analysis. The Project Description already assumed commercial fronting Mission Blvd (see Table 3-1 in the Specific Plan).

ECONOMIC AND FISCAL IMPACT ANALYSIS

As indicated previously and according to the Market Analysis in Appendix B of the Specific Plan, the Hayward market will create demand for approximately 9,000 new housing units over the next twenty to thirty years. This averages out to roughly 450 units per year; however, given the highly cyclical nature of real estate markets, the actual construction in any one year could deviate considerably from this long-term annual average. If the Mission Boulevard Corridor Specific Plan area is able to capture twelve to fifteen percent of the City-wide demand, as is predicted in the Market Analysis, the net result will be approximately 650 to 800 units through 2030 for the two sections of the corridor included in the Specific Plan area, or a maximum average of approximately 40 units annually. The Market Analysis notes that as available land becomes scarce, the proportion of multi-family development will increase, and the Specific Plan and Form-Based Code will provide the needed framework and incentives, and development standards, to support this type of development and ensure it will be attractively designed.

In terms of retail demand, the Project economic consultant estimated that increases in the student population at Cal State will result in increased demand for retail in the southern section of the Project area. The consultant predicted that 160,000 square feet of new retail area will occur by 2030, divided into two phases with the bulk of growth occurring in the first phase (2010-2020). For the northern portion of the Project area extending north from A Street to the City's northern boundary, the consultant cited the lack of large sites as a limiting factor in the growth of retail uses and estimated the total growth in demand in the northern part of the corridor to be 30,000 to 40,000 square feet. Based on current economic conditions, these near-term projections (2010-2020) for future commercial development along the Mission Boulevard Corridor seem overly optimistic. However, in the longer term (2020-2030) these projections may be more plausible, especially as initial new projects are completed and momentum builds for the transformation of the Mission Boulevard Corridor under the Form-Based Code.

In terms of fiscal impacts to the City's General Fund, assumptions in the Fiscal Impact Analysis (Appendix C to the Specific Plan) for involvement by the Hayward Redevelopment Agency (RDA) and tax increment financing (TIF) are no longer valid. The original analysis resulted in a net positive benefit to the General Fund of \$236,032 in 2020 and \$539,884 in 2030. The revised analysis (without the RDA and TIF) shows a net positive benefit to the General Fund of \$333,324 in 2020 and \$835,737 in 2030. It is important to note that the positive tax increment impact to the Hayward Redevelopment Agency would have been \$652,159 in 2020 and \$1,799,975 in 2030.

² Requires new projects within five-hundred (500) feet of a stationary source exceeding Bay Area Air Quality Management District (BAAQMD) thresholds to implement Mitigation Measure 'Air-2a.'

³ Adoption of an archaeological sensitivity map, as provided for by the City's Historic Preservation Ordinance.

Since TIF is no longer available as a tool for local redevelopment, the revised analysis shows a higher net positive benefit to the General Fund because no TIF revenue will be going to the RDA. There is however an overall lower net positive impact to City revenues as a result of the RDA dissolution.

The above discussion does not include the additional positive benefit of forming a Community Facilities District (CFD) and assessing a municipal service fee to each new residential unit on a yearly basis. According to the revised analysis, the net positive benefit to the General Fund from having a CFD of \$500 per unit per year would be \$501,324 in 2020 and \$1,235,737 in 2030. The Implementation Plan (Chapter 6 of the Specific Plan) notes that “the institution of CFDs may slow housing development in the near term; in the longer term, however, such districts will help maintain the quality of residential neighborhoods by ensuring adequate municipal services.”

PUBLIC CONTACT

Development of the Mission Boulevard Corridor Specific Plan/Form-Based Code and Program Environmental Impact Report included extensive public outreach and input since project initiation in 2010. On January 7, 2014, official notice of this hearing was sent to nearly 3,000 property owners and tenants in the Form-Based Code project area and to those within 300 feet of the project area. Official notice of this hearing was also published in *The Daily Review* newspaper on Saturday, January 11, 2014.

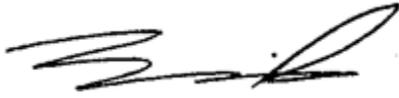
Staff has answered questions from several callers regarding the proposed Plan and Code over the last several weeks, and also met with a property owner (Mr. John Kim). Mr. Kim’s family owns the small retail strip center along the west side of Mission, north of Sycamore Avenue. Mr. Kim voiced concerns with the slip lanes proposed along the front and rear of his property (57 feet total) and subsequently submitted a letter voicing such concerns (Attachment V). The rear alley shown in the Code at the rear of the property could serve as a roadway providing access to residential or non-residential parking behind buildings and possibly to future loading zones. The front slip lane can provide a more attractive environment via separation from Mission Boulevard traffic to residents and businesses. Staff continues to support the slip lanes and believes future viable redevelopment, which can include multiple-story buildings, can occur while accommodating the slip lanes.

NEXT STEPS

If the attached resolution is adopted and the attached ordinances introduced, staff will bring back the ordinances for adoption by Council in two weeks at its February 4 meeting. After adoption, new regulations for future development will become effective, and staff will begin implementing the Specific Plan components, including providing an update to Council on the effectiveness of the Plan implementation in five years.

Prepared and Recommended by: David Rizk, AICP, Director of Development Services

Approved by:



Fran David, City Manager

Attachments (bolded attachments are revised or are new from October 22, 2013 meeting):

- Attachment I: Draft Resolution - General Plan Amendments, CEQA Action and Findings
- Exhibit A: List of Properties
- Exhibit B: Proposed General Plan Land Use Designations (map)
- Exhibit C: Proposed Amendments to General Plan Appendix C (Land Use Descriptions)
- Exhibit D: Proposed Amendments to General Plan Appendix D (General Plan and Zoning Consistency Matrix)
- Exhibit E: Archaeological Sensitivity Map
- Exhibit F: Mitigation Monitoring and Reporting Program
- Attachment II: Draft Ordinance - Adoption of the Mission Boulevard Corridor Form-Based Code**
 - Exhibit A: Mission Boulevard Corridor Form-Based Code – not attached; available at: <http://www.hayward-ca.gov/CITY-GOVERNMENT/SPECIAL-PROJECTS-&-STUDIES/mbcsp/pdf/2013/04MissionBlvdCorridorSpecificPlanOct.pdf>
 - Exhibit B: Revised Regulating Plan (Figure 4-1) of the Form-Based Code**
 - Exhibit C: Revised Table 9 (Allowed Functions) of the Form-Based Code**
- Attachment III: Draft Ordinance - Reclassifying Zoning Designations
 - Exhibit A: List of Properties
 - Exhibit B: Proposed Zoning Designations (map)
- Attachment IV: Slip Lanes Schematic Drawings**
- Attachment V: Letter from Mr. John Kim**
- Attachment VI: October 22, 2013 City Council Meeting Minutes

Note the Mission Boulevard Corridor Specific Plan and Program Environmental Impact Report are available on the City's website at: <http://www.hayward-ca.gov/CITY-GOVERNMENT/SPECIAL-PROJECTS-&-STUDIES/mbcsp.shtm>

HAYWARD CITY COUNCIL

RESOLUTION NO. 14-__

RESOLUTION CERTIFYING THE PROGRAM ENVIRONMENTAL IMPACT REPORT, APPROVING THE MITIGATION MONITORING AND REPORTING PROGRAM, ADOPTING THE MISSION BOULEVARD CORRIDOR SPECIFIC PLAN, AND APPROVING THE RELATED GENERAL PLAN AMENDMENTS, ZONING RECLASSIFICATIONS AND TEXT CHANGES FOR THE MISSION BOULEVARD CORRIDOR SPECIFIC PLAN AREA

WHEREAS, on November 17, 2009, the City Council/Redevelopment Agency Board authorized the Executive Director of the Redevelopment Agency to enter into a contract with Hall Alminana, Inc. for the preparation of a Mission Boulevard Corridor Specific Plan (the "Specific Plan") and accompanying Program Environmental Impact Report (the "EIR"), for an area of approximately 240 acres, extending both north and south along Mission Boulevard in two (2) separate segments. The northern segment spans along Mission Boulevard from the northern City boundary south to A Street, and the southern segment extends along Mission Boulevard from Jackson Street south to Harder Road; and

WHEREAS, the Mission Boulevard Corridor Specific Plan was subsequently prepared with extensive community outreach including a public charrette conducted from April 12 to April 16, 2010, and the following publicly noticed meetings: March 23, 2010, March 25, 2010, June 22, 2010, June 24, 2010, February 10, 2011, February 15, 2011, March 23, 2011, May 7, 2013, May 23, 2013, September 19, 2013 and October 22, 2013; and

WHEREAS, to achieve the goals envisioned by the Specific Plan, the General Plan must be amended to change certain land use designations and the City's Municipal Code must be amended to enact the Form-Based Code contained within the Specific Plan and the property within the Specific Plan area must be reclassified to reflect the zoning designations utilized by the Form-Based Code. These amendments are referred to collectively herein as the "Related Land Use Actions"; and

WHEREAS, the Related Land Use Actions include changing the General Plan land use designations for all properties within the Project Area and amending the General Plan Land Use Map, as set forth in attached Exhibits "A" and "B", as well as amending the text of General Plan Appendices C and D, as set forth in attached Exhibits "C" (General Plan Land Use Descriptions) and "D" (General Plan/Zoning Consistency Matrix) (General Plan Amendment Application No. PL-2013-0268); text changes to the City's Municipal Code to add the Mission Boulevard Corridor Form-Based Code; and rezoning all properties in the Project Area to conform to and adequately implement the proposed, amended General Plan (Text Amendment Application No. PL-2013-0270 and Zone Change Application No. PL-2013-0271), as more specifically set forth

in the accompanying Ordinances Nos. 14- and 14- ; and

WHEREAS, a draft and final Program Environmental Impact Report ("EIR") (State Clearinghouse No. 2011042076) has been prepared to assess the potential environmental effects of the proposed Specific Plan and Related Land Use Actions (collectively the "Project"), describing alternatives to the Project and potential feasible mitigation measures; and

WHEREAS, the Hayward Planning Commission considered the EIR and the Project at a public hearing held on September 19, 2013, and recommended that the Hayward City Council certify the EIR and approve the proposed mitigation measures and Mitigation Monitoring and Reporting Program, attached hereto as Exhibit "F"; approve General Plan Amendment Application No. PL-2013-028, Text Amendment Application No. PL-2013-0270, and Zone Change Application No. PL-2013-0271; and adopt the Mission Boulevard Corridor Specific Plan; and

WHEREAS, notices of hearings on the Project were published in the manner required by law and the hearings were duly held by the City Council on October 22, 2013 and January 21, 2014.

NOW, THEREFORE, BE IT RESOLVED, the City Council hereby adopts the following findings and takes the following actions:

- I. General Plan. The City of Hayward General Plan designates the Mission Boulevard Corridor Project Area as a Focus Area (see General Plan Figure 2-3), where the implementation of smart growth principles is deemed appropriate. The Mission Boulevard Corridor Specific Plan implements such principles, as described below.
- II. Mission Boulevard Corridor Specific Plan. The purposes of the Mission Boulevard Corridor Specific Plan, as articulated at Pages 2-3 to 2-5, include the following:

“The Mission Boulevard Corridor Specific Plan and its Form-Based Code (see Chapter 4) carry out the policies of the Hayward General Plan by classifying and regulating the desired form and intensities of development and land uses within the Mission Boulevard Corridor. The intent of this Specific Plan and its Form-Based Code component is to protect and promote the public health, safety, comfort, convenience, prosperity, and general welfare of the community. This intent is achieved through implementation of the following Smart Growth goals:

1. Neighborhood Livability
2. Better Access, Less Traffic
3. Thriving Cities, Suburbs and Towns
4. Shared Benefits
5. Lower Costs, Lower Taxes

6. Keeping Open Space Open

These six principles will guide development within the Specific Plan area through the application of the Form-Based Code during the City's development review process. The Form-Based Code is intended to ensure that existing and new buildings within the Mission Boulevard Corridor Specific Plan area are harmonious with each other in scale and character, create an attractive, walkable neighborhood, and promote pedestrian-oriented streetscapes and public spaces.”

“2.2.1 For the Community

At the community scale, the Mission Boulevard Corridor Specific Plan and Form-Based Code seek to ensure that:

- Neighborhoods and transit-oriented development are compact, pedestrian-oriented and mixed-use.
- Neighborhoods should be the preferred pattern of development and that districts specializing in a single use should be the exception.
- Ordinary activities of daily living occur within walking distance of most dwellings, allowing independence to those who do not drive.
- Interconnected networks of thoroughfares be designed to disperse traffic and reduce the length of trips.
- Within neighborhoods, a range of housing types and price levels be provided to accommodate diverse ages and incomes.
- Affordable housing should be distributed throughout the region to match job opportunities and to avoid concentrations of poverty.
- Appropriate building densities and land uses be provided within walking distance of transit stops.
- Civic, institutional, and commercial activity should be embedded in neighborhoods, not isolated in remote single-use complexes.
- Schools be sized and located to enable children to safely walk or bicycle to them.
- A range of open space, including parks, squares, plazas and playgrounds be distributed within neighborhoods.
- The region should include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.”

“2.2.2 For the Transect

At the neighborhood scale, the Mission Boulevard Corridor Specific Plan and Form-

Based Code seek to ensure that:

- Communities should provide meaningful choices in living arrangements as manifested by distinct physical environments, referred to as Transect Zones.
- The Specific Plan and Form-Based Code are based on the concept of the Transect, which is a system of ordering human habitats in a range from the most natural to the most urban. The Transect describes the physical character of place at any scale according to the density and intensity of land use and urbanism.
- The Transect Zones described in Table 1 of the Form-Based Code shall constitute the building blocks of the Mission Boulevard Corridor Specific Plan and Form-Based Code with regard to the general character of each of these environments within the Specific Plan Area. In particular, the Mission Boulevard Specific Plan and Form-Based Code focus on the T3 Sub-Urban Zone, T4-1 and T4-2 General Urban Zone, and the T5 Urban Center Zone, and CS Civic Space Zone.”

“2.2.3 For the Block and Building

At the block scale, the Mission Boulevard Corridor Specific Plan and Form-Based Code seek to ensure that:

- Block sizes be scaled small to maximize route options and safety.
- Buildings and landscaping contribute to the physical definition of thoroughfares as civic places.
- Development adequately accommodate automobiles while respecting the pedestrian and the cyclist and the spatial form of public areas.
- Design of buildings create defensible space, commonly referred to as ‘eyes on the street.’
- Architecture and landscape design grow from local climate, topography, history, and building practice.
- Buildings provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
- Civic buildings and public gathering places be provided as locations that reinforce community identity and support self-government.
- Civic buildings be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.
- The preservation and renewal of historic buildings be facilitated to affirm the continuity and evolution of society.”

III. General Plan Amendments. The Project proposes changes to the General Plan Land Use Map, as identified in attached Exhibits "A" and "B", and text changes to General Plan Appendix C as identified in attached Exhibit "C", and changes to Appendix D (General Plan and Zoning Consistency Matrix), as identified in attached Exhibit "D".

A. General Plan Amendments - Findings of Approval.

- (1) Substantial proof exists that the proposed changes will promote the public health, safety, convenience, and general welfare of the residents of Hayward.

The Mission Boulevard Corridor Specific Plan and Form-Based Code are consistent with the General Plan and seek to carry out many of its goals and policies. Proposed changes to the General Plan text and land use map related to the Mission Boulevard Corridor Specific Plan and Form-Based Code will promote the public health, safety and general welfare of the residents of Hayward by creating opportunities for development and redevelopment along the Mission Boulevard Corridor and preserving and enhancing the aesthetic quality of the City. The proposed changes will allow for an appropriate mix of land uses and urban forms in an orderly manner along a major thoroughfare serving both residents and visitors to the City.

- (2) The proposed changes are in conformance with the purposes of the General Plan and all applicable, officially adopted policies and plans.

The Mission Boulevard Corridor Specific Plan and its Form-Based Code component, and the related General Plan amendments, will further implement policies and strategies of the General Plan as identified below:

Land Use Element

Goal 1: The Specific Plan and the related actions will help promote a balance of land uses and achieve a vibrant urban development pattern that enhances the character of the area.

Goal 2: The Specific Plan and the related actions will help support higher density and well-designed quality development in areas within ½ mile of transit stations and ¼ mile of major bus routes in order to encourage non-automotive modes of travel.

Goal 5: The Specific Plan and the related actions will help promote transit-oriented development in the Mission/Foothill Corridor.

Goal 8: The Specific Plan and the related actions will help promote infill development that is compatible with the overall character of the surrounding neighborhood.

Circulation Element

Goal 4: The Specific Plan and the related actions will help improve mobility and foster economic vitality.

Goal 8: The Specific Plan and the related actions will help create improved and safer circulation facilities for pedestrians.

Goal 9: The Specific Plan and the related actions will help provide the opportunity for safe, convenient and pleasant bicycle travel.

Goal 10: The Specific Plan and the related actions will help encourage land use patterns that promote transit usage.

Economic Development Element

Goal 1: The Specific Plan and the related actions will help utilize an economic strategy that balances the need for development with other City goals and objectives.

Goals 2: The Specific Plan and the related actions will help create a sound local economy that attracts investment, increases the tax base, creates employment opportunities for residents and generates public revenues.

Goals 4: The Specific Plan and the related actions will help to enhance the City's image in order to improve the business climate.

Housing Element

Goal 1.0: The Specific Plan and the related actions will help maintain and enhance the existing viable housing stock and neighborhoods within its area.

Goal 3.0: The Specific Plan and the related actions will help provide suitable sites for housing development that can accommodate a range of housing by type, size, location, price and tenure.

- (3) Streets and public facilities existing or proposed are adequate to serve all uses permitted when property is reclassified.

As required by the mitigation measures of the Program Environmental Impact Report and as provided by the New Thoroughfare Plan of the Form-Based Code, all public facilities existing or proposed are adequate to serve all uses permitted when property is re-designated to the recommended General Plan Land Use designations. The Specific Plan includes an Infrastructure Plan (Chapter 5) with detailed analysis of long-term provision of public facilities for water, sewer, waste water, and streets in the Specific Plan area.

With regard to stormwater runoff, the Infrastructure Plan concludes that future development in the Specific Plan area is not anticipated to generate increased stormwater runoff, since the area is already largely impervious and the City will

require mitigating hydro-modification on a project-by-project basis. As a result, minimal backbone stormwater infrastructure will be required in the Specific Plan area.

With regard to wastewater generation, the Infrastructure Plan concludes that build-out of the Specific Plan area will generate increased sewer demand, but replacement of existing sewer laterals and select public mains will reduce inflow and infiltration issues to offset this increased demand. The Infrastructure Plan states that there are no sewer capacity issues or deficiencies within the Specific Plan area, but there are existing sewer mains that will need to be upsized to meet current City standards.

With regard to water demand, the Infrastructure Plan concludes that there is sufficient capacity to meet the increased water demand anticipated from new development within the Specific Plan area. The Infrastructure Plan also states that existing backbone water infrastructure has been master-planned to meet projected demand; however, portions of the distribution system may require upgrade or upsizing to meet current standards.

With regard to streets and roadway infrastructure, the Infrastructure Plan concludes that most existing roadways within the Specific Plan area will be replaced or upgraded as a result of new development projects. It is anticipated that each new development will be conditioned to construct “complete streets” that can accommodate the needs of motorists, pedestrians, bicyclists, and transit riders within the Specific Plan area.

- (4) Streets and public facilities existing or proposed are adequate to serve all uses permitted when property is reclassified.

The Mission Boulevard Specific Plan and Form-Based Code reflect the City's development goals and objectives as articulated in the General Plan. Additionally, the Form-Based Code will promote pedestrian-oriented development along and around the Mission Boulevard Corridor and thereby help relieve regional automobile congestion and reduce air pollution, and create a distinctively attractive mixed-use area that seeks to integrate a greater intensity of development and enhance new and existing neighborhoods along Mission Boulevard. New thoroughfares and reduced block sizes with building designs that are conducive to active street frontages to stimulate pedestrian movement and lively activities would not be realized under current zoning designations.

The Code will provide opportunities for new commercial development, particularly neighborhood-serving retail development, which will stimulate economic activity and provide benefits for the City and its residents. The Code will also provide opportunity for development of new thoroughfares and other public facilities in appropriate areas.

IV. Mission Boulevard Corridor Form-Based Code, Specific Plan and

Zoning Ordinance Reclassifications - Findings for Approval. The adoption of the Mission Boulevard Corridor Form-Based Code and Specific Plan conforms to the General Plan, as amended and described above, and reflects the City's development goals and objectives as articulated in the General Plan. Application of the Form-Based Code requires the reclassification of all properties in the Project Area, as described in related Ordinance No. 14-___. The Form-Based Code is new Article 25, entitled the "Mission Boulevard Corridor Form-Based Code," of Chapter 10 of the Hayward Municipal Code. All necessary procedural requirements and evaluation standards applicable within the Project Area, including the relationship of Article 25 to existing, unaltered zoning regulations, are provided therein.

- (1) Substantial proof exists that the proposed change will promote the public health, safety, convenience, and general welfare of the residents of Hayward.

The Mission Boulevard Corridor Specific Plan, Form-Based Code and Zoning Reclassifications will promote the public health, safety and general welfare of the residents of Hayward in that opportunities would be created for a wide variety of additional residential and commercial development along the Mission Boulevard Corridor. The Plan will also promote smart growth principles and non-reliance on automobiles, resulting in less traffic and air pollution. The Code will help preserve and enhance the aesthetic quality of the City by increasing opportunities for open space and park areas and for allowing an appropriate mix of land uses and forms in an orderly manner along a major transportation corridor, consistent with regional and local policies that promote transit-oriented development.

- (2) The proposed change is in conformance with the purposes of the Zoning Ordinance and all applicable, officially adopted policies and plans.

The Mission Boulevard Corridor Specific Plan, Form-Based Code and Zoning Reclassifications conform to the purposes of the Zoning Ordinance and reflect the City's development goals and objectives as articulated in the General Plan. These land use actions will provide the opportunity to integrate a greater intensity of development near a transit station and along a major bus route, and enhance the neighborhoods along the Mission Boulevard Corridor.

- (3) Streets and public facilities existing or proposed are adequate to serve all uses permitted when the text amendment and zone classification is adopted.

As required by the mitigation measures of the Program Environmental Impact Report and as provided by the New Thoroughfare Plan of the Form-Based Code, all public facilities existing or proposed are adequate to serve all uses permitted when property is reclassified to the recommended Zoning designations. The Specific Plan includes an Infrastructure Plan (Chapter 5) for the Mission Boulevard Corridor Specific Plan area with detailed analysis of long-term provision of public facilities for water, sewer, wastewater, and streets.

With regard to stormwater runoff, the Infrastructure Plan concludes that future development in the Specific Plan area is not anticipated to generate increased

stormwater runoff since the area is already largely impervious and the City will require mitigating hydro-modification on a project-by-project basis. As a result, minimal backbone stormwater infrastructure will be required in the Specific Plan area;

With regard to wastewater generation, the Infrastructure Plan concludes that build-out of the Specific Plan area will generate increased sewer demand, but replacement of existing sewer laterals and select public mains will reduce inflow and infiltration issues to offset this increased demand. The Infrastructure Plan states that there are no sewer capacity issues or deficiencies within the Specific Plan area, but there are existing sewer mains that will need to be upsized to meet current City standards.

With regard to water demand, the Infrastructure Plan concludes that there is sufficient capacity to meet the increased water demand anticipated from new development within the Specific Plan area. The Infrastructure Plan also states that existing backbone water infrastructure has been master planned to meet projected demand; however, portions of the distribution system may require upgrade or upsizing to meet current standards.

With regard to streets and roadway infrastructure, the Infrastructure Plan concludes that most existing roadways within the Specific Plan area will be replaced or upgraded as a result of new development projects. It is anticipated that each new development will be conditioned to construct “complete streets” that can accommodate the needs of motorists, pedestrians, bicyclists, and transit riders within the Specific Plan area.

- (4) All uses permitted when the text amendment is adopted will be compatible with present and potential future uses, and, further, a beneficial effect will be achieved which is not obtainable under existing regulations.

The Regulating Plan and Form-Based Code component of the Mission Boulevard Corridor Specific Plan will provide Transect-based zoning regulation to ensure that the type, location, and scale of all uses permitted within the Plan area are compatible with present and potential future uses. Further, the Mission Boulevard Corridor Specific Plan and Form-Based Code will promote redevelopment of older, underutilized parcels and the creation of vibrant pedestrian-oriented mixed-use street frontages and neighborhoods. New thoroughfares and reduced block sizes with building designs that are conducive to active street frontages to stimulate pedestrian movement and lively activities would not be realized under current zoning designations.

V. EIR - Certification. The City Council has reviewed the documents comprising the Draft and Final Program EIR for the Mission Boulevard Corridor Specific Plan and the Related Land Use Actions and hereby finds the EIR: (a) has been completed in compliance with CEQA; (b) was presented to the decision-making body of the lead agency, and that the decision-making body reviewed and considered the information contained in the EIR prior to approving the

Project; and (c) reflects the independent judgment of the City Council and its staff that it is an adequate and extensive assessment of the environmental impacts of the Specific Plan and Related Land Use Actions. The City Council also incorporates by this reference the findings contained in the EIR as to the environmental effects of the Specific Plan, together with the additional findings contained in this Resolution.

- (1) EIR - Consideration of Project Alternatives. The EIR evaluated the potentially significant impacts of the Project as well as two (2) alternatives to the Project; identified in the EIR as Alternative “A” and Alternative “B”; including a separate “No Project” alternative. The EIR also investigated whether any of the considered alternatives would avoid or substantially lessen the environmental effects of the Project, and determined that none of them would.
- (2) Significant Environmental Impacts. The EIR indicates that all potentially significant impacts can be avoided or mitigated to the less-than-significant level. The EIR does not identify any significant effects not capable of mitigation or avoidance and, consequently, the findings required by CEQA Guidelines §15091 are not required.
- (3). Cultural Resources. The EIR identifies that earth-moving activities relating to future construction projects on private property or within the public right-of-way within the Specific Plan area may encounter yet unidentified prehistoric and historic archaeological resources. However, adherence to the Hayward Historic Preservation Ordinance (Municipal Code Chapter 10, Article 11) including, in particular, the adoption and use of an archaeological sensitivity map for the Project area as a basis to determine whether further investigation and project-specific conditions are warranted, would ensure that a less than significant impact would result relative to the disturbance to such resources. Therefore, in accordance with Municipal Code Section 10-11.040(g), the City Council hereby adopts the archaeological sensitivity map included as Exhibit “E” to this resolution.

VI. General Plan Amendment. Based on the foregoing findings, the City Council hereby approves and adopts the General Plan amendments contained in Application No. PL-2013-0268, as more specifically set forth in Exhibits “A”, “B”, “C” and “D”, subject to adoption of the companion ordinances.

VII. Zoning Text Amendments. Based on the foregoing findings, the City Council hereby approves the Form-Based Code as a new Article 25 to Chapter 10 of the Hayward Municipal Code, subject to adoption of the companion ordinances.

VIII. Zoning Ordinance Reclassifications. Based on the foregoing findings, the City Council hereby approves the Zoning Ordinance Reclassifications set forth in Application No. PL-2013-0271, subject to adoption of the companion ordinances.

IX. Mitigation Measures. The City Council also finds that the proposed mitigations set forth in the EIR and the accompanying Mitigation Monitoring and Reporting Program will

reduce all the environmental impacts of the Project to a less than significant level. The City Council accordingly approves the mitigation measures and Mitigation Monitoring and Reporting Program, as set forth in attached Exhibit "F".

X. Administrative Record. A copy of the EIR, staff reports and communications to the Planning Commission and City Council are on file in the office of the City Clerk. In addition, other documents comprising the administrative record on this matter are on file in the office of the Development Services Department.

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

APPROVED: _____
Mayor of the City of Hayward

DATE: _____

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

Exhibit A Revised

APN	Parcel Address	Existing General Plan Designation	Proposed General Plan Designation	Acres
444-0036-086-00	24843 ONEIL AVE 2	HDR	SMU	0.17
444-0036-087-00	24851 ORANGETREE PL 3	HDR	SMU	0.07
444-0036-088-00	24859 ORANGETREE PL 4	HDR	SMU	0.10
444-0036-104-00	ONEIL AVE	HDR	SMU	0.80
444-0036-093-00	24849 ALDERBERRY PL 9	HDR	SMU	0.09
444-0036-094-00	24857 ALDERBERRY PL 10	HDR	SMU	0.09
444-0036-095-00	24873 ALDERBERRY PL 11	HDR	SMU	0.09
444-0036-096-00	24881 ALDERBERRY PL 12	HDR	SMU	0.10
444-0036-097-00	24889 ALDERBERRY PL 13	HDR	SMU	0.09
444-0036-100-00	24885 LIMETREE PL 16	HDR	SMU	0.11
444-0036-101-00	24887 LIMETREE PL 17	HDR	SMU	0.10
444-0036-102-00	24891 ONEIL AVE 18	HDR	SMU	0.15
444-0036-085-00	789 PLANTATION LN 1	HDR	SMU	0.08
444-0036-103-00	24883 ONEIL AVE 19	HDR	SMU	0.15
444-0036-099-00	769 PLANTATION LN 15	HDR	SMU	0.09
444-0036-098-00	749 PLANTATION LN 14	HDR	SMU	0.06
444-0036-089-00	766 PLANTATION LN 5	HDR	SMU	0.13
444-0036-090-00	746 PLANTATION LN 6	HDR	SMU	0.11
444-0036-091-00	24833 ALDERBERRY PL 7	HDR	SMU	0.08
444-0036-092-00	24841 ALDERBERRY PL 8	HDR	SMU	0.07
444-0036-011-04	24683 ONEIL AVE	HDR	SMU	1.25
444-0036-013-02	24755 ONEIL AVE	HDR	SMU	1.22
428-0036-081-00	742 GRACE ST	CHDR	LDR	0.12
428-0036-080-00	760 GRACE ST	CHDR	SMU	0.16
428-0036-082-00	724 GRACE ST	CHDR	LDR	0.24
428-0036-078-00	22275 PEARCE ST	CHDR	SMU	0.22
428-0036-029-00	22101 MISSION BLVD	GC	SMU	0.59
428-0006-058-01	21659 MISSION BLVD	MDR	SMU	1.82
428-0006-065-00	21995 MISSION BLVD	GC	SMU	0.48
428-0051-034-00	783 SMALLEY AVE	CHDR	SMU	0.49
428-0056-070-01	22344 MISSION BLVD	CHDR	PR	0.61
445-0230-015-00	25883 BEL AIRE DR	LDR	LDR	0.20
444-0078-007-07	25891 DOLLAR ST	GC	SMU	2.43
428-0051-010-02	22301 MISSION BLVD	CHDR	SMU	0.33
428-0036-068-00	22218 PEARCE ST	CHDR	SMU	0.12
428-0051-045-02	782 A ST	CC-ROC	SMU	0.35
428-0051-044-02	802 A ST	CC-ROC	SMU	0.26
428-0051-037-02	838 A ST	CHDR	SMU	0.80
428-0051-042-03	898 A ST	CC-ROC	SMU	0.77
428-0051-040-00	22431 MISSION BLVD	CHDR	SMU	0.32
428-0036-076-00	22265 PEARCE ST	CHDR	SMU	0.10
428-0051-036-01	803 SMALLEY AVE	CHDR	SMU	0.45

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428-0036-079-00	22289 PEARCE ST	CHDR	SMU	0.30
428-0051-043-02	808 A ST	CC-ROC	SMU	0.18
428-0051-008-00	805 GRACE ST	CHDR	SMU	0.21
428-0036-058-01	22235 MISSION BLVD	CHDR	SMU	0.58
428-0056-037-00	964 A ST	CC-ROC	SMU	0.41
428-0051-025-00	22365 MISSION BLVD	CHDR	SMU	0.24
428-0036-083-00	718 GRACE ST	CHDR	LDR	0.28
428-0056-031-00	937 HOTEL AVE	CC-ROC	SMU	0.18
428-0056-034-00	22425 MAIN ST	CC-ROC	SMU	1.02
428-0051-028-00	808 SMALLEY AVE	CHDR	SMU	0.14
428-0051-038-00	22419 MISSION BLVD	CHDR	SMU	0.11
428-0056-039-00	918 A ST	CC-ROC	PR	0.20
428-0056-041-00	22458 MISSION BLVD	CC-ROC	PR	0.21
428-0051-023-00	MELVIN CT	CHDR	SMU	0.17
444-0057-099-00	25118 ANGELINA LN 20	HDR	SMU	0.03
444-0057-098-00	25120 ANGELINA LN 19	HDR	SMU	0.03
444-0057-097-00	25122 ANGELINA LN 18	HDR	SMU	0.03
444-0057-089-00	25128 ANGELINA LN 10	HDR	SMU	0.02
444-0057-088-00	25126 ANGELINA LN 9	HDR	SMU	0.02
444-0057-082-00	25132 ANGELINA LN 3	HDR	SMU	0.02
444-0057-081-00	25134 ANGELINA LN 2	HDR	SMU	0.02
444-0057-080-00	25136 ANGELINA LN 1	HDR	SMU	0.02
444-0057-083-00	25135 ANGELINA LN 4	HDR	SMU	0.03
445-0230-018-00	25907 BEL AIRE DR	LDR	LDR	0.20
444-0078-012-02	710 HARDER RD	GC	SMU	0.34
428-0051-009-00	811 GRACE ST	CHDR	SMU	0.21
428-0056-040-00	22484 MISSION BLVD	CC-ROC	PR	0.33
428-0051-024-00	22357 MISSION BLVD	CHDR	SMU	0.33
428-0051-039-00	22421 MISSION BLVD	CHDR	SMU	0.17
428-0051-027-00	820 SMALLEY AVE	CHDR	SMU	0.13
428-0056-042-00	22444 MISSION BLVD	CC-ROC	PR	0.21
428-0056-038-00	934 A ST	CC-ROC	SMU	0.45
428-0051-026-00	22385 MISSION BLVD	CHDR	SMU	0.27
428-0056-043-00	22432 MISSION BLVD	CC-ROC	PR	0.21
444-0060-046-00	DOLLAR ST	GC	SMU	1.63
444-0060-045-00	25613 DOLLAR ST 14	GC	SMU	0.12
444-0060-044-00	25613 DOLLAR ST 13	GC	SMU	0.10
444-0060-042-00	25613 DOLLAR ST 11	GC	SMU	0.10
444-0060-041-00	25613 DOLLAR ST 10	GC	SMU	0.12
444-0060-040-00	25613 DOLLAR ST 9	GC	SMU	0.10
444-0060-039-00	25613 DOLLAR ST 8	GC	SMU	0.12
444-0060-038-00	25613 DOLLAR ST 7	GC	SMU	0.11

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444-0060-037-00	25613 DOLLAR ST 6	GC	SMU	0.12
444-0060-036-00	25613 DOLLAR ST 5	GC	SMU	0.13
444-0060-035-00	25613 DOLLAR ST 4	GC	SMU	0.12
444-0060-034-00	25613 DOLLAR ST 3	GC	SMU	0.14
444-0060-033-00	25613 DOLLAR ST 2	GC	SMU	0.12
444-0060-032-00	25613 DOLLAR ST 1	GC	SMU	0.13
444-0057-107-00	ANGELINA LN	HDR	SMU	1.67
444-0057-102-00	25102 ANGELINA LN 23	HDR	SMU	0.03
444-0057-103-00	25100 ANGELINA LN 24	HDR	SMU	0.03
444-0057-087-00	25131 ANGELINA LN 8	HDR	SMU	0.03
444-0057-086-00	25129 ANGELINA LN 7	HDR	SMU	0.03
444-0057-091-00	25125 ANGELINA LN 12	HDR	SMU	0.03
428-0056-044-00	22418 MISSION BLVD	CC-ROC	PR	0.21
428-0056-030-00	22408 MISSION BLVD	CC-ROC	PR	0.22
428-0051-012-00	22351 MISSION BLVD	CHDR	SMU	0.31
428-0056-033-02	22413 MAIN ST	CC-ROC	SMU	0.14
428-0056-006-03	22372 MISSION BLVD	CHDR	PR	0.61
428-0056-032-00	22405 MAIN ST	CC-ROC	SMU	0.81
444-0060-043-00	25613 DOLLAR ST 12	GC	SMU	0.12
444-0057-096-00	25109 ANGELINA LN 17	HDR	SMU	0.03
444-0057-095-00	25111 ANGELINA LN 16	HDR	SMU	0.02
444-0078-010-00	25971 MISSION BLVD	GC	SMU	0.56
445-0230-009-00	25835 BEL AIRE DR	LDR	LDR	0.20
444-0078-006-04	25803 MISSION BLVD	GC	SMU	1.15
444-0057-090-00	25123 ANGELINA LN 11	HDR	SMU	0.03
444-0057-106-00	25107 ANGELINA LN 27	HDR	SMU	0.03
444-0057-105-00	25105 ANGELINA LN 26	HDR	SMU	0.03
444-0057-104-00	25103 ANGELINA LN 25	HDR	SMU	0.03
444-0057-101-00	25104 ANGELINA LN 22	HDR	SMU	0.03
444-0057-100-00	25106 ANGELINA LN 21	HDR	SMU	0.03
444-0057-084-00	25137 ANGELINA LN 5	HDR	SMU	0.03
444-0057-085-00	25139 ANGELINA LN 6	HDR	SMU	0.03
444-0057-092-00	25115 ANGELINA LN 13	HDR	SMU	0.03
444-0057-093-00	25117 ANGELINA LN 14	HDR	SMU	0.03
444-0057-094-00	25119 ANGELINA LN 15	HDR	SMU	0.03
445-0230-014-00	25875 BEL AIRE DR	LDR	LDR	0.20
445-0230-021-00	25962 MISSION BLVD	GC	SMU	0.54
445-0230-022-00	25926 MISSION BLVD	GC	SMU	0.56
445-0230-013-00	25867 BEL AIRE DR	LDR	LDR	0.20
445-0230-005-00	25799 BEL AIRE DR	LDR	LDR	0.19
444-0078-006-05	25817 MISSION BLVD	GC	SMU	1.18
445-0230-016-00	25891 BEL AIRE DR	LDR	LDR	0.20

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444-0078-017-01	HARDER RD	GC	SMU	0.36
445-0230-011-00	25851 BEL AIRE DR	LDR	DLR	0.20
428-0031-064-00	22300 MISSION BLVD	CHDR	SMU	1.02
445-0230-024-00	25886 MISSION BLVD	GC	SMU	0.18
428-0036-059-02	22249 MISSION BLVD	CHDR	SMU	0.54
428-0036-070-01	22215 PEARCE ST	MDR	SMU	0.11
428-0036-055-00	22211 MISSION BLVD	CHDR	SMU	0.24
444-0078-004-02	25751 DOLLAR ST	GC	SMU	0.82
445-0230-012-00	25859 BEL AIRE DR	LDR	LDR	0.20
444-0078-008-05	25915 MISSION BLVD	GC	SMU	1.16
428-0036-063-00	22287 MISSION BLVD	CHDR	SMU	0.34
445-0230-025-00	25870 MISSION BLVD	GC	SMU	0.22
444-0078-005-04	25711 DOLLAR ST	GC	SMU	2.93
444-0078-008-06	25915 DOLLAR ST	GC	SMU	1.26
445-0230-017-00	25899 BEL AIRE DR	LDR	LDR	0.20
444-0078-007-06	25891 MISSION BLVD	GC	SMU	1.99
445-0230-004-00	25791 BEL AIRE DR	LDR	LDR	0.20
445-0230-010-00	25843 BEL AIRE DR	LDR	LDR	0.19
445-0230-007-00	25815 BEL AIRE DR	LDR	LDR	0.19
428-0036-074-00	22251 PEARCE ST	CHDR	SMU	0.12
445-0230-023-00	25900 MISSION BLVD	GC	SMU	0.57
445-0230-008-00	25827 BEL AIRE DR	LDR	LDR	0.22
444-0078-005-02	25789 MISSION BLVD	GC	SMU	1.20
445-0230-006-00	25807 BEL AIRE DR	LDR	LDR	0.19
428-0056-002-01	22326 MISSION BLVD	CHDR	PR	0.66
428-0056-003-01	22336 MISSION BLVD	CHDR	PR	0.35
428-0036-077-00	22271 PEARCE ST	CHDR	SMU	0.11
428-0036-064-00	22297 MISSION BLVD	CHDR	SMU	0.66
428-0036-075-00	22259 PEARCE ST	CHDR	SMU	0.17
428-0056-001-00	22312 MISSION BLVD	CHDR	PR	0.36
428-0036-060-00	22257 MISSION BLVD	CHDR	SMU	0.37
428-0036-073-00	22243 PEARCE ST	CHDR	SMU	0.12
428-0036-127-02	22269 MISSION BLVD	CHDR	SMU	0.99
428-0031-066-00	22270 MISSION BLVD	CHDR	SMU	0.34
428-0036-067-00	22224 PEARCE ST	CHDR	SMU	0.11
428-0036-056-00	22221 MISSION BLVD	CHDR	SMU	0.22
428-0036-071-00	22229 PEARCE ST	MDR	SMU	0.07
428-0036-065-00	22240 PEARCE ST	CHDR	SMU	0.23
428-0031-065-00	22282 MISSION BLVD	CHDR	SMU	0.67
428-0031-067-00	22262 MISSION BLVD	CHDR	SMU	0.33
445-0230-003-00	25783 BEL AIRE DR	LDR	LDR	0.19
445-0220-014-00	25499 BELMONT AVE	LDR	LDR	0.19

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428-0031-073-01	22220 MISSION BLVD	CHDR	SMU	1.01
445-0220-130-00	947 DEVON DR	LDR	LDR	0.19
444-0057-022-00	24947 MISSION BLVD	GC	SMU	0.67
428-0031-069-01	22250 MISSION BLVD	CHDR	SMU	1.37
445-0220-017-00	25516 MISSION BLVD	CHDR	SMU	0.22
428-0031-070-00	22230 MISSION BLVD	CHDR	SMU	0.38
444-0078-003-04	25715 MISSION BLVD	GC	SMU	3.25
445-0220-015-00	25507 BELMONT AVE	LDR	LDR	0.16
445-0220-018-00	25508 MISSION BLVD	CHDR	SMU	0.20
428-0031-016-00	22196 MISSION BLVD	GC	SMU	0.98
428-0036-033-00	22143 MISSION BLVD	GC	SMU	0.23
428-0031-020-00	22154 MISSION BLVD	GC	SMU	0.35
428-0011-092-00	21986 MISSION BLVD	GC	SMU	0.35
428-0006-109-00	21739 MISSION BLVD	GC	SMU	0.07
444-0078-002-04	25697 MISSION BLVD	GC	SMU	1.80
445-0220-131-00	931 DEVON DR	LDR	LDR	0.19
428-0036-036-00	22171 MISSION BLVD	GC	SMU	0.14
428-0036-038-00	22183 MISSION BLVD	GC	SMU	0.44
428-0036-040-00	806 SIMON ST	GC	SMU	0.09
444-0057-013-04	25148 ONEIL AVE	GC	SMU	0.73
428-0036-054-00	22209 MISSION BLVD	CHDR	SMU	0.68
428-0031-050-00	22200 MISSION BLVD	CHDR	SMU	0.19
428-0031-018-00	22174 MISSION BLVD	GC	SMU	0.33
428-0036-031-00	22135 MISSION BLVD	GC	SMU	0.25
445-0210-009-01	862 CENTRAL BLVD	LDR	SMU	0.20
428-0036-039-00	22187 MISSION BLVD	GC	SMU	0.31
428-0036-030-00	22125 MISSION BLVD	GC	SMU	0.25
428-0036-041-00	800 SIMON ST	GC	SMU	0.10
428-0036-037-00	22177 MISSION BLVD	GC	SMU	0.50
428-0031-051-00	925 SIMON ST	CHDR	SMU	0.21
428-0036-034-00	22145 MISSION BLVD	GC	SMU	0.24
445-0210-010-00	896 CENTRAL BLVD	LDR	SMU	0.11
445-0210-041-00	25243 BELMONT AVE	LDR	LDR	0.18
428-0031-017-00	22182 MISSION BLVD	GC	SMU	0.33
428-0036-032-00	22137 MISSION BLVD	GC	SMU	0.22
428-0031-019-00	22168 MISSION BLVD	GC	SMU	0.31
428-0011-095-05	21854 MISSION BLVD	GC	SMU	0.71
428-0036-035-00	22161 MISSION BLVD	GC	SMU	0.40
445-0210-033-00	25168 MISSION BLVD	CHDR	SMU	0.72
428-0011-076-02	21730 MISSION BLVD	GC	SMU	0.39
445-0220-019-00	25486 MISSION BLVD	CHDR	SMU	0.33
444-0060-027-05	625 BERRY AVE	HDR	SMU	1.00

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445-0220-009-00	BELMONT AVE	LDR	LDR	0.09
445-0220-022-00	MISSION BLVD	CHDR	SMU	0.08
444-0057-077-00	829 VOYAGER WAY	CHDR	SMU	0.07
444-0057-029-10	25115 MISSION BLVD	GC	SMU	4.13
445-0220-006-00	BELMONT AVE	LDR	LDR	0.09
445-0220-013-00	25495 BELMONT AVE	LDR	LDR	0.18
444-0057-042-00	ONEIL AVE	PR	PQP	2.53
444-0060-003-02	661 BERRY AVE	HDR	SMU	1.41
445-0220-011-00	25479 BELMONT AVE	LDR	LDR	0.19
444-0060-012-05	711 BERRY AVE	HDR	SMU	1.83
444-0057-034-03	676 BERRY AVE	HDR	SMU	0.38
444-0057-009-04	25015 ONEIL AVE	HDR	SMU	1.46
445-0220-012-00	25491 BELMONT AVE	LDR	LDR	0.19
445-0220-004-00	BELMONT AVE	LDR	LDR	0.09
444-0060-012-02	25375 MISSION BLVD	GC	SMU	2.97
445-0220-003-00	BELMONT AVE	LDR	LDR	0.09
444-0057-015-00	25050 ONEIL AVE	CHDR	SMU	0.37
444-0057-008-00	25007 ONEIL AVE	HDR	SMU	0.17
428-0031-021-00	22146 MISSION BLVD	GC	SMU	0.33
428-0031-022-00	22140 MISSION BLVD	GC	SMU	0.33
445-0220-010-00	25467 BELMONT AVE	LDR	LDR	0.19
444-0060-004-00	671 BERRY AVE	HDR	SMU	1.43
445-0220-021-00	25400 MISSION BLVD	CHDR	SMU	0.25
444-0060-005-02	691 BERRY AVE	HDR	SMU	0.59
445-0220-007-00	BELMONT AVE	LDR	LDR	0.09
445-0220-023-00	25392 MISSION BLVD	CHDR	SMU	0.16
444-0060-007-00	723 BERRY AVE	GC	SMU	0.26
445-0220-141-01	25336 MISSION BLVD	CHDR	SMU	0.26
444-0057-066-00	810 VOYAGER WAY	CHDR	SMU	0.04
444-0060-019-04	25501 MISSION BLVD	GC	SMU	11.88
445-0220-020-00	25462 MISSION BLVD	CHDR	SMU	0.16
445-0220-005-00	BELMONT AVE	LDR	LDR	0.09
444-0060-008-00	737 BERRY AVE	GC	SMU	0.26
445-0220-008-00	BELMONT AVE	LDR	LDR	0.09
445-0210-047-00	25224 MISSION BLVD	CHDR	SMU	0.17
444-0060-009-00	747 BERRY AVE	GC	SMU	0.26
445-0220-142-01	BELMONT AVE	LDR	LDR	0.17
444-0060-010-00	773 BERRY AVE	GC	SMU	0.26
444-0057-031-01	748 BERRY AVE	CHDR	SMU	0.60
444-0057-029-04	704 BERRY AVE	GC	SMU	0.33
445-0210-086-01	25277 BELMONT AVE	LDR	LDR	0.29
444-0057-033-00	692 BERRY AVE	CHDR	SMU	0.84

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444-0057-029-03	716 BERRY AVE	GC	SMU	0.29
445-0210-042-00	25247 BELMONT AVE	LDR	LDR	0.18
445-0210-048-00	25220 MISSION BLVD	CHDR	SMU	0.08
445-0210-007-01	25144 MISSION BLVD	CHDR	SMU	0.51
444-0057-028-02	25103 MISSION BLVD	GC	SMU	0.54
445-0210-040-00	25223 BELMONT AVE	LDR	LDR	0.14
444-0057-076-00	833 VOYAGER WAY	CHDR	SMU	0.06
444-0057-075-00	837 VOYAGER WAY	CHDR	SMU	0.06
444-0057-065-00	806 VOYAGER WAY	CHDR	SMU	0.03
444-0057-074-00	841 VOYAGER WAY	CHDR	SMU	0.07
428-0036-028-00	829 SUNSET BLVD	GC	SMU	0.17
428-0031-025-00	MISSION BLVD	GC	SMU	0.33
428-0031-026-00	22110 MISSION BLVD	GC	SMU	0.18
444-0057-043-00	25045 MISSION BLVD	GC	PQP	3.25
445-0210-001-01	25124 MISSION BLVD	LDR	SMU	1.09
428-0031-024-01	22126 MISSION BLVD	GC	SMU	0.66
428-0031-001-01	22104 MISSION BLVD	GC	SMU	0.32
428-0006-110-00	21739 MISSION BLVD	GC	SMU	0.67
428-0006-062-00	21855 MISSION BLVD	GC	SMU	0.23
428-0011-095-06	21854 MISSION BLVD	GC	SMU	0.61
444-0057-052-00	25011 DISCOVERER PL	CHDR	SMU	0.04
444-0057-050-00	850 CHALLENGER WAY	CHDR	SMU	0.04
444-0057-024-00	24989 MISSION BLVD	GC	SMU	0.33
444-0057-007-04	25001 ONEIL AVE	HDR	SMU	0.76
444-0057-067-00	814 VOYAGER WAY	CHDR	SMU	0.04
428-0011-079-00	925 ROSE ST	MDR	SMU	0.28
428-0031-002-00	925 SUNSET BLVD	GC	SMU	0.17
428-0011-091-00	21994 MISSION BLVD	GC	SMU	0.76
428-0006-069-01	22062 MONTGOMERY ST	MDR	SMU	1.55
444-0057-048-00	842 CHALLENGER WAY	CHDR	SMU	0.05
444-0036-038-04	860 ORCHARD AVE	CHDR	SMU	1.47
444-0057-073-00	845 VOYAGER WAY	CHDR	SMU	0.09
444-0057-068-00	818 VOYAGER WAY	CHDR	SMU	0.03
444-0057-021-00	24933 MISSION BLVD	GC	SMU	0.32
445-0200-013-02	MISSION BLVD	GC	PR	4.51
444-0057-041-04	ORCHARD AVE	HDR	SMU	0.36
444-0057-018-02	24942 ONEIL AVE	CHDR	SMU	0.39
444-0057-027-01	24997 MISSION BLVD	GC	SMU	1.39
444-0057-047-00	838 CHALLENGER WAY	CHDR	SMU	0.05
444-0057-069-00	822 VOYAGER WAY	CHDR	SMU	0.04
444-0057-064-00	807 CHALLENGER WAY	CHDR	SMU	0.04
444-0057-055-00	25035 DISCOVERER PL	CHDR	SMU	0.03

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444-0057-060-00	823 CHALLENGER WAY	CHDR	SMU	0.04
444-0057-054-00	25027 DISCOVERER PL	CHDR	SMU	0.03
444-0036-043-00	24836 ONEIL AVE	CHDR	SMU	0.26
444-0057-072-00	834 VOYAGER WAY	CHDR	SMU	0.03
444-0057-063-00	811 CHALLENGER WAY	CHDR	SMU	0.03
444-0057-006-00	ONEIL AVE	HDR	SMU	0.37
444-0057-062-00	815 CHALLENGER WAY	CHDR	SMU	0.03
444-0057-061-00	819 CHALLENGER WAY	CHDR	SMU	0.04
428-0011-078-00	917 ROSE ST	GC	SMU	0.25
428-0011-095-04	21854 MISSION BLVD	MDR	LDR	0.28
444-0057-053-00	25019 DISCOVERER PL	CHDR	SMU	0.03
444-0057-057-00	835 CHALLENGER WAY	CHDR	SMU	0.03
444-0057-049-00	846 CHALLENGER WAY	CHDR	SMU	0.05
444-0057-023-00	24975 MISSION BLVD	GC	SMU	0.32
428-0011-090-00	21994 MISSION BLVD	MDR	LDR	0.95
444-0036-044-06	24778 ONEIL AVE	GC	SMU	0.27
444-0036-045-06	24760 ONEIL AVE	GC	SMU	0.33
444-0036-072-00	722 KINO CT 2	HDR	SMU	0.03
445-0200-005-00	24953 CARLOS BEE BLVD	GC	SMU	0.25
445-0200-008-00	24917 CARLOS BEE BLVD	GC	SMU	0.28
445-0200-007-00	24929 CARLOS BEE BLVD	GC	SMU	0.30
428-0011-025-00	918 ROSE ST	MDR	SMU	0.21
444-0036-073-00	722 KINO CT 3	HDR	SMU	0.03
444-0036-055-00	24628 ONEIL AVE	CHDR	SMU	0.19
444-0036-071-00	722 KINO CT 1	HDR	SMU	0.03
428-0011-024-02	912 ROSE ST	MDR	SMU	0.23
444-0036-069-00	738 KINO CT 1	HDR	SMU	0.03
444-0036-058-00	24614 ONEIL AVE	CHDR	SMU	0.20
444-0036-083-00	24575 ONEIL AVE	HDR	SMU	0.84
428-0011-096-00	21846 MISSION BLVD	GC	SMU	0.13
428-0011-024-01	904 ROSE ST	MDR	SMU	0.07
428-0006-060-01	21715 MISSION BLVD	GC	SMU	0.76
428-0011-089-00	SUNSET BLVD	MDR	LDR	0.10
428-0011-077-00	911 ROSE ST	GC	SMU	0.25
445-0150-056-00	24780 MISSION BLVD	GC	SMU	0.63
444-0036-076-00	722 KINO CT 6	HDR	SMU	0.03
444-0036-054-00	24640 ONEIL AVE	CHDR	SMU	0.17
444-0036-081-00	710 KINO CT 3	HDR	SMU	0.04
444-0036-077-00	722 KINO CT 7	HDR	SMU	0.03
444-0036-007-05	24619 ONEIL AVE	HDR	SMU	1.91
444-0036-074-00	722 KINO CT 4	HDR	SMU	0.03
444-0036-075-00	722 KINO CT 5	HDR	SMU	0.03

Exhibit A Revised

APN	Parcel Address	Existing General Plan Designation	Proposed General Plan Designation	Acres
444-0036-049-00	24680 ONEIL AVE	CHDR	SMU	0.70
445-0150-058-01	24744 MISSION BLVD	GC	SMU	0.61
444-0033-089-00	24482 GROOM ST	MDR	LDR	0.21
444-0033-056-02	24467 GROOM ST	MDR	LDR	0.10
444-0036-082-00	710 KINO CT 4	HDR	SMU	0.03
444-0033-086-00	756 SYCAMORE AVE	MDR	LDR	0.31
444-0036-021-00	24601 MISSION BLVD	GC	SMU	1.76
444-0036-018-00	795 SYCAMORE AVE	CHDR	SMU	2.66
444-0033-055-02	24359 GROOM ST	MDR	LDR	0.10
444-0036-047-00	24698 ONEIL AVE	CHDR	SMU	0.39
444-0036-079-00	710 KINO CT 1	HDR	SMU	0.04
444-0036-053-00	24658 ONEIL AVE	CHDR	SMU	0.19
444-0036-080-00	710 KINO CT 2	HDR	SMU	0.04
444-0036-078-00	722 KINO CT 8	HDR	SMU	0.03
444-0036-070-00	738 KINO CT 2	HDR	SMU	0.04
444-0030-027-00	816 PINEDALE CT	MDR	LDR	0.18
444-0033-075-00	24330 GROOM ST	MDR	LDR	0.20
444-0036-009-02	24657 ONEIL AVE	HDR	SMU	0.22
444-0036-046-00	24700 ONEIL AVE	CHDR	SMU	0.96
444-0036-050-00	24688 ONEIL AVE	CHDR	SMU	0.23
444-0036-062-00	24552 ONEIL AVE	CHDR	SMU	0.20
444-0036-002-00	731 SYCAMORE AVE	HDR	SMU	0.19
444-0033-023-00	24491 MISSION BLVD	CHDR	SMU	0.66
444-0033-070-00	742 ELLEN ST	MDR	LDR	0.19
445-0150-011-00	24574 SYBIL ST	MDR	SMU	0.18
444-0033-053-02	24343 GROOM ST	MDR	LDR	0.11
444-0036-020-00	843 SYCAMORE AVE	GC	SMU	0.42
445-0150-005-00	24574 MISSION BLVD	GC	SMU	0.21
444-0033-079-00	741 ELLEN ST	MDR	LDR	0.20
445-0150-014-00	24552 SYBIL ST	MDR	SMU	0.31
444-0033-069-00	750 ELLEN ST	MDR	LDR	0.20
444-0033-049-02	24311 GROOM ST	MDR	LDR	0.11
444-0036-023-00	24645 MISSION BLVD	GC	SMU	0.28
444-0036-061-00	24564 ONEIL AVE	CHDR	SMU	0.19
444-0036-001-02	719 SYCAMORE AVE	HDR	SMU	0.52
444-0036-064-00	24524 ONEIL AVE	CHDR	SMU	0.19
444-0033-094-00	24491 GROOM ST	MDR	LDR	0.13
444-0036-034-03	24773 MISSION BLVD	GC	SMU	5.15
444-0036-056-00	24620 ONEIL AVE	CHDR	SMU	0.19
444-0036-052-00	24656 ONEIL AVE	CHDR	SMU	0.37
444-0036-048-00	24694 ONEIL AVE	CHDR	SMU	0.24
445-0150-054-00	24822 MISSION BLVD	GC	SMU	0.27

Exhibit A Revised

APN	Parcel Address	Existing General Plan Designation	Proposed General Plan Designation	Acres
445-0150-007-00	24602 MISSION BLVD	GC	SMU	0.24
445-0150-055-00	24802 MISSION BLVD	GC	SMU	0.39
444-0036-008-00	24631 ONEIL AVE	HDR	SMU	0.23
444-0036-051-00	24682 ONEIL AVE	CHDR	SMU	0.18
445-0200-012-01	25000 MISSION BLVD	MDR	SMU	15.59
444-0036-010-00	24679 ONEIL AVE	HDR	SMU	0.21
444-0036-024-01	24659 MISSION BLVD	GC	SMU	0.39
444-0036-060-00	24576 ONEIL AVE	CHDR	SMU	0.20
444-0033-088-00	24490 GROOM ST	MDR	LDR	0.22
445-0230-020-00	26070 MISSION BLVD	GC	SMU	0.42
444-0036-063-00	24538 ONEIL AVE	CHDR	SMU	0.19
444-0036-026-01	24689 MISSION BLVD	GC	SMU	0.57
444-0036-059-00	24598 ONEIL AVE	CHDR	SMU	0.19
444-0036-057-00	24618 ONEIL AVE	CHDR	SMU	0.64
444-0036-004-04	24551 ONEIL AVE	HDR	SMU	1.26
444-0036-022-00	24629 MISSION BLVD	GC	SMU	0.19
444-0033-093-00	24483 GROOM ST	MDR	LDR	0.13
444-0033-084-00	780 SYCAMORE AVE	MDR	LDR	0.17
444-0036-019-00	821 SYCAMORE AVE	GC	SMU	0.26
444-0033-077-00	725 ELLEN ST	MDR	LDR	0.20
444-0033-054-02	24351 GROOM ST	MDR	LDR	0.10
444-0033-085-00	768 SYCAMORE AVE	MDR	LDR	0.45
445-0150-006-00	24588 MISSION BLVD	GC	SMU	0.22
444-0033-078-00	733 ELLEN ST	MDR	LDR	0.20
444-0033-018-01	24311 MISSION BLVD	CHDR	SMU	0.66
444-0033-005-00	755 PINEDALE CT	MDR	LDR	0.19
444-0030-042-05	702 PINEDALE CT	MDR	LDR	0.25
444-0033-013-00	813 PINEDALE CT	MDR	LDR	0.24
444-0078-011-03	25995 MISSION BLVD	GC	SMU	2.41
444-0078-019-01	26059 MISSION BLVD	GC	SMU	0.44
444-0033-032-00	24332 EDITH ST	MDR	LDR	0.18
444-0033-020-00	24331 MISSION BLVD	CHDR	SMU	0.60
444-0033-007-00	775 PINEDALE CT	MDR	LDR	0.19
444-0030-040-00	714 PINEDALE CT	MDR	LDR	0.17
445-0150-003-00	24546 MISSION BLVD	GC	SMU	0.22
444-0033-051-02	24329 GROOM ST	MDR	LDR	0.12
445-0230-019-00	882 HARDER RD	LDR	LDR	0.18
444-0078-015-04	25993 DOLLAR ST	GC	SMU	3.41
444-0033-008-00	785 PINEDALE CT	MDR	LDR	0.20
444-0030-039-00	724 PINEDALE CT	MDR	LDR	0.18
445-0220-016-00	25640 MISSION BLVD	GC	SMU	2.11
444-0030-034-00	774 PINEDALE CT	MDR	LDR	0.17

Exhibit A Revised

APN	Parcel Address	Existing General Plan Designation	Proposed General Plan Designation	Acres
444-0033-097-00	24481 EDITH ST	MDR	LDR	0.22
444-0033-050-02	24319 GROOM ST	MDR	LDR	0.11
444-0033-027-00	24472 EDITH ST	MDR	LDR	0.18
444-0030-030-00	804 PINEDALE CT	MDR	LDR	0.17
444-0033-014-02	24175 MISSION BLVD	CHDR	SMU	0.68
444-0033-052-02	24335 GROOM ST	MDR	LDR	0.10
445-0150-004-00	24557 SYBIL ST	GC	SMU	0.21
444-0033-025-00	24488 EDITH ST	MDR	LDR	0.18
445-0140-005-01	24456 MISSION BLVD	CHDR	SMU	0.43
444-0033-026-00	24480 EDITH ST	MDR	LDR	0.18
444-0033-071-00	734 ELLEN ST	MDR	LDR	0.21
444-0033-028-00	24464 EDITH ST	MDR	LDR	0.18
445-0150-015-00	24534 SYBIL ST	MDR	SMU	0.30
444-0033-068-00	758 ELLEN ST	MDR	LDR	0.20
444-0033-062-00	735 LILLY AVE	MDR	LDR	0.23
444-0033-048-02	24297 GROOM ST	MDR	LDR	0.09
444-0033-029-00	24356 EDITH ST	MDR	LDR	0.18
444-0033-063-00	743 LILLY AVE	MDR	LDR	0.19
445-0150-016-00	24516 SYBIL ST	MDR	SMU	0.27
444-0033-019-00	24321 MISSION BLVD	CHDR	SMU	0.30
445-0140-007-00	913 HIGHLAND BLVD	CHDR	SMU	0.35
444-0033-080-00	749 ELLEN ST	MDR	LDR	0.20
444-0033-081-00	757 ELLEN ST	MDR	LDR	0.20
444-0033-073-00	24344 GROOM ST	MDR	LDR	0.20
445-0150-012-00	24562 SYBIL ST	MDR	SMU	0.51
445-0150-013-00	24556 SYBIL ST	MDR	SMU	0.31
445-0150-002-00	24518 MISSION BLVD	GC	SMU	0.21
444-0033-074-00	24336 GROOM ST	MDR	LDR	0.21
444-0033-064-00	751 LILLY AVE	MDR	LDR	0.19
444-0033-030-00	24348 EDITH ST	MDR	LDR	0.18
444-0033-022-01	24471 MISSION BLVD	CHDR	SMU	0.91
445-0150-017-00	24504 SYBIL ST	MDR	SMU	0.27
444-0033-065-00	759 LILLY AVE	MDR	LDR	0.20
444-0057-058-00	831 CHALLENGER WAY	CHDR	SMU	0.03
444-0033-031-00	24340 EDITH ST	MDR	LDR	0.19
444-0033-042-01	730 LILLY AVE	MDR	LDR	0.17
444-0033-043-00	722 LILLY AVE	MDR	LDR	0.18
444-0030-033-00	776 PINEDALE CT	MDR	LDR	0.17
444-0030-032-00	778 PINEDALE CT	MDR	LDR	0.17
444-0033-001-00	715 PINEDALE CT	MDR	LDR	0.15
444-0033-002-00	725 PINEDALE CT	MDR	LDR	0.14
444-0033-039-00	754 LILLY AVE	MDR	LDR	0.23

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APN	Parcel Address	Existing General Plan Designation	Proposed General Plan Designation	Acres
445-0140-008-00	921 HIGHLAND BLVD	CHDR	SMU	0.34
444-0033-003-02	735 PINEDALE CT	MDR	LDR	0.17
444-0033-038-00	762 LILLY AVE	MDR	LDR	0.24
445-0140-009-00	933 HIGHLAND BLVD	CHDR	SMU	0.32
445-0140-010-00	945 HIGHLAND BLVD	CHDR	SMU	0.23
444-0033-004-00	745 PINEDALE CT	MDR	LDR	0.21
444-0033-006-00	765 PINEDALE CT	MDR	LDR	0.19
444-0030-041-00	704 PINEDALE CT	MDR	LDR	0.18
445-0140-003-00	24400 MISSION BLVD	CHDR	SMU	1.05
444-0033-016-02	24289 MISSION BLVD	CHDR	SMU	0.48
445-0230-001-00	25856 MISSION BLVD	GC	SMU	1.04
444-0033-009-00	795 PINEDALE CT	MDR	LDR	0.20
444-0030-038-00	734 PINEDALE CT	MDR	LDR	0.17
445-0140-002-00	24326 MISSION BLVD	CHDR	SMU	0.47
444-0030-037-00	748 PINEDALE CT	MDR	LDR	0.17
444-0033-010-00	801 PINEDALE CT	MDR	LDR	0.19
444-0030-036-00	756 PINEDALE CT	MDR	LDR	0.17
444-0033-011-00	805 PINEDALE CT	MDR	LDR	0.19
444-0030-035-00	764 PINEDALE CT	MDR	LDR	0.18
444-0033-012-00	809 PINEDALE CT	MDR	LDR	0.18
444-0033-015-02	24269 MISSION BLVD	CHDR	SMU	0.56
444-0030-029-00	808 PINEDALE CT	MDR	LDR	0.17
444-0030-028-00	812 PINEDALE CT	MDR	LDR	0.18
444-0033-067-00	766 ELLEN ST	MDR	LDR	0.21
444-0030-015-02	24061 MISSION BLVD	CHDR	SMU	0.18
445-0230-002-00	938 DEVON DR	LDR	LDR	0.17
444-0078-002-05	25655 DOLLAR ST	GC	SMU	1.29
444-0060-029-02	25571 DOLLAR ST	GC	SMU	1.39
444-0060-030-00	TORRANO AVE	GC	SMU	1.05
445-0220-132-00	25718 MISSION BLVD	GC	SMU	0.34
444-0060-023-10	25601 MISSION BLVD	GC	SMU	4.73
445-0220-115-00	25700 MISSION BLVD	GC	SMU	1.15
444-0060-031-00	25551 MISSION BLVD	GC	SMU	0.98
444-0057-056-00	25043 DISCOVERER PL	CHDR	SMU	0.04
444-0036-042-03	808 ORCHARD AVE	CHDR	SMU	0.35
444-0057-020-04	24919 MISSION BLVD	GC	SMU	0.58
444-0057-005-09	24915 ONEIL AVE	HDR	SMU	1.41
444-0060-027-06	DOLLAR ST	GC	SMU	1.34
445-0001-007-00	928 WALPERT ST	MDR	SMU	0.70
444-0030-055-00	23989 WATKINS ST	CHDR	SMU	0.50
444-0057-070-00	826 VOYAGER WAY	CHDR	SMU	0.04
445-0220-133-03	25714 MISSION BLVD	GC	SMU	0.68

Exhibit A Revised

APN	Parcel Address	Existing General Plan Designation	Proposed General Plan Designation	Acres
445-0001-004-13	FLETCHER LN	LOS	SMU	7.42
444-0057-035-02	664 BERRY AVE	HDR	SMU	0.65
444-0057-035-04	656 BERRY AVE	HDR	SMU	0.51
444-0057-011-04	25153 ONEIL AVE	PR	SMU	0.62
444-0057-045-01	ORCHARD AVE	HDR	PR	0.98
444-0030-025-02	MISSION BLVD	CHDR	PR	0.34
444-0030-045-09	799 FLETCHER LN	CHDR	SMU	0.40
444-0057-078-00	25038 ONEIL AVE	CHDR	SMU	1.58
444-0057-029-08	25125 MISSION BLVD	GC	SMU	0.81
444-0057-019-02	825 ORCHARD AVE	CHDR	SMU	1.68
444-0060-011-00	25225 MISSION BLVD	GC	SMU	0.65
444-0057-059-00	827 CHALLENGER WAY	CHDR	SMU	0.04
444-0057-071-00	830 VOYAGER WAY	CHDR	SMU	0.03
444-0030-031-00	780 PINEDALE CT	CHDR	SMU	1.10
444-0033-076-00	717 ELLEN ST	MDR	LDR	0.20
444-0033-096-00	792 SYCAMORE AVE	MDR	LDR	0.22
444-0030-026-02	822 PINEDALE CT	CHDR	PR	0.19
445-0001-012-00	921 FLETCHER LN	MDR	SMU	0.84
445-0001-013-00	24122 MISSION BLVD	CHDR	SMU	1.14
444-0033-034-00	24316 EDITH ST	MDR	LDR	0.18
445-0001-014-00	24134 MISSION BLVD	CHDR	SMU	0.70
445-0150-008-00	24618 MISSION BLVD	GC	SMU	3.54
444-0057-051-00	25003 DISCOVERER PL	CHDR	SMU	0.04
444-0030-014-02	24045 MISSION BLVD	CHDR	SMU	0.66
444-0030-045-06	795 FLETCHER LN	CHDR	SMU	0.85
444-0033-087-00	24498 GROOM ST	MDR	LDR	0.20
445-0150-001-03	24504 MISSION BLVD	GC	SMU	0.21
444-0033-095-00	24499 GROOM ST	MDR	LDR	0.13
445-0150-060-00	CARLOS BEE BLVD	LDR	LDR	7.31
445-0200-009-00	24900 MISSION BLVD	GC	SMU	0.74
444-0036-037-06	24895 MISSION BLVD	GC	SMU	1.63
444-0033-040-00	746 LILLY AVE	MDR	LDR	0.24
445-0150-059-02	24732 MISSION BLVD	GC	SMU	8.25
444-0030-001-00	823 JACKSON ST	CHDR	SMU	0.18
444-0036-017-00	24508 ONEIL AVE	CHDR	SMU	0.19
444-0033-072-00	24352 GROOM ST	MDR	LDR	0.21
445-0150-009-00	24598 SYBIL ST	GC	SMU	0.94
444-0033-066-00	767 LILLY AVE	MDR	LDR	0.22
444-0033-036-00	778 LILLY AVE	MDR	LDR	0.32
444-0033-082-00	765 ELLEN ST	MDR	LDR	0.21
445-0150-010-00	24586 SYBIL ST	MDR	SMU	0.37
445-0140-006-02	909 HIGHLAND BLVD	CHDR	SMU	0.44

Exhibit A Revised

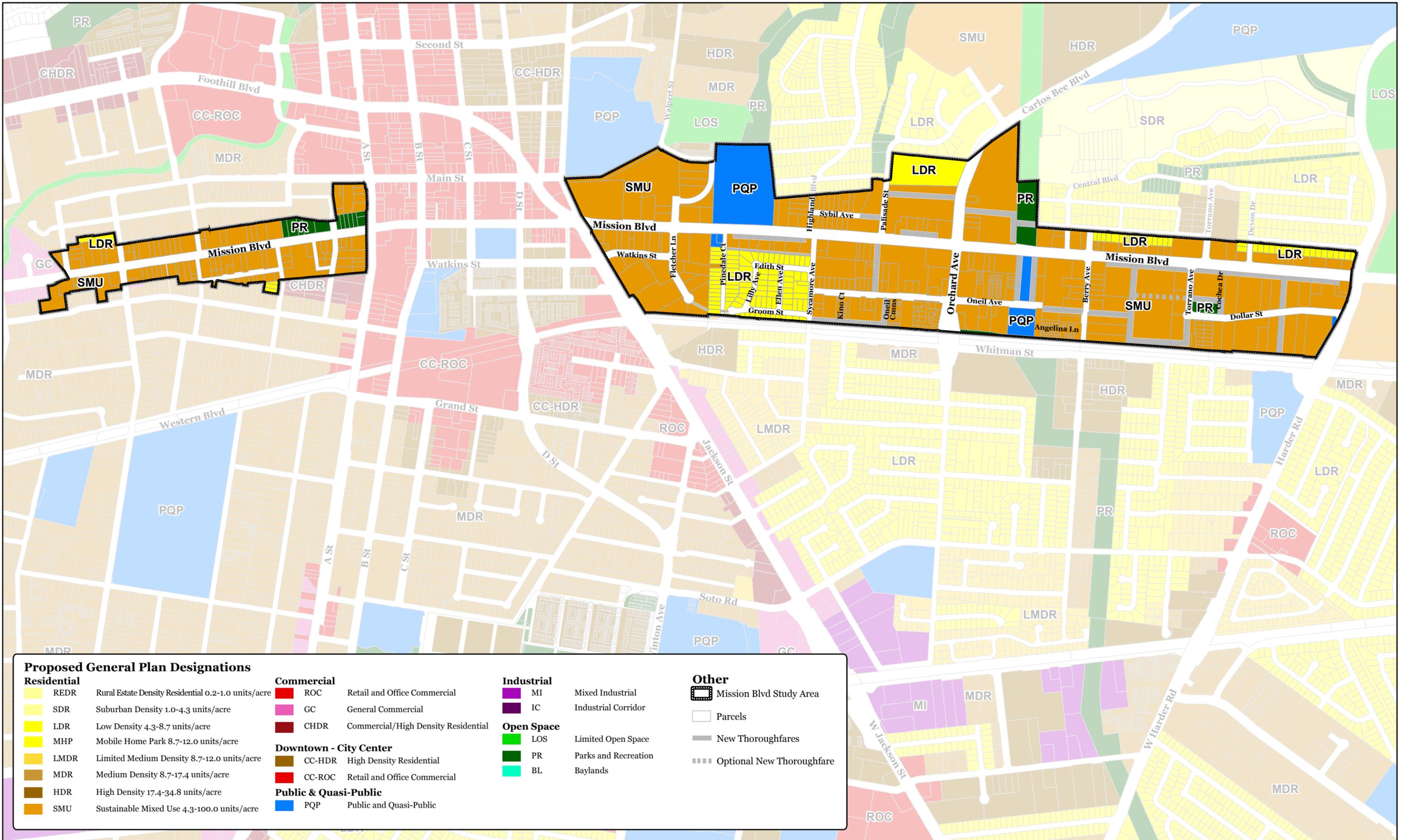
APN	Parcel Address	Existing General Plan Designation	Proposed General Plan Designation	Acres
444-0033-024-00	24496 EDITH ST	MDR	LDR	0.19
444-0033-061-00	24320 GROOM ST	MDR	LDR	0.19
444-0033-033-00	24324 EDITH ST	MDR	LDR	0.18
444-0033-060-07	SYCAMORE AVE	MDR	LDR	0.15
444-0033-044-00	714 LILLY AVE	MDR	LDR	0.20
444-0033-035-00	24308 EDITH ST	MDR	LDR	0.36
444-0030-050-03	781 FLETCHER LN	CHDR	SMU	1.88
444-0033-041-00	738 LILLY AVE	MDR	LDR	0.23
444-0033-037-00	770 LILLY AVE	MDR	LDR	0.26
444-0030-017-01	805 FLETCHER LN	CHDR	SMU	0.33
444-0030-049-04	760 FLETCHER LN	CHDR	SMU	1.15
444-0030-011-00	MISSION BLVD	CHDR	SMU	0.15
445-0001-004-05	FLETCHER LN	GC	SMU	0.42
445-0001-008-00	936 WALPERT ST	MDR	SMU	0.75
444-0030-002-00	827 JACKSON ST	CHDR	SMU	0.14
428-0056-036-00	978 A ST	CC-ROC	SMU	0.28
444-0030-012-02	24019 MISSION BLVD	CHDR	SMU	0.67
445-0001-004-14	24052 MISSION BLVD	GC	SMU	2.39
445-0001-004-09	24060 MISSION BLVD	GC	SMU	1.11
444-0030-003-01	23901 MISSION BLVD	CHDR	SMU	0.35
444-0030-019-03	24119 MISSION BLVD	CHDR	SMU	1.20
444-0030-016-02	24087 MISSION BLVD	CHDR	SMU	0.56
444-0030-048-00	24089 WATKINS ST	CHDR	SMU	1.44
444-0030-045-13	794 FLETCHER LN	CHDR	SMU	3.41
445-0001-003-02	24086 MISSION BLVD	GC	SMU	0.50
444-0030-053-00	771 JACKSON ST	CHDR	SMU	2.87
445-0001-009-00	944 WALPERT ST	MDR	SMU	1.00
444-0030-010-00	24000 WATKINS ST	CHDR	SMU	0.18
444-0030-013-02	24031 MISSION BLVD	CHDR	SMU	0.35
444-0030-054-00	JACKSON ST	CHDR	SMU	0.79
445-0001-006-00	920 FLETCHER LN	MDR	SMU	0.90
444-0030-009-00	23993 MISSION BLVD	CHDR	SMU	0.49
444-0030-007-00	23981 MISSION BLVD	CHDR	SMU	0.30
444-0030-006-01	23969 MISSION BLVD	CHDR	SMU	0.84
445-0001-002-00	23950 MISSION BLVD	GC	SMU	6.38
428-0056-035-00	998 A ST	CC-ROC	SMU	0.22
444-0030-024-03	24137 MISSION BLVD	CHDR	SMU	2.21
445-0210-087-01	25226 MISSION BLVD	CHDR	SMU	0.49
444-0079-005-00	727 ONEIL COMMONS	HDR	SMU	0.02
444-0079-014-00	732 ONEIL COMMONS	HDR	SMU	0.02
444-0079-004-00	717 ONEIL COMMONS	HDR	SMU	0.02
444-0079-015-00	722 ONEIL COMMONS	HDR	SMU	0.02

Exhibit A Revised

APN	Parcel Address	Existing General Plan Designation	Proposed General Plan Designation	Acres
444-0079-003-00	702 ONEIL COMMONS	HDR	SMU	0.02
444-0079-002-00	712 ONEIL COMMONS	HDR	SMU	0.02
444-0079-001-00	24709 ONEIL AVE	HDR	SMU	1.01
444-0079-008-00	792 ONEIL COMMONS	HDR	SMU	0.02
444-0079-009-00	782 ONEIL COMMONS	HDR	SMU	0.02
444-0079-010-00	772 ONEIL COMMONS	HDR	SMU	0.02
444-0079-011-00	762 ONEIL COMMONS	HDR	SMU	0.02
444-0079-012-00	752 ONEIL COMMONS	HDR	SMU	0.02
444-0079-007-00	747 ONEIL COMMONS	HDR	SMU	0.02
444-0079-006-00	737 ONEIL COMMONS	HDR	SMU	0.02
444-0079-013-00	742 ONEIL COMMONS	HDR	SMU	0.02
445-0150-052-01	24874 MISSION BLVD	GC	SMU	0.94
445-0140-001-00	24176 MISSION BLVD	PR	PQP	55.16
444-0036-003-02	24507 ONEIL AVE	HDR	SMU	0.33
428-0051-011-03	22331 MISSION BLVD	CHDR	SMU	3.02
445-0150-053-02	24832 MISSION BLVD	GC	SMU	0.48
445-0150-053-01	24832 MISSION BLVD	GC	SMU	0.12
445-0210-051-03	MISSION BLVD	CHDR	LDR	0.23
445-0210-051-04	25176 MISSION BLVD	CHDR	SMU	0.40



Proposed General Plan Designations



Proposed General Plan Designations

Residential	Commercial	Industrial	Other
REDR Rural Estate Density Residential 0.2-1.0 units/acre	ROC Retail and Office Commercial	MI Mixed Industrial	Mission Blvd Study Area
SDR Suburban Density 1.0-4.3 units/acre	GC General Commercial	IC Industrial Corridor	Parcels
LDR Low Density 4.3-8.7 units/acre	CHDR Commercial/High Density Residential	Open Space	New Thoroughfares
MHP Mobile Home Park 8.7-12.0 units/acre	Downtown - City Center	LOS Limited Open Space	Optional New Thoroughfare
LMDR Limited Medium Density 8.7-12.0 units/acre	CC-HDR High Density Residential	PR Parks and Recreation	
MDR Medium Density 8.7-17.4 units/acre	CC-ROC Retail and Office Commercial	BL Baylands	
HDR High Density 17.4-34.8 units/acre	Public & Quasi-Public		
SMU Sustainable Mixed Use 4.3-100.0 units/acre	PQP Public and Quasi-Public		

Proposed Amendments to Appendix C of the Hayward General Plan

Sustainable Mixed Use. Mixed Use Developments may include residential with retail and/or office/commercial uses, or educational and cultural facilities with public open space. Residential densities range from ~~25.0~~ **17.5** – 100.0 dwelling units per net acre for mixed use projects that include a residential component. This land use designation is located along major transit corridors, near transit stations or in close proximity to public higher educational facilities or large employment centers. To facilitate transit-oriented development in these areas, developments will have reduced parking requirements. Neighborhood serving retail uses are highly recommended for residential component mixed use projects to reduce car trips.

GENERAL PLAN AND ZONING CONSISTENCY MATRIX

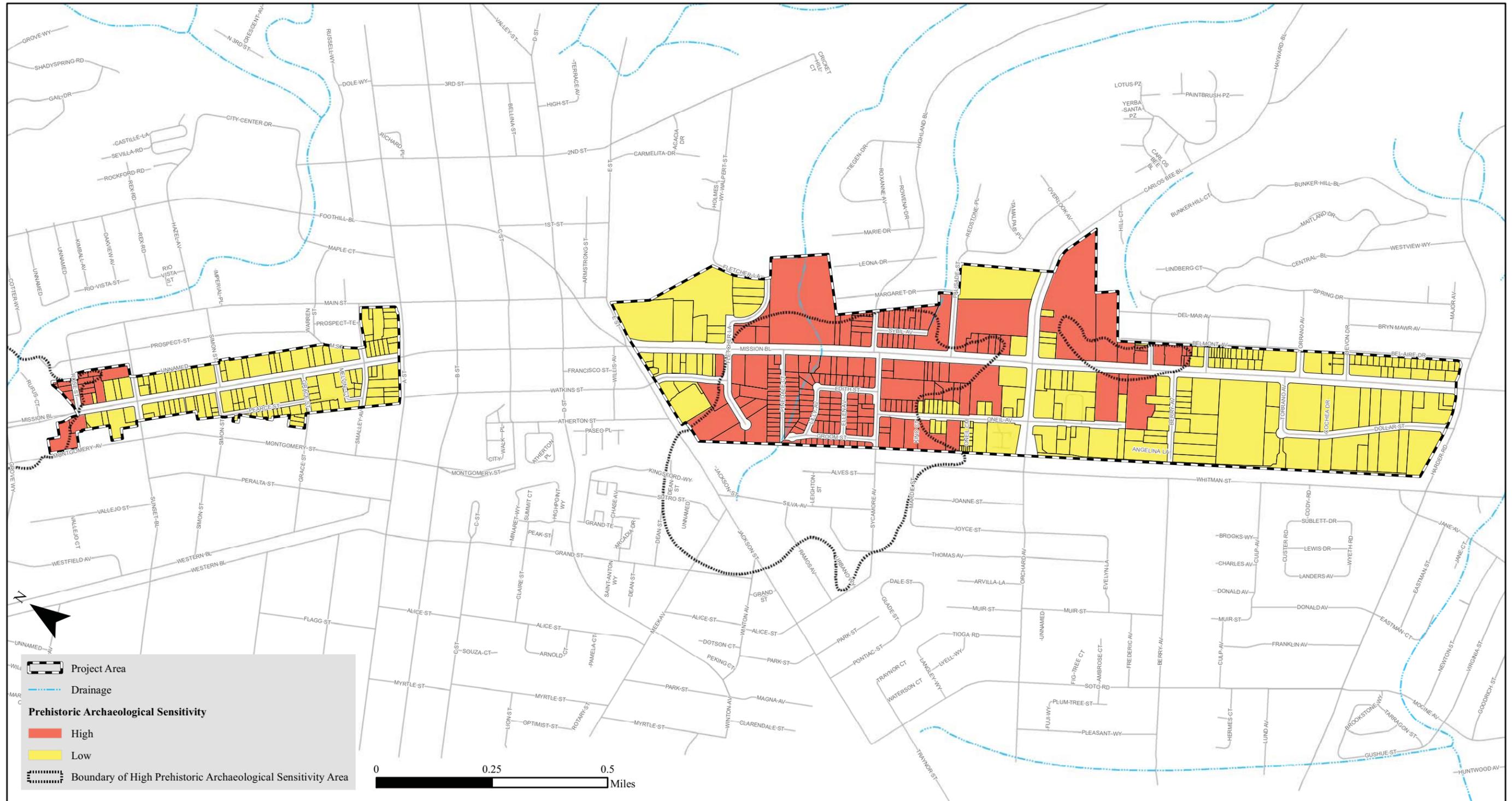
Decisions on the appropriateness of any "CONSISTENT" zoning district will need to consider the specific situation. Determinations on the consistency of districts listed as "POTENTIALLY CONSISTENT DISTRICTS" must consider compatibility with other uses and overall densities in the area, as well as the particular need to be served.

GENERAL PLAN MAP DESIGNATION	LAND USE
RESIDENTIAL	
Rural Estate Density (0.2-1.0 du/net acre)	
Suburban Density (1.0-4.3 du/net acre)	
Low Density (4.3-8.7 du/net acre)	
Mobile Home Park (8.7-12.0 du/net acre)	
Limited Medium Density (8.7-12.0 du/net acre)	
High Density (17.4-34.8 du/net acre)	
Mission Boulevard Residential (34.8-55.0 du/net acre)	
Station Area Residential (75.0-100.0 du/net acre)	
COMMERCIAL	
Retail and Office Commercial	
General Commercial	
Commercial/High Density Residential	
DOWNTOWN-CITY CENTER AREA	
High Density Residential	
Retail and Office Commercial	
INDUSTRIAL	
Mixed Industrial	
OPEN SPACE	
Parks And Recreation	
Baylands	
Limited Open Space	
PUBLIC AND QUASI-PUBLIC	
Public and Quasi-Public	
Mixed-Use	
Sustainable Mixed Use (17.5-100.0 du/net acre)	

ZONING DISTRICT

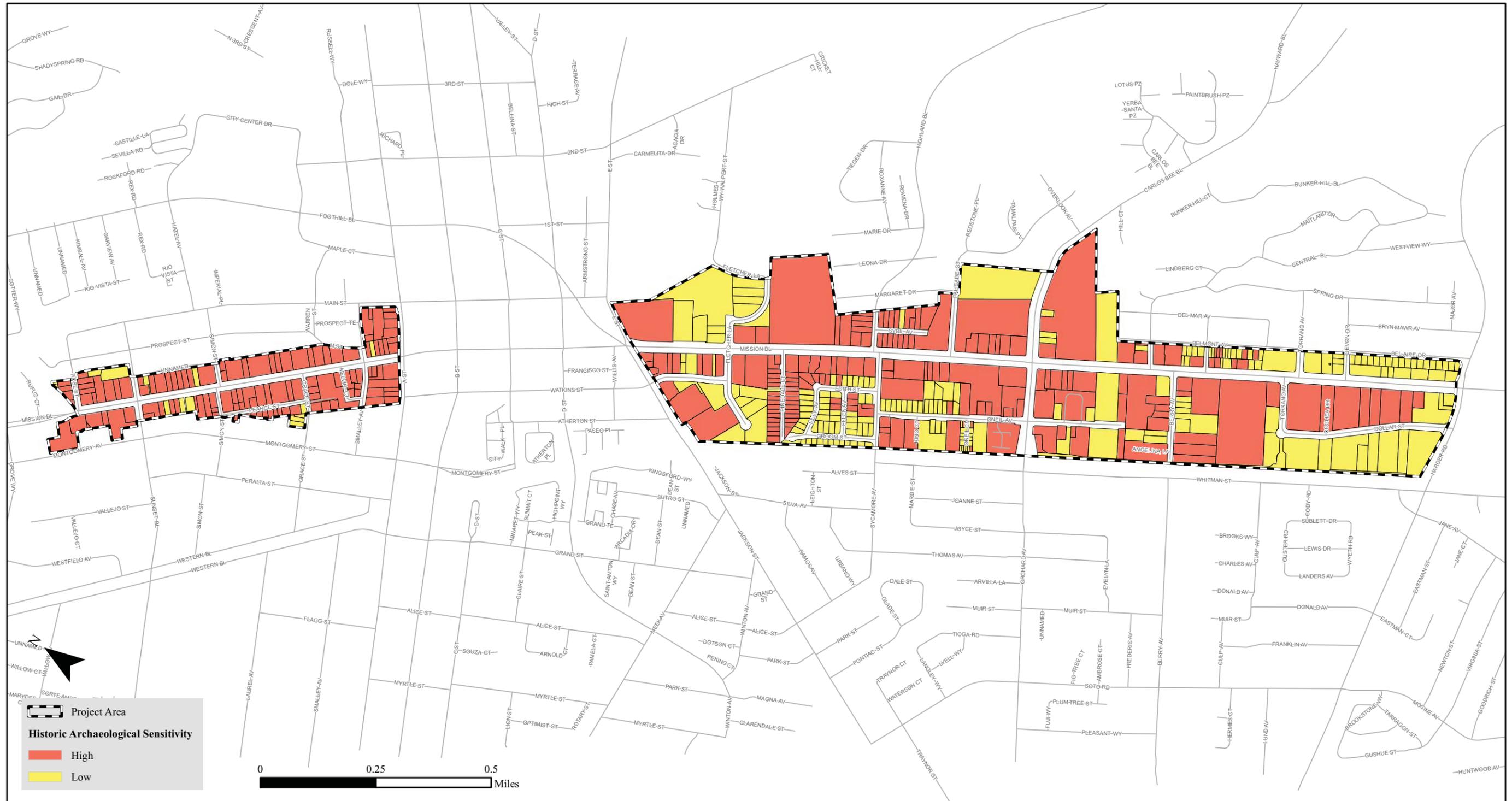
Zoning District	Density (Minimum Lot Area/Unit)	RESIDENTIAL	Suburban Density	Low Density	Mobile Home Park	Limited Medium Density	High Density	Mission Boulevard Residential	Station Area Residential	COMMERCIAL	Retail and Office Commercial	General Commercial	Commercial/High Density Residential	DOWNTOWN-CITY CENTER AREA	High Density Residential	Retail and Office Commercial	INDUSTRIAL	Mixed Industrial	OPEN SPACE	Parks And Recreation	Baylands	Limited Open Space	PUBLIC AND QUASI-PUBLIC	Public and Quasi-Public	Mixed-Use	Sustainable Mixed Use	
RSB40 Single-Family	(40,000)																										
RSB20	(20,000)																										
RSB10	(10,000)																										
RSB8	(8,000)																										
RSB6	(6,000)																										
RS	(5,000)																										
RSB4	(4,000)																										
RMB4 Medium Density	(4,000)																										
RMB3.5	(3,500)																										
RM	(2,500)																										
RH High Density	(1,250)																										
RHB7	(1,250)																										
MBR Mission Boulevard Residential	34.8-55.0 units per net acre																										
SAR Station Area Residential	75.0-100.0 units per net acre																										
SMU Sustainable Mixed Use	25.0-55.0 units per net acre																										
MHP Mobile Home Park																											
RO Residential Office																											
COMMERCIAL																											
CN Neighborhood Commercial																											
CN-R Neighborhood Commercial/Residential																											
CO Commercial Office																											
CB Central Business																											
CG General Commercial																											
CL Limited Access Commercial																											
CR Regional Commercial																											
CENTRAL CITY																											
CC-C Central City Commercial																											
CC-P Central City Plaza																											
CC-R Central City Residential																											
MISSION BLVD CORRIDOR FORM-BASED CODE																											
T3 Sub-Urban	4.3-17.5 units per net acre																										
T4-1 General Urban	17.5-35.0 units per net acre																										
T4-2 General Urban	17.5-35.0 units per net acre																										
T5 Urban Center	35.0-100.0 units per net acre																										
C5 Civic Space																											
SOUTH HAYWARD BART/MISSION BLVD FORM-BASED CODE																											
T4 General Urban	17.5-35.0 units per net acre																										
T5 Urban Center	35.0-100.0 units per net acre																										
C5 Civic Space																											
INDUSTRIAL																											
I Industrial																											
LM Light Manufacturing																											
BP Business Park																											
AIR TERMINAL																											
AT-IP Industrial Park																											
AT-C Commercial																											
AT-RM Medium Density Residential																											
AT-AC Aviation Commercial																											
AT-O Operations																											
AT-R Recreational																											
OPEN SPACE (Parcel Size)																											
A Agricultural	1 Acre																										
AB5A	5 Acres																										
AB10A	10 Acres																										
AB100A	100 Acres																										
AB160A	160 Acres																										
FP Flood Plain																											
OS Open Space																											
OTHER																											
RNP Residential Natural Preservation																											
SD Special Design																											
PD Planned Development																											
PF Public Facilities																											

Consistent
 Potentially Consistent
 Not Consistent



Archaeological Sensitivity Map for Prehistoric Archaeological Resources

Figure 8
Lamphier-Gregory
Hayward Mission Blvd Corridor
Specific Plan-EIR
City of Hayward, CA



Archaeological Sensitivity Map for Historic Archaeological Resources

Figure 9
Lamphier-Gregory
Hayward Mission Blvd Corridor
Specific Plan-EIR
City of Hayward, CA



Archaeological Sensitivity Map for Prehistoric and Historic Archaeological Resources

Figure 10
Lamphier-Gregory
Hayward Mission Blvd Corridor
Specific Plan-EIR
City of Hayward, CA

MITIGATION MONITORING AND REPORTING PROGRAM

This Standard Conditions of Approval and Mitigation Monitoring and Reporting Program (SCAMMRP) is based on the Final Environmental Impact Report (EIR) prepared for the Mission Boulevard Corridor Specific Plan in the City of Hayward.

This SCAMMRP is in compliance with CEQA Guidelines §15097, which requires that the Lead Agency “adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects.” The SCAMMRP lists mitigation measures recommended in the EIR and identifies mitigation monitoring requirements. The City’s Standard Conditions of Approval identified in the EIR as measures that would minimize potential adverse effects that could result from implementation of the project are also included in this SCAMMRP to ensure the conditions are implemented and monitored.

The following Table presents the mitigation measures identified in the Mission Boulevard Corridor Specific Plan EIR necessary to mitigate potentially significant impacts. Each mitigation measure is numbered according to the section of the EIR from which it is derived. For example, Mitigation Measure Traf-1 is the first mitigation measure identified in the Traffic and Circulation chapter of the EIR. The Standard Conditions are identified with the prefix SCA (e.g., SCA Traf-1).

- The first column indicates the environmental impact as identified in the EIR,
- The second column identifies the Standard Condition of Approval (SCA) or mitigation measure (MM) applicable to that impact,
- The third column identifies the monitoring schedule or timing,
- The fourth column names the party responsible for monitoring the required action, and
- The fifth column, “Monitoring Procedure,” outlines the steps for monitoring the action identified in the mitigation measure or condition of approval.

Exhibit F

Environmental Impact	Mitigation Measures	Mitigation Monitoring:		
		Schedule	Responsibility	Procedure
Chapter 6: Air Quality				
<p>(Air Quality) Impact Air-2: Siting of Sensitive Receptors Near Highway Emissions and Related Risks. Development anticipated under the Project would bring additional sensitive uses (which could include residences, schools, day care centers, playgrounds, and medical facilities) to sites exposed to increased health risks from vehicle emissions from Mission Boulevard (State Highway 238). However, the application of a BAAQMD recommended “Highway Overlay Zone” would ensure the Project would result in a Less than Significant Impact with Mitigation.</p>	<p>(Air Quality) Mitigation Measure Air-2a: Highway Overlay Zone. The Project shall include an overlay zone extending five-hundred (500) feet from Mission Boulevard and W. Jackson Street. Future development projects within that overlay zone shall adhere to the indoor and exterior air quality measures below.</p> <p><u>Indoor Air Quality:</u></p> <p>In accordance with the recommendations of the California Air Resources Board (CARB) and the Bay Area Air Quality Management District (BAAQMD), measures shall be incorporated into the project design in order to reduce the potential health risk due to exposure to diesel particulate matter to achieve an acceptable interior air quality level for sensitive receptors. The measures shall include one of the following methods:</p> <p>(a) Development project applicants shall implement all of the following features that have been found to reduce the air quality risk to sensitive receptors and shall be included in the project construction plans. These features shall be submitted to the Development Services Department for review and approval prior to the issuance of a demolition, grading, or building permit and shall be maintained on an ongoing basis during operation of the project.</p> <p>For sensitive uses (residences, schools, day care centers, playgrounds, and medical facilities) sited within an overlay zone, the applicant shall install, operate and maintain in good working order a central heating and ventilation (HV) system or other air intake system in the building, or in each individual unit, that meets or exceeds an efficiency standard of MERV 13. The HV system shall include the following features: Installation of a high efficiency filter and/or carbon filter to filter particulates and other chemical matter from entering the building. Either HEPA filters or ASHRAE 85% supply filters shall be used.</p> <p>Project applicants shall maintain, repair and/or replace HV system on an ongoing and as needed</p>	<p>On-going, throughout life of Project</p>	<p>Hayward Planning Division for overlay zone; individual project developers for indoor/exterior air quality measures</p>	<p>Apply overlay zone to qualifying projects; Review and approve plans including required measures; inspection during construction to ensure implementation</p>

Exhibit F

Environmental Impact	Mitigation Measures	Mitigation Monitoring:		
		Schedule	Responsibility	Procedure
	<p>basis or shall prepare an operation and maintenance manual for the HV system and the filter. The manual shall include the operating instructions and the maintenance and replacement schedule. This manual shall be included in the CC&Rs for residential projects and/or distributed to the building maintenance staff. In addition, the applicant shall prepare a separate homeowners manual. The manual shall contain the operating instructions and the maintenance and replacement schedule for the HV system and the filters.</p> <p>(b) Alternative to (a) above, a project applicant proposing siting of sensitive uses (residences, schools, day care centers, playgrounds, and medical facilities) within an overlay zone shall retain a qualified air quality consultant to prepare a health risk assessment (HRA) in accordance with CARB and the Office of Environmental Health and Hazard Assessment requirements to determine the exposure of project residents/occupants/users to air pollutants prior to issuance of a demolition, grading, or building permit. The HRA shall be submitted to the Development Services Department for review and approval. The applicant shall implement the approved HRA recommendations, if any. If the HRA concludes that the air quality risks from nearby sources are at or below acceptable levels, then measures outlined under item (a) are not required.</p> <p><u>Exterior Air Quality:</u></p> <p>(c) To the maximum extent practicable, individual and common exterior open space proposed as a part of developments in the Project area, including playgrounds, patios, and decks, shall either be shielded from the source of air pollution by buildings or otherwise buffered to further reduce air pollution for project occupants.</p> <p>(d) Alternative to (c) above, an HRA could be prepared and implemented to take into account the risk specifics of the site, as more fully described in item (b) above.</p>			

Exhibit F

Environmental Impact	Mitigation Measures	Mitigation Monitoring:		
		Schedule	Responsibility	Procedure
	<p>(Air Quality) Mitigation Measure Air-2b: Toxic Air Contaminants – Stationary Sources. The location and potential air contaminants associated with stationary sources present at the time of this EIR’s preparation may change over time. Similarly, new stationary sources may be established. Therefore, this mitigation measure provides a dynamic buffer zone to ensure toxic air contaminants from all existing and future stationary sources do not result in unacceptable health risks.</p> <p>The provisions below shall apply to all future development under the Project occurring within five-hundred (500) feet of any stationary source, existing at the time of EIR preparation or subsequently established, and which exceeds the applicable BAAQMD individual source or cumulative threshold:</p> <p>(a) All new development proposals shall be evaluated to determine whether they are within five-hundred (500) feet of a stationary source exceeding the thresholds cited above.</p> <p>(b) Development proposals located within the five-hundred (500) foot radius of a stationary source exceeding threshold shall adhere to the indoor and exterior air quality measures of Mitigation Measure Air-2, including the option to complete a HRA.</p>			
Chapter 7: Biological Resources				
<p>(Biological Resources) Impact Bio-3: (Impacts to Pallid Bats). During future construction projects that implement the Mission Boulevard Corridor Specific Plan that include tree removal and/or building demolition, it is possible that pallid bat roosts could be adversely impacted. However, the use of preconstruction surveys to determine the presence or absence of Pallid Bats, in conjunction with avoidance and creation of alternate habitat in the event of discovery, would ensure the Project would result in a Less Than Significant Impact with Mitigation.</p>	<p>(Biological Resources) Mitigation Measure Bio-3a: (Pre-demolition Surveys and Buffer Zones). A pre-demolition survey for roosting bats will be conducted prior to any removal of buildings or trees ≥ 12 inches in diameter at 4.5 ft. above grade. The survey will be conducted by a qualified bat biologist (i.e., a biologist holding a CDFG collection permit and a Memorandum of Understanding with CDFG allowing the biologist to handle and collect bats). No activities that would result in disturbance to active roosts shall proceed prior to the completed surveys. If no active roosts are found, then no further action would be warranted. If a pallid bat roost is present, Mitigation Measures Bio-3b shall be implemented.</p> <p>(Biological Resources) Mitigation Measure Bio-3b:</p>	On-going, throughout life of Project	Individual project developers	Receive and review survey; apply Mitigation Measure Bio-3b through Bio-3d if pallid bats found.

Exhibit F

Environmental Impact	Mitigation Measures	Mitigation Monitoring:		
		Schedule	Responsibility	Procedure
	<p>(Avoidance). If an active pallid bat maternity roost is found, the project shall be redesigned to avoid the loss of the building or tree occupied by the roost, if feasible. If avoidance is not feasible, Mitigation Measures 3c and 3d shall be implemented. If the roost is a non-maternity roost, then avoidance is not necessary, but Mitigation Measure 3c shall be implemented to avoid the injury or mortality of individual pallid bats.</p> <p>(Biological Resources) Mitigation Measure Bio-3c: (Exclude Pallid Bats Prior to Demolition of Roosts). If an active pallid bat roost will be impacted, demolition of that tree or structure will commence before maternity colonies form (i.e., prior to March 1) or after young are volant (flying) (i.e., after July 31). A disturbance-free buffer zone, the extent of which shall be determined by a qualified bat biologist based on site-specific conditions, will be observed during the maternity roost season (March 1–July 31)</p> <p>Bats may be evicted during the period August 1-October 31, or November 1-February 28 only during prolonged periods of warm conditions. Bats shall not be evicted on rainy nights or nights when temperatures are predicted to be less than 50 degrees F. The individuals shall be safely evicted under the direction of a qualified bat biologist by opening the roosting area to allow air flow through the cavity. Demolition should then follow no sooner than the following day (i.e., there should be no less than one night between initial disturbance for air flow and the demolition). This action will allow bats to leave during dark hours, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight. Trees with roosts that need to be removed will first be disturbed at dusk, just prior to removal that same evening, to allow bats to escape during the darker hours.</p> <p>(Biological Resources) Mitigation Measure Bio-3d: (Provide Alternative Pallid Bat Roost). If a tree or structure containing a pallid bat maternity roost is to be removed by the proposed Project, a qualified biologist shall design and determine an appropriate location for an alternative roost structure. The qualified biologist</p>			

Exhibit F

Environmental Impact	Mitigation Measures	Mitigation Monitoring:		
		Schedule	Responsibility	Procedure
	<p>will determine the appropriate location for the alternative roost structure based on the location of the original roost and the habitat conditions in the vicinity. The roost structure will be built to specifications as determined by the qualified biologist, or it may be purchased from an appropriate vendor. The structure will be placed as close to the impacted roost site as feasible. The project applicant will monitor the roost for up to three years (or until occupancy is determined, whichever occurs first) to determine use by bats. If by Year 3 pallid bats are not using the structure, a qualified bat biologist, in consultation with the CDFG, will identify alternative roost designs or locations for placement of the roost.</p>			
<p>(Biological Resources) Impact Bio-5: (Impacts to Special-status Plants). The agricultural/ruderal grassland, wetland, and riparian habitats within the Project area may provide habitat for plants considered special-status by the USFWS, CDFG, or CNPS. Future development pursuant to the Specific Plan could adversely impact special-status plants and their associated habitats. However, with implementation of preconstruction surveys to determine absence or presence and, if discovered the avoidance, preservation or provision of compensatory mitigation, would ensure the Project would result in a Less Than Significant Impact with Mitigation.</p>	<p>(Biological Resources) Mitigation Measure Bio-5a: (Conduct Special-status Plant Surveys in Locations Where Project Activities Are Proposed to Occur in Natural Areas). Prior to approving construction in any of the areas mapped as agricultural/ruderal grassland, wetland, or riparian habitat in the Project Area, the project proponent shall be required to hire a qualified biologist to conduct focused surveys during the published blooming period for the Santa Cruz tarplant, Johnny nip, fragrant fritillary, and Diablo helianthella. The locations and specific habitat requirements of each of these species are outlined in the Biological Resources Report prepared for the Mission Boulevard Corridor Specific Plan EIR.</p> <p>(Biological Resources) Mitigation Measure Bio-5b: (Determine CEQA Significance for Potential Impacts). After protocol-level floristic surveys are completed, a species-specific determination of potential significance will be conducted for each plant species by a qualified plant ecologist, using the results of the Project Area survey and existing databases.</p> <p>Due to the regional rarity of the one species (Santa Cruz tarplant) that is listed under the federal and California Endangered Species Act, if this species is found to be present, any adverse effects on this species will be considered potentially significant. If activities will result in the loss of any Santa Cruz tarplants found within the proposed work area, the impact will be deemed</p>	<p>On-going, throughout life of Project</p>	<p>Individual project developers</p>	<p>Receive and review survey; apply Mitigation Measure Bio-5b through Bio-5d if special-status plant species identified</p>

Exhibit F

Environmental Impact	Mitigation Measures	Mitigation Monitoring:		
		Schedule	Responsibility	Procedure
	<p>significant and unmitigable. Implementation of the avoidance component of Mitigation Measure 5c shall be implemented for such impacts. As described earlier, the only remaining documented occurrences of this species are from Santa Cruz and Monterey counties, although the plant was known at one time on coastal terraces of the Bay Area. The discovery of this federally threatened and state endangered plant in the Project Area would represent a substantial finding requiring protection.</p> <p>If any other CNPS-listed plant species are found within or directly adjacent to the proposed work area, the impact will be deemed less than significant and no further mitigation will be required if activities will result in either: (1) the loss of less than 5 percent of the known individuals documented as occurring within 50 mi of the impact location; or (2) if the total number of individuals is unknown, the loss of less than 5 percent of the known populations. Such an impact would be considered less than significant because regional populations will remain abundant following Project implementation and the Project will not substantially reduce the number or range of these species.</p> <p>If such activities will result in loss of more than 5 percent of the known populations or individuals of these species documented as occurring within 50 mi of the impact location, this impact is determined to be significant.</p> <p>It is likely that if found, impacts to small populations of List 4 species such as Johnny nip would be considered less than significant. These plant species are widely distributed, with many known, extant populations occurring in many counties. In other cases, the species are considered to be more rare but the amount of suitable habitat present on-site is limited, meaning that any potentially present populations are likely to be small in size and, therefore, impacts to these would likely also be less than significant. However, impacts to populations of more restricted, rare, or declining species are likely to be considered significant unless mitigated. Finally, for those species that have a potential to occur on-site as a large population due to the abundance of potentially suitable habitat, impacts to a large population</p>			

Exhibit F

Environmental Impact	Mitigation Measures	Mitigation Monitoring:		
		Schedule	Responsibility	Procedure
	<p>of so-called “watch-list” (i.e., CNPS List 3 and 4) species may be considered significant unless mitigated.</p> <p>For any special-status plant for which it is determined that Project activities may result in a significant impact, the following mitigation measure will be implemented.</p> <p>(Biological Resources) Mitigation Measure Bio-5c: (Avoid and Preserve Special-status Plants). To the extent feasible, construction activities will avoid impacts to known special-status plant populations on site. All Santa Cruz tarplants and populations of CNPS-listed plants (for which a determination of significance has been determined under Mitigation Measure 5b) that are to be avoided shall be protected by a permanent buffer zone established prior to site grading. The buffer for any special-status plants on site shall be established at 50 ft. from the perimeter of the population or the individual plants unless otherwise agreed upon by a qualified botanist retained by the City. With implementation of this component of this mitigation measure, the impact would be reduced to a less-than-significant level.</p> <p>(Biological Resources) Mitigation Measure Bio-5d: (Compensatory Mitigation). If avoidance of the CNPS-listed plants (for which a determination of significance has been determined) is not feasible, mitigation shall be provided via the preservation, enhancement, and management of occupied habitat for the affected species. Habitat that supports the species that are impacted shall be preserved and managed in perpetuity. The mitigation habitat shall be of equal or greater habitat quality compared to the impacted areas, as determined by a qualified botanist, in terms of soil features, extent of disturbance, vegetation structure, and dominant species composition, and will contain at least as many individuals of the impacted species as are impacted by Project activities. The permanent protection and management of mitigation lands shall be ensured through an appropriate mechanism, such as a conservation easement or fee title purchase. A Habitat Mitigation and Monitoring Plan (HMMP) will be developed and implemented for the mitigation lands. That plan will include, at a minimum, the following</p>			

Exhibit F

Environmental Impact	Mitigation Measures	Mitigation Monitoring:		
		Schedule	Responsibility	Procedure
	<p>information:</p> <ul style="list-style-type: none"> • A summary of habitat impacts and the proposed mitigation • A description of the location and boundaries of the mitigation site and description of existing site conditions • A description of measures to be undertaken to enhance (e.g., through focused management) the mitigation site for the focal special-status species • A description of measures to transplant individual plants or seeds from the impact area to the mitigation site, if appropriate (which will be determined by a qualified botanist) • Proposed management activities to maintain high-quality habitat conditions for the focal species • A description of habitat and species monitoring measures on the mitigation site, including specific, objective final and performance criteria, monitoring methods, data analysis, reporting requirements, monitoring schedule, etc. • Contingency measures for mitigation elements that do not meet performance criteria <p>Alternatively, mitigation could be provided by contributing funds to an entity, such as the East Bay Regional Parks District, that would be used specifically to enhance and manage habitat supporting the species for which mitigation is needed. Such enhancement and management would be performed in accordance with the HMMP contents listed above.</p>			
<p>(Biological Resources) Impact Bio-6: (Indirect Impacts to Water Quality and Sensitive Habitats). Construction activities pursuant to the Specific Plan could result in indirect effects on water quality and sensitive aquatic and wetland habitats in and near the Project area. (Less Than Significant Impact with Mitigation)</p>	<p>(Biological Resources) Bio-6a: (Incorporate Best Management Practices for Water Quality During Construction). The Project will incorporate Best Management Practices (BMPs) for water quality. These BMPs will include numerous practices that will be outlined in the Stormwater Pollution Prevention Plan (SWPPP), but will include measures such as:</p> <ol style="list-style-type: none"> 1. No equipment will be operated in live flow in any of the channels or ditches on or adjacent to the 	<p>On-going, throughout life of Project</p>	<p>Individual project developers</p>	<p>Receive and review SWPPP, inspect during construction to ensure implementaton</p>

Exhibit F

Environmental Impact	Mitigation Measures	Mitigation Monitoring:		
		Schedule	Responsibility	Procedure
	<p>Project Area.</p> <p>2. No debris, soil, silt, sand, bark, slash, sawdust, cement, concrete, washings, petroleum products or other organic or earthen material shall be allowed to enter into or be placed where it may be washed by rainfall or runoff into aquatic or wetland habitat.</p> <p>3. Standard erosion control and slope stabilization measures will be required for work performed in any area where erosion could lead to sedimentation of a waterbody. For example, silt fencing will be installed just outside the limits of grading and construction in any areas where such activities will occur upslope from, and within 50 ft. of, any wetland, or aquatic habitat. This silt fencing will be inspected and maintained regularly throughout the duration of construction.</p> <p>4. Machinery will be refueled at least 50 ft. from any aquatic habitat, and a spill prevention and response plan will be developed. All workers will be informed of the importance of preventing spills and of the appropriate measures to take should a spill occur.</p> <p>(Biological Resources) Mitigation Measure Bio-6b: (Minimize Soil Disturbance Adjacent to Wetland Habitat). To the extent feasible, soil stockpiling, equipment staging, construction access roads, and other intensively soil-disturbing activities will not occur immediately adjacent to any wetlands that are to be avoided by the project. The limits of the construction area will be clearly demarcated with Environmentally Sensitive Area fencing to avoid inadvertent disturbance outside the fence during construction activities.</p> <p>(Biological Resources) Mitigation Measure Bio-6c: (Ensure Adequate Stormwater Run-off Capacity). Increases in stormwater run-off due to increased hardscape will be mitigated through the construction and maintenance of features designed to handle the expected increases in flows and provide adequate energy dissipation. All such features, including outfalls, will be regularly maintained to ensure continued function and</p>			

Exhibit F

Environmental Impact	Mitigation Measures	Mitigation Monitoring:		
		Schedule	Responsibility	Procedure
	prevent failure following construction.			
<p>(Biological Resources) Impact Bio-7: (Impacts to Sensitive Plant Communities and Habitats). Approximately 1 acre of riparian and 0.2 acres of aquatic and wetland habitats have been identified in the Project area and may be affected by construction activities pursuant to the Specific Plan. (Less Than Significant with Mitigation)</p>	<p>(Biological Resources) Mitigation Measure Bio-7a: (Delineate Riparian, Aquatic, and Wetland Boundaries). Prior to any ground disturbing activities that could potentially have direct impacts on riparian, aquatic, or wetland habitats, a focused delineation will be performed to determine the precise limits of these habitats within the project Area.</p> <p>(Biological Resources) Mitigation Measure Bio-7b: (Impact Avoidance/Minimization). Future project elements shall be designed to avoid and minimize impacts to these sensitive habitats to the extent practicable while still accomplishing project objectives.</p> <p>(Biological Resources) Mitigation Measure Bio-7c: (Restoration of Temporarily Impacted Wetland/Aquatic Habitats). Riparian, aquatic, or wetland habitats that are temporarily impacted during construction of specific development projects shall be restored to pre-existing contours and levels of soil compaction following build-out. The means by which such temporarily impacted areas will be restored shall be detailed in the mitigation plan described in Mitigation Measure 7d below.</p> <p>(Biological Resources) Bio-7d: (Compensation for Permanently Impacted Riparian, Wetland and Aquatic Habitats). Unavoidable permanent fill of riparian, wetland, and aquatic habitats shall be mitigated at a minimum ratio of 1:1 (mitigation area: impact area) by creation or restoration of similar habitat. Mitigation may be achieved through a combination of on-site restoration or creation of riparian, wetland, or aquatic habitats (including removal of on-site fill or structures that results in a gain of wetland or aquatic habitats); off-site restoration/creation; funding of off-site restoration/creation projects implemented by others; and/or mitigation credits purchased at mitigation banks within the San Francisco Bay Region.</p> <p>For funding of off-site improvements or purchase of mitigation bank credits, the Project Proponent shall provide written evidence to the City that either: (1)</p>	On-going, throughout life of Project	Individual project developers	Receive and review wetland/riparian area survey; apply Mitigation Measure Bio-7b through Bio-7d if wetland and/or riparian areas identified

Exhibit F

Environmental Impact	Mitigation Measures	Mitigation Monitoring:		
		Schedule	Responsibility	Procedure
	<p>compensation has been established through the purchase of a sufficient number of mitigation credits in a mitigation bank to satisfy the mitigation acreage requirements of the Project activity; or (2) funds sufficient for the restoration of the mitigation acreage requirements of the Project activity have been paid to an entity implementing a project that would create or restore habitats of the type being impacted by the project.</p> <p>For areas to be restored as mitigation for temporary or permanent impacts, the project applicant shall prepare and implement a mitigation plan. The project applicant shall retain a qualified restoration ecologist or wetland biologist to develop the mitigation plan, which shall contain the following components (or as otherwise modified by regulatory agency permitting conditions):</p> <ul style="list-style-type: none"> • Summary of habitat impacts and proposed mitigation ratios, along with a description of any other mitigation strategies used to achieve the overall mitigation ratios, such as funding of off-site improvements and/or purchase of mitigation bank credits • Goal of the restoration to achieve no net loss of habitat functions and values • Location of mitigation site(s) and description of existing site conditions • Mitigation design: <ul style="list-style-type: none"> • Existing and proposed site hydrology • Grading plan if appropriate, including bank stabilization or other site stabilization features • Soil amendments and other site preparation elements as appropriate • Planting plan • Irrigation and maintenance plan • Remedial measures / adaptive management, etc. • Monitoring plan (including final and performance criteria, monitoring methods, data analysis, 			

Exhibit F

Environmental Impact	Mitigation Measures	Mitigation Monitoring:		
		Schedule	Responsibility	Procedure
	reporting requirements, monitoring schedule, etc.) <ul style="list-style-type: none"> Contingency plan for mitigation elements that do not meet performance or final success criteria. 			
Chapter 8: Cultural Resources				
(Cultural Resources) Impact Culture-2: Disturbance of Unidentified Archaeological Resources. During earth-moving activities relating to future construction projects which implement the Mission Boulevard Corridor Specific Plan, construction at private property or within the public right-of-way may encounter yet unidentified prehistoric and historic archaeological resources. However, adherence to the Hayward Historic Preservation Ordinance (Municipal Code Chapter 10, Article 11) including, in particular, the adoption and use of an archaeological sensitivity map for the Project area, would ensure Less Than Significant Impact with Mitigation would result.	Culture-2a: Adoption of Archaeological Resource Sensitivity Map. The City of Hayward shall adopt the archaeological sensitivity map found within the September 2012 "Archaeological Resources Assessment Report for the Mission Boulevard Corridor Specific Plan EIR, Alameda County, California" prepared by William Self Associates. Culture-2b: Utilization of Archaeological Resource Sensitivity Map. Projects within the Project area shall comply with the Historic Preservation Ordinance for the City of Hayward as set forth in Chapter 10 Article 11 of the Hayward Municipal Code and use the archaeological sensitivity maps provided as Appendix A: Figures 8, 9, and 10 to the September 2012 "Archaeological Resources Assessment Report for the Mission Boulevard Corridor Specific Plan EIR, Alameda County, California" prepared by William Self Associates.	On-going, throughout life of Project	City of Hayward for adoption of the sensitivity map; Individual project developers for compliance with Municipal Code	Adopt the sensitivity map in accordance with the Historic Preservation Ordinance; apply the provisions of Chapter 10, Article 11 to individual, qualifying development projects.
(Cultural Resources) Impact Culture-3: Disturbance of Unique Paleontological Resource or Geologic Feature. During earth-moving activities relating to future construction projects which implement the Mission Boulevard Corridor Specific Plan, construction at private property or within the public right-of-way may encounter undiscovered paleontological resources or unique geologic feature; in particular, those which involve deep excavations. The Project would, however, result in a Less Than Significant Impact with Mitigation when unanticipated discoveries are addressed through appropriate documentation and	Culture-3: Construction shall halt in the Event of Unanticipated Discovery of Paleontological Resources. In the event of unanticipated discoveries paleontological resources, the project sponsor shall promptly notify the City and retain a qualified paleontologist who shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find under the criteria set forth in CEQA Guidelines §15064.5. In the event of an unanticipated discovery of a brea (a seep of natural petroleum that preserved and fossilized remains of trapped animals) or of fossils during construction, excavations within fifty (50) feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards (SVP 2010). The paleontologist shall notify the City, including all other appropriate agencies, to determine procedures that	On-going, throughout life of Project	Individual project developers	Halt construction in the event of unanticipated discovery of resources; compliance with CEQA Guidelines §15064.5 in the event of discovery.

Exhibit F

Environmental Impact	Mitigation Measures	Mitigation Monitoring:		
		Schedule	Responsibility	Procedure
evaluation under CEQA §15064.5.	would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.			
(Cultural Resources) Impact Culture-4: Disturbance of Unidentified Human Remains. During earth-moving activities relating to future construction projects which implement the Mission Boulevard Corridor Specific Plan, construction at private property or within the public right-of-way may encounter undiscovered human remains. However, adherence to California Health and Safety Code §7050.5(b), would ensure Less Than Significant Impact with Mitigation would result.	<p>Culture-4: Adherence to California Health and Safety Code §7050.5(b). If human remains, or possible human remains, are encountered during future project-related construction activities, Section 7050.5(b) of the California Health and Safety code must be implemented. Section 7050.5(b) states:</p> <p>“In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27492 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code.</p> <p>The County Coroner, upon recognizing the remains as being of Native American origin, is responsible to contact the Native American Heritage Commission (NAHC) within 24 hours. The Commission has various powers and duties, including the appointment of a Most Likely Descendant (MLD) to the project. The MLD, or in lieu of the MLD, the NAHC, has the responsibility to provide guidance as to the ultimate disposition of any Native American remains.”</p>	On-going, throughout life of Project	Individual project developers	Halt construction in the event of unanticipated discovery of remains; compliance with Health & Safety code §750.5(b) in the event of discovery.

Exhibit F

Environmental Impact	Mitigation Measures	Mitigation Monitoring:		
		Schedule	Responsibility	Procedure
Chapter 11: Hazards				
(Hazards & Hazardous Materials) Impact Haz-2: (Upset or Accident Hazards). With increased population and construction activity anticipated in the Project area under the Project, the number of residents and workers who could potentially be exposed to hazardous materials which may already be present at some sites would increase. However, requiring pre-development site assessments would ensure the Project results in a Less Than Significant Impact with Mitigation.	(Hazards & Hazardous Materials) Mitigation Measure Haz-2: (Require Phase I Environmental Site Assessments for Development Projects). Prior to development/re-development of properties located within the Project area, a Phase I Environmental Site Assessment shall be performed to assess any potential risks of hazardous material release to the property or the environment due to any previous land uses. This Phase I environmental site assessment will determine the likelihood of the presence of hazards and/or hazardous materials and determine whether construction activities on the building site will lead to a release of hazardous material.	On-going, throughout life of Project	Individual project developers	Preparation of Phase I and adherence to recommendations.
Chapter 12: Hydrology & Water Quality				
(Hydrology & Water Quality) Impact Hyd-1: (Short-term, Construction-Related Water Quality Impacts). Future construction activities in the Project area could lead to exceedance of water quality objectives or criteria. However, adherence to local and state water quality control requirements would ensure no significant impact results. (Less Than Significant Impact with Mitigation)	(Hydrology) Mitigation Measure Hyd-1: Compliance with City Water Quality Requirements and State NPDES Construction General Permit. All construction activities, including installation and realignment of utilities, would be subject to existing regulatory requirements, including the SWRCB statewide NPDES General Permit for Storm Water Discharges Associated with Construction Activity (Construction General Permit) (Order No. 2009 0009-DWQ, NPDES No. CAR000002). The NPDES Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must list BMPs that the discharger will use to protect stormwater runoff, including the placement and timing of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; and a chemical monitoring program for “non-visible” pollutants to be implemented if there is a failure of BMPs.	On-going, throughout life of Project	Individual project developers for SWPPP preparation; City of Hayward Building Division for inspections	Compliance with SWPPP in accordance with NPDES permit; inspection during construction to ensure compliance.
(Hydrology & Water Quality) Impact Hyd-2: (Long-term, Post-Construction Water Quality Impacts). Operational impacts associated with increased development under the Project could adversely affect water quality and lead to a violation of an applicable standard.	(Hydrology) Mitigation Measure Hyd-2: Compliance with NPDES Permit Requirements, City Ordinances and ACCWP Guidelines. All development must comply with the California Regional Water Quality Control Board San Francisco Bay Region Municipal Regional Stormwater NPDES Permit (MS4 Permit), City of Hayward Storm Water Management and Urban Runoff	On-going, throughout life of Project	Individual project developers for SWPPP preparation; City of Hayward Building Division for inspections	Compliance with SWPPP in accordance with NPDES permit; inspection during construction to ensure compliance.

Exhibit F

Environmental Impact	Mitigation Measures	Mitigation Monitoring:		
		Schedule	Responsibility	Procedure
However, adherence to local and state water quality control requirements would ensure no significant impact results. (Less Than Significant Impact with Mitigation)	Control Ordinance, and Alameda County Clean Water Program(ACCWP) Guidelines.			
(Hydrology & Water Quality) Impact Hyd-4: (Stormwater System Capacity). Future development within the Project area may create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems but would not provide substantial additional sources of polluted runoff. However, through the submittal of site-specific drainage plans and, where necessary, modifications to the existing stormwater facilities or construction of new facilities would ensure no significant impact would result under this criterion. (Less Than Significant Impact with Mitigation)	(Hydrology) Mitigation Measure Hyd-4: (Site-specific Drainage Plans). Site-specific drainage plans shall be prepared for all future construction within the Project area prior to approval of a grading permit, or a building permit in the event a grading permit is not required. Each report shall include a summary of existing (pre-project) drainage flows from the project site, anticipated increases in the amount and rate of stormwater flows from the site and an analysis of the ability of downstream facilities to accommodate peak flow increases. The analysis shall also include a summary of new or improved drainage facilities needed to accommodate stormwater increases. Each drainage plan shall be reviewed and approved by the City Public Works Director prior to approval of a grading or building permit.	On-going, throughout life of Project	Individual project developers for drainage plan preparation; City of Hayward Public Works Department for plan review/inspection	Submittal of drainage plan; implementation of plan; inspection during construction to ensure conformance
(Hydrology & Water Quality) Impact Hyd-5: (100-Year Flood Hazard). Construction of buildings or other improvements adjacent to the channelized portion of Ward Creek (south of Orchard Avenue; north of Torrance Avenue) would be placed in proximity to but not within a mapped 100-year flood hazard area. However, site-specific studies would ensure flood hazards are identified and addressed to prevent damage to persons and property. (Less Than Significant Impact with Mitigation)	(Hydrology) Mitigation Measure Hyd-5: (100-Year Flood Hazard). Development proposals adjacent to the channelized portion of Ward Creek (south of Orchard Avenue; north of Torrance Avenue) shall include a hydrology and hydraulic study, prepared by a California-Registered Civil Engineer, and which addresses whether the subject site would be subject to a flood hazard and whether flood waters would not be increased on any surrounding sites. If that study confirms the proposed development would be subject to a flood hazard, all proposed development shall be removed from the flood hazard area through measures including, but not limited to, increasing the topographic elevation of the site or similar steps to minimize flood hazards. The study shall be reviewed and approved by the Public Works Director, shall comply with Municipal Code Chapter 9, Article 4, and shall include, at minimum, a Conditional Letter of Map Revision (CLOMR) to remove the site from the FEMA Flood Insurance Rate Map 100-year flood hazard area.	On-going, throughout life of Project	Individual project developers in area of applicability	Submittal of study; removal of development from flood hazard

Exhibit F

Environmental Impact	Mitigation Measures	Mitigation Monitoring:		
		Schedule	Responsibility	Procedure
Chapter 15: Noise				
<p>(Noise) Impact Noise-1: (Noise Exposure or Levels in Excess of Local Standards) Development under the Project could expose future land uses to noise levels exceeding those considered acceptable for such uses. Residential land uses can be expected to be exposed to noise level in excess of 60 dBA throughout the Project area. However, even greater noise levels can be expected at locations immediately adjacent to Mission Boulevard, Jackson Street and railroad tracks. (Less Than Significant Impact with Mitigation)</p>	<p>(Noise) Mitigation Measure Noise-1a: For subsequent residential projects proposed in the Project area, an acoustic analysis shall be prepared by a qualified acoustical specialist. to demonstrate that interior noise levels can be maintained below 45 dBA Ldn. (Qualifications shall include the following: Bachelor of Science or higher degree from a qualified program in engineering, physics, or architecture offered by an accredited university or college, and five years of experience in noise control engineering). This can typically be accomplished with the incorporation of an adequate forced air mechanical ventilation system in the residential units to allow residents the option of controlling noise by keeping the windows closed.</p> <p>(Noise) Mitigation Measure Noise-1b: For subsequent commercial, industrial and institutional projects proposed in areas where exterior day-night average noise levels are, or are projected to be 60 to 70 dBA Ldn, the need for noise attenuation measures shall be determined by a qualified acoustical specialist on a project by project basis at the time development is proposed. Standard office construction methods typically provide about 25 to 30 decibels of noise reduction in interior spaces.</p> <p>Noise (Mitigation Measure) Noise-1c: Noise levels exceed, or are projected to exceed 70 dBA Ldn, within 200 feet of the railroad tracks, within 150 feet of the centerline of Mission Boulevard, and within 175 feet of the centerline of Jackson Street. At these locations with increased noise levels, an acoustic analysis shall be prepared by a qualified acoustical specialist to demonstrate how interior noise levels can be maintained below 45 dBA Ldn and the adopted single event residential limits set forth in the Noise Element. Potential strategies are expected to be more robust than measures required by Mitigation Measure Noise 1-a and may include, but are not limited to, the inclusion of windows and doors with high Sound Transmission Class (STC) ratings, and the incorporation of forced-air mechanical ventilation systems necessary to meet 45</p>	<p>On-going, throughout life of Project</p>	<p>Individual project developers</p>	<p>Preparation of acoustic analysis; adherence to measures necessary to achieve acceptable noise exposure levels.</p>

Exhibit F

Environmental Impact	Mitigation Measures	Mitigation Monitoring:		
		Schedule	Responsibility	Procedure
	dBA Ldn and the Lmax noise limits. Noise barriers may be necessary to shield outdoor activity areas at multi-family residential uses facilitated by the Plan.			
(Noise) Impact Noise-2a: (Ground Vibration from Rail Operations) Future development under the Project could expose persons to excessive vibration from rail operations. (Less Than Significant Impact with Mitigation)	(Noise) Mitigation Measure Noise-2a: New development that is within one-hundred (100) feet of the centerline of existing railroad and BART tracks or other sources of ground-borne vibration shall have a vibration analysis prepared by a qualified vibration specialist that specifies the vibration control measures including, but not limited to, setbacks and structural design features to reduce vibration levels at or below the guidelines of the Federal Transit Administration criteria, consistent with the receiving land use categories of Category 1, Category 2 or Category 3 as shown in Table 15-7 (Groundborne Vibration Impact Criteria). (Qualifications shall include: Bachelor of Science or higher degree from a qualified program in engineering or physics, offered by an accredited university or college, and five years or experience in vibration control engineering).	On-going, throughout life of Project	Individual project developers	Preparation of acoustic analysis; adherence to measures necessary to achieve acceptable groundborne vibration exposure levels.
(Noise) Impact Noise-2b: (Ground Vibration from Construction Vibration) Future development under the Project could expose persons to excessive vibration from construction activities. (Less Than Significant Impact with Mitigation)	(Noise) Mitigation Measure Noise-2b: New development shall minimize vibration impacts to adjacent uses during demolition and construction. For sensitive historic structures, a vibration limit of 0.08 in/sec PPV (peak particle velocity) will be used to minimize the potential for cosmetic damage to the building. A vibration limit of 0.30 in/sec PPV will be used to minimize the potential for cosmetic damage at buildings of normal conventional construction. For activities involving the use of a pile driver, a Vibration Control Plan shall be prepared and approved by the Development Services Director or Designee. The Vibration Control Plan shall be prepared by a qualified professional, identify the proximity and sensitivity of nearby structures, and include measures sufficient to reduce vibration below levels before the aforementioned limits.	On-going, throughout life of Project	Individual project developers	Preparation of acoustic analysis; adherence to measures necessary to achieve acceptable groundborne vibration exposure levels.
(Noise) Impact Noise-4: (Substantial Permanent Noise Increase – Mixed-Use Development) New mixed-use development projects may include noise	(Noise) Mitigation Measure Noise-4: Mixed-use developments shall be evaluated on a case-by-case basis to identify and avoid the generation of potentially significant noise levels on on existing and potential	On-going, throughout life of Project	Individual mixed-use project developers	Preparation of acoustic analysis; adherence to measures necessary to achieve acceptable noise

Exhibit F

Environmental Impact	Mitigation Measures	Mitigation Monitoring:		
		Schedule	Responsibility	Procedure
generating activities that result in excessive noise at nearby noise sensitive land uses. (Less Than Significant Impact With Mitigation)	future sensitive land uses. Where avoidance is not feasible, noise impacts shall be mitigated by measures including, but not limited to, operation limitations on noise generation activities (e.g., time of day, volume), relocation of noise generating source(s), and/or use of noise attenuation measures such as acoustical enclosures and sound barriers.			exposure levels.
(Noise) Impact Noise-5: (Substantial Temporary or Periodic Noise Increase) Future Project-related construction activities may involve construction activities that exceed noise levels established by the Noise Ordinance. (Less Than Significant Impact with Mitigation)	<p>(Noise) Mitigation Measure Noise-5: In order to maintain compliance with Hayward Noise Ordinance §4-1.03.4, development that includes demolition and/or construction activity exceeding 86 dBA outside of the property plane shall be carried out in accordance with a Construction Noise Logistics Plan approved by the Development Services Director or Designee pursuant to a Conditional Noise Permit authorized in accordance with Hayward Noise Ordinance §4-1.04.</p> <p>A Construction Noise Logistics Plan shall specify the hours of construction, noise and vibration minimization measures, posting or notification of the method of construction and schedules, and designation of a noise disturbance coordinator who would respond to neighborhood complaints. Additionally, a Construction Noise Logistics Plan shall include measures required to be in place prior to the start of construction, and implemented during construction to reduce noise impacts on neighboring residents and other uses. A typical construction noise logistics plan would include, but not be limited to, the following measures to reduce construction noise levels as low as practical:</p> <ul style="list-style-type: none"> • Utilize ‘quiet’ models of air compressors and other stationary noise sources where technology exists; • Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment; • Locate all stationary noise-generating equipment, such as air compressors and portable power generators, as far away as possible from adjacent land uses; • Locate staging areas and construction material areas 			

Exhibit F

Environmental Impact	Mitigation Measures	Mitigation Monitoring:		
		Schedule	Responsibility	Procedure
	<p>as far away as possible from adjacent land uses;</p> <ul style="list-style-type: none"> • Prohibit all unnecessary idling of internal combustion engines; • If impact pile driving is proposed, multiple-pile drivers shall be considered to expedite construction. Although noise levels generated by multiple pile drivers would be higher than the noise generated by a single pile driver, the total duration of pile driving activities would be reduced. • If impact pile driving is proposed, temporary noise control blanket barriers shall shroud pile drivers or be erected in a manner to shield the adjacent land uses. Such noise control blanket barriers can be rented and quickly erected. • If impact pile driving is proposed, foundation pile holes shall be pre-drilled to minimize the number of impacts required to seat the pile. Pre-drilling foundation pile holes is a standard construction noise control technique. Pre-drilling reduces the number of blows required to seat the pile. Notify all adjacent land uses of the construction schedule in writing; • Designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule. 			

Exhibit F

Environmental Impact	Mitigation Measures	Mitigation Monitoring:		
		Schedule	Responsibility	Procedure
Chapter 4.11: Traffic				
<i>Existing plus Project</i>				
<p>(Transportation) Impact Trans-1: (Existing 2012 (Baseline) – Mission Boulevard and A Street Intersection) Under the Existing 2012 (Baseline) Plus Project condition, traffic generated by the Project would increase the delay at Mission Boulevard and A Street intersection, which already operates at unacceptable (i.e., LOS F) level of service, by more than four (4) seconds, (from 61.0 to 76.7 seconds of delay) during the PM peak-hour As noted, previously in the 238 Corridor Improvement Project DEIR (page 3.11-28), this intersection was identified to operate at LOS F under existing conditions during the AM and PM peak hours.</p>	<p>(Transportation) Mitigation Measure Trans-1: (Restripe on the eastbound approach on A Street at Mission Boulevard and A Street) Convert the eastbound outer left-turn lane into a left-right turn shared lane.</p>	<p>As determined through a project-specific traffic study or through monitoring by Public Works Department over time</p>	<p>Individual project developers.</p>	<p>Confirm future development projects do not result in this impact through project-specific traffic study, as determined by Public Works Department</p>
<i>2035 Intersection Impacts</i>				
<p>(Transportation) Impact Trans-2: (Cumulative 2035 Plus Project - Mission Boulevard and Sunset Boulevard) Under the Cumulative 2035 Plus Project condition, traffic generated by the Project would have a cumulatively considerable impact on the delay at the intersection Mission Boulevard and Sunset Boulevard intersection through an increase of 12.1 seconds of average delay during the PM peak-hour.</p>	<p>(Transportation) Mitigation Measure Trans-2: (Cumulative 2035 Plus Project - Mission Boulevard and Sunset Boulevard) Convert the existing left-through-right shared lane into a through-right shared lane on both eastbound and westbound approaches; add a separate left-turn lane on both eastbound and westbound approaches.</p>	<p>As determined through a project-specific traffic study or through monitoring by Public Works Department over time</p>	<p>Individual project developers.</p>	<p>Confirm future development projects do not result in this impact through project-specific traffic study, as determined by Public Works Department</p>
<p>(Transportation) Impact Trans-3: (Cumulative 2035 Plus Project - Mission Boulevard and A Street) Under the Cumulative 2035 Plus Project condition, the Project would increase the delay of the Mission Boulevard and A Street intersection to increase by an average of</p>	<p>(Transportation) Mitigation Measure Trans-3: (Cumulative 2035 Plus Project - Restripe on the eastbound approach on A Street at Mission Boulevard and A Street) Convert the eastbound outer left-turn lane into a left-right turn shared lane.</p>	<p>As determined through a project-specific traffic study or through monitoring by Public Works Department over time</p>	<p>Individual project developers.</p>	<p>Confirm future development projects do not result in this impact through project-specific traffic study, as determined by Public Works Department</p>

Exhibit F

Environmental Impact	Mitigation Measures	Mitigation Monitoring:		
		Schedule	Responsibility	Procedure
9.3 seconds during the AM peak-hour and 20.6 seconds during the PM peak-hour.				

ORDINANCE NO. _____

AN ORDINANCE ADDING A NEW ARTICLE 25 ENTITLED
 "MISSION BOULEVARD CORRIDOR FORM-BASED CODE"
 TO CHAPTER 10 OF THE HAYWARD MUNICIPAL CODE,
 RELATING TO THE ADOPTION OF THE MISSION
 BOULEVARD CORRIDOR SPECIFIC PLAN

THE CITY COUNCIL OF THE CITY OF HAYWARD DOES
 HEREBY ORDAIN AS FOLLOWS:

Section 1. Zoning Text Amendments - Description. The Zoning amendments associated with Text Amendment Application PL-2013-0270 and Zone Change Application No. PL-2013-0271 concern changes related to the adoption of the Mission Boulevard Corridor Form- Based Code (the "Form-Based Code"), as described and set forth below.

Section 2. Zoning Text Amendments - Findings of Approval. The City Council incorporates by reference the findings contained in Resolution No. 14-_____, approving the text changes requested in Text Amendment Application PL-2013-0270 and the zoning reclassifications requested in Zone Change Application PL-2013-0271, as related to the adoption of the Form-Based Code. The City Council hereby approves the following amendments to the Planning, Zoning and Subdivision Regulations, Chapter 10 of the Hayward Municipal Code:

- A. Chapter 10 of the Hayward Municipal Code is hereby amended to add a new Article 25, entitled, "Mission Boulevard Corridor Form-Based Code," as set forth in Exhibit "A" attached hereto and incorporated herein by reference, with the following modifications to that Exhibit:
- a. **Figure 4-1 (Regulating Plan) is replaced with attached Exhibit "B".**
 - b. **Table 9 (Specific Function & Use) is replaced with attached Exhibit "C".**
 - c. **Section 10-25.210(a)(ii) is amended to read as follows: "Commercial Overlay: Properties designated with a Commercial Overlay Zone 1 designation shall not be developed with residential units on the first or ground floor and properties designated with a Commercial Overlay Zone 2 designation shall not be developed with residential units on the first or ground floor unless permitted with a conditional use permit."**
 - d. **Section 10-25.230(a)(iii) is amended to read as follows: "Stories shall not exceed 14 feet in height from finished floor to finished floor, except for a first Floor Commercial Function, which shall be a minimum of 14 feet with a maximum of 25 feet. A single floor level for a Residential Function exceeding 14 feet, or 24 feet for a Commercial Function at ground level, shall be counted as two (2) stories."**
 - e. **Section 10-25.300 with a title of "Air Quality Mitigation" is added.**

- f. Sub-Section 10-25.305 with a title of “Title” is added as follows:

“Development anticipated under the Mission Boulevard Corridor Specific Plan may result in sensitive receptors being located at sites exposed to increased health risks from vehicle emissions and stationary sources. The provisions of this section ensure that future developments include measures to reduce health risks to less than significant levels.”

- g. Sub-Section 10-25.310 titled “Mobile Sources” is added as follows:

“At properties subject to the Mission Boulevard Corridor Specific Plan and within 500 feet of the curb line of Mission Boulevard or Jackson Street, the following air quality mitigation measures shall apply to address health risks associated with traffic-related emissions:

- a. Indoor Air Quality.

All new development, or existing development involving a use change to one that would be occupied by sensitive receptors, shall implement all of the features below, except as may be modified by Section 10-25.310 (c).

- i. Existing or new buildings to be occupied by sensitive receptors, shall include and maintain in good working order a central heating and ventilation (HVAC) system or other air intake system in the building, or in each individual unit, that meets or exceeds an efficiency standard of MERV 13 or equivalent. The HVAC system shall include installation of a high efficiency filter and/or carbon filter, in order to filter particulates and other chemical matter from entering the building.
- ii. Project applicants shall maintain, repair and/or replace HV system on an ongoing and as needed basis according to manufacturer specifications. For developments which are leased, sold or otherwise not maintained by the initial project developer, an operation and maintenance manual for the HVAC system shall be prepared. The manual shall include the operating instructions and the maintenance and replacement schedule. The Planning Director shall identify an appropriate filing location for the manual, which may include, but is not limited to, the project conditions, covenants and restrictions (CC&Rs), County recorder, or City development permit file.
- iii. The HVAC system or other air intake system required above, shall be submitted to the Planning Director for review and action prior to the issuance of a demolition, grading, or building permit.

- b. Outdoor Air Quality. To the maximum extent practicable, individual and common exterior open space (e.g., playgrounds, patios, and decks) proposed as a part of developments within 500 feet of the curb line of Mission Boulevard and associated with sensitive receptors, shall either be shielded from air pollution originating at Mission Boulevard by buildings or otherwise

buffered to further reduce air pollution for project occupants.

- c. Compliance with Sections 10-25.310(a) and (b) above shall not be required or may be modified when all the following occur:
 - i. A development project applicant submits to the Planning Director a Health Risk Assessment (HRA) prepared by a qualified air quality consultant in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements.
 - ii. The HRA demonstrates that indoor and outdoor air quality can be maintained within currently applicable health risk standards of the Bay Area Air Quality Management District.
- d. An HRA submitted in accordance with Section 10-25.310(c) must be approved by the Planning Director prior to issuance of a demolition, grading, or building permit.
- e. The Planning Director may require review and approval of the HRA prior to scheduling discretionary permits (e.g., Site Plan Review, Conditional Use Permit) for public hearing.
- f. The Development Services Department may require, at the applicant's sole expense, an independent review of the HRA by a qualified consultant.
- g. An HRA submitted in accordance with Section 10-25.310(c), shall be subject to Planning Director review and action.
- h. Sensitive receptors include, but are not limited to, residences, schools and school yards, parks and play grounds, daycare centers, nursing homes, and medical facilities. Residences can include, but are not limited to, houses, apartments, and senior living complexes. Medical facilities can include, but are not limited to, hospitals, convalescent homes, and health clinics. Playgrounds can be, but are not limited to, play areas associated with parks or community centers.”
- h. Sub-Section 10-25.315 titled “Stationary Sources” is added as follows:

“The location and potential air contaminants associated with stationary sources may change over time. Similarly, new stationary sources may be established. Therefore, this section establishes a dynamic buffer zone to ensure toxic air contaminants from all existing and future stationary sources do not result in unacceptable health risks.

The provisions of this section shall apply to all future development under the Project occurring within five-hundred (500) feet of any stationary source and which exceeds the applicable BAAQMD individual source or cumulative

threshold:

(a) All new development proposals shall be evaluated to determine whether they are within five-hundred (500) feet of a stationary source exceeding Bay Area Air Quality Management District (BAAQMD) thresholds.

(b) Development proposals located within the five-hundred (500) foot radius of a stationary source exceeding such thresholds shall adhere to the indoor and exterior air quality measures of Section 10-25-310, including the option to complete a HRA.

Section 3. Effective Date. In accordance with the provisions of Section 620 of the City Charter, this ordinance shall become effective immediately upon adoption.

Section 4. Severance. Should any portion of this ordinance be declared by court or tribunal of competent jurisdiction to be unconstitutional, invalid or beyond the authority of the City, such decision shall not affect the validity of the remainder of the ordinance, which shall continue in full force and effect, provided that the remainder of the ordinance absent the excised portion, can be reasonably interpreted to give effect to the intentions of the City Council.

INTRODUCED at a regular meeting of the City Council of the City of Hayward, held the day of [REDACTED], 2014, by Council Member [REDACTED].

ADOPTED at a regular meeting of the City Council of the City of Hayward held the [REDACTED] day of [REDACTED], 2014, by the following votes of members of said City Council.

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

APPROVED:

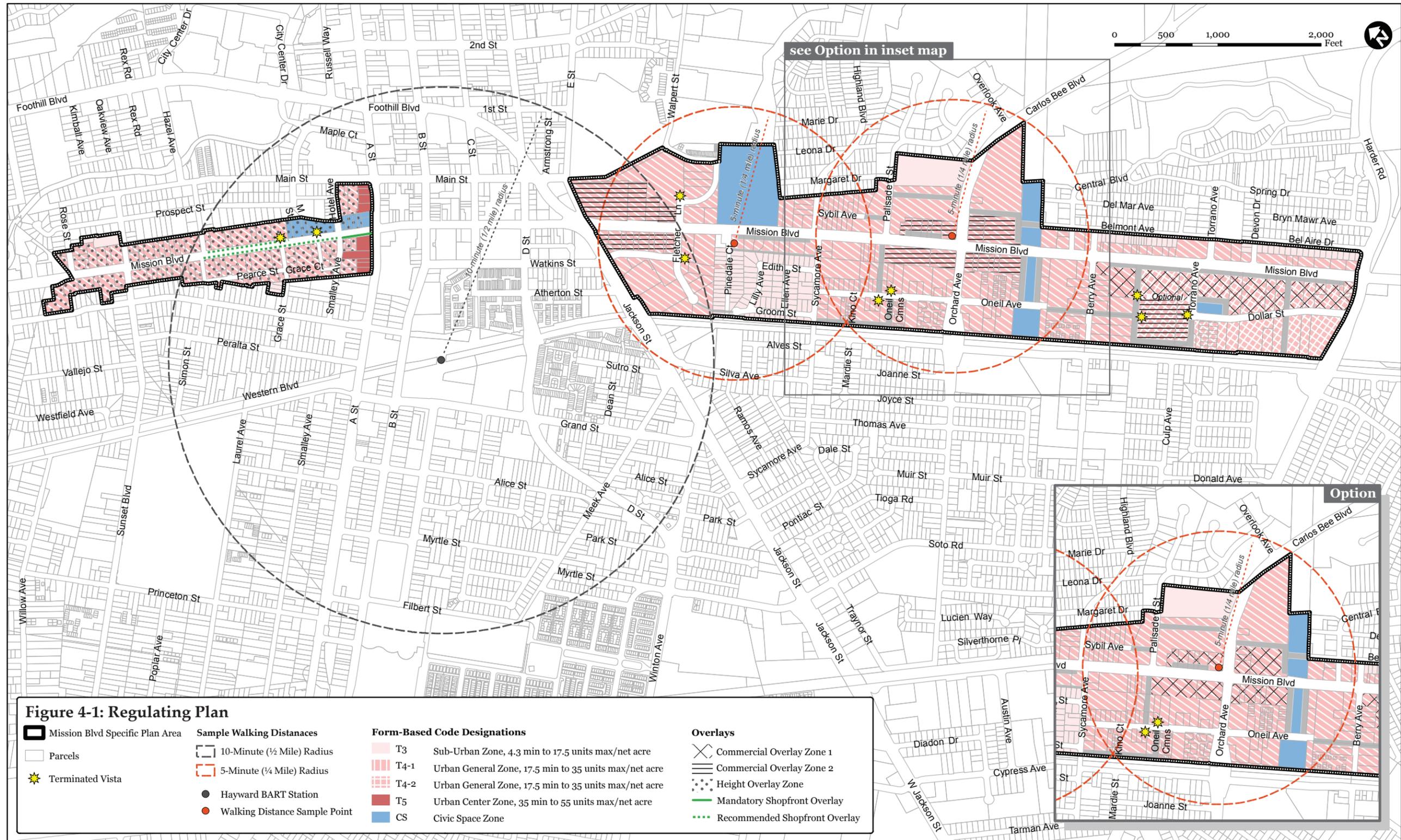
Mayor of the City of Hayward

ATTEST:

City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward



Chapter 4 - Form-Based Code

TABLE 9: Allowed Functions. This table allocates Functions and permit requirements to Zones within the Code area. See Definitions for descriptions of functions/uses and for special requirements.

a. RESIDENTIAL	T3	T4-1	T4-2	T5	CS
Multiple Family ^{1,2}	CU	P/CU	P/CU	P/CU	-
Second Dwelling Unit ^{1,2}	P	P/CU	P/CU	P/CU	-
Single Family ^{1,2}	P	-	-	-	-
Live/Work ^{1,2}	-	P/CU	P/CU	-	-
Emergency Homeless Shelter ^{1,2}	-	P/CU	P/CU	-	-
Single Room Occupancy (SRO)	-	-	-	CU	-

b. LODGING	T3	T4-1	T4-2	T5	CS
Bed & Breakfast	CU	AU	AU	AU	-
Hotel	-	AU	AU	AU	-

c. OFFICE	T3	T4-1	T4-2	T5	CS
Office	CU	P	P	P	-

d. RETAIL	T3	T4-1	T4-2	T5	CS
Alcohol Sales	-	CU	CU	CU	-
Artisan/Craft Production	-	P	P	P	-
Appliance Repair Shop	-	P	P	P	-
Check Cashing & Loans	-	-	-	-	-
Dance/Nightclub	-	-	-	-	-
Equipment Rentals	-	AU	AU	AU	-
Home Occupation	P	P	P	P	-
Indoor Recreation	-	AU	AU	AU	CU
Kennel	-	AU	AU	AU	-
Liquor Store	-	-	-	-	-
Massage Establishment ³	-	-	-	-	-
Media Production	-	AU	AU	P	-
Pawn Shop	-	-	-	-	-
Personal Services	CU	P	P	P	-
Printing and Publishing	-	AU	AU	P	-
Recycling Collection Area	-	AU	AU	AU	-
Restaurant	-	P	P	P	-
Retail Sales	-	P	P	P	CU
Tattoo Parlor	-	-	-	-	-
Tobacco Specialty Store	-	-	-	-	-
Small Motion Picture Theater	-	P	P	P	CU
Large Motion Picture Theater ⁴	-	CU	CU	CU	CU
Live Performance Theater	-	P	P	P	CU

e. CIVIC	T3	T4-1	T4-2	T5	CS
Assembly	CU	AU	AU	AU	CU
Conference Center	-	-	AU	AU	CU
Cultural Facilities	CU	AU	AU	AU	CU
Park & Recreation	P	P	P	P	P
Parking Facility	-	AU	AU	AU	CU
Public Agency Facilities	CU	P	P	P	P
Wind Energy	P	P	P	P	P

f. OTHER: AGRICULTURE	T3	T4-1	T4-2	T5	CS
Vegetable Garden	P	P	P	-	P
Urban Farm	P	P	P	P	P
Community Garden	P	P	P	P	P
Green Roof	P	P	P	P	P
Vertical Farm	-	-	-	P	P

f. OTHER: AUTOMOTIVE	T3	T4-1	T4-2	T5	CS
Automobile Repair (Minor)	-	AU	AU	AU	-
Automobile Repair (Major)	-	CU	CU	CU	-
Drive-Through Facility	-	CU	CU	CU	-
Gas Station	-	CU	CU	CU	-
Taxi Company	-	AU	AU	AU	-

f. OTHER: CIVIL SUPPORT	T3	T4-1	T4-2	T5	CS
Fire Station	CU	P	P	P	P
Hospital	-	AU	AU	AU	AU
Medical/Dental Clinic	-	AU	AU	AU	CU
Mortuary	-	AU	AU	AU	-
Police Station	CU	P	P	P	P

f. OTHER: EDUCATION	T3	T4-1	T4-2	T5	CS
Day Care Center	CU	P	P	P	CU
Day Care Home	P	AU	AU	AU	-
Educational Facilities	-	AU	AU	AU	CU
Vocational School	-	AU	AU	AU	CU

f. OTHER: LIGHT INDUSTRIAL	T3	T4-1	T4-2	T5	CS
Research and Development	-	-	P	-	-
Wholesale	-	-	P	-	-
Manufacturing/Assembly of Clothing	-	-	P	-	-
Woodworking Shop	-	-	P	-	-
Light Manufacturing	-	-	P	-	-

- = NOT PERMITTED

AU = ADMINISTRATIVE USE PERMIT

P = BY RIGHT

CU = CONDITIONAL USE PERMIT

¹ For properties located within Commercial Overlay Zone 1, as shown in the Regulating Plan (Figure 4-1), residential units are not permitted on the ground floor.

² For properties located within Commercial Overlay Zone 2, as shown in the Regulating Plan (Figure 4-1), residential units are only allowed on the ground floor with a conditional use permit.

³ Massage establishments are only permitted where mandated by State law.

⁴ An application for conditional use permit for a large motion picture theater shall be accompanied by a study acceptable to the Planning Director documenting the absence of negative impact

ORDINANCE NO. 14-

AN ORDINANCE RECLASSIFYING THE ZONING DESIGNATION FOR PROPERTIES IN THE MISSION BOULEVARD CORRIDOR FORM-BASED CODE AREA

THE CITY COUNCIL OF THE CITY OF HAYWARD DOES ORDAIN AS FOLLOWS:

Section 1. Reclassification - Description. Zone Change Application No. PL-2013-0271 concerns the reclassification of multiple properties affected by the adoption of the Mission Boulevard Corridor Form-Based Code (the "Properties"), by rezoning such Properties to Civic Space Zone (CS), Sub-Urban (T-3) General Urban Zone (T4-1), General Urban Zone (T4-2), Urban Center Zone (T5), Commercial Overlay Zones 1 and 2, and Height Overlay Zone, as more particularly set forth in Exhibits "A" and "B" attached hereto and made a part hereof.

Section 2. Reclassification - Findings of Approval. The City Council has previously adopted Resolution No. 14- approving the text changes requested in Text Amendment Application No. PL-2013-0270, related to the adoption of the Mission Boulevard Corridor Form-Based Code. Based on the findings and determinations in Resolution No. 14- , the City Council hereby approves the rezoning of Properties, as set forth in Exhibits "A" and "B," attached hereto and made a part hereof.

Section 3. Zoning District Index Map. The City Council directs the Development Services Director to amend the Zoning District Index Map on file with the Clerk and the Development Services Department in accordance with the reclassification approved by this Ordinance.

Section 4. Effective Date. In accordance with the provisions of Section 620 of the City Charter, this ordinance shall become effective upon adoption.

Section 5. Severance. Should any part of this ordinance be declared by a final decision by a court or tribunal of competent jurisdiction to be unconstitutional invalid or beyond the authority of the City, such decision shall not affect the validity of the remainder of this ordinance which shall continue in full force and effect provided that the remainder of the ordinance absent the unexcised portion can be reasonably interpreted to give effect to the intentions of the City Council.

INTRODUCED at a regular meeting of the City Council of the City of Hayward, held the day of , 2014, by Council Member .

ADOPTED at a regular meeting of the City Council of the City of Hayward, held the day of , 2014, by the following votes of members of said City Council.

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

APPROVED: _____
Mayor of the City of Hayward

DATE: _____

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

Exhibit A

APN	Parcel Address	Existing Zoning Designation	Proposed Zoning Designation	Overlay Zone Designation	Acres
444-0036-086-00	24843 ONEIL AVE 2	RH	T4-1		0.10
444-0036-087-00	24851 ORANGETREE PL 3	RH	T4-1		0.05
444-0036-088-00	24859 ORANGETREE PL 4	RH	T4-1		0.06
444-0036-104-00	ONEIL AVE	RH	T4-1		0.50
444-0036-093-00	24849 ALDERBERRY PL 9	RH	T4-1		0.06
444-0036-094-00	24857 ALDERBERRY PL 10	RH	T4-1		0.06
444-0036-095-00	24873 ALDERBERRY PL 11	RH	T4-1		0.06
444-0036-096-00	24881 ALDERBERRY PL 12	RH	T4-1		0.06
444-0036-100-00	24885 LIMETREE PL 16	RH	T4-1		0.07
444-0036-101-00	24887 LIMETREE PL 17	RH	T4-1		0.06
444-0036-102-00	24891 ONEIL AVE 18	RH	T4-1		0.10
444-0036-085-00	789 PLANTATION LN 1	RH	T4-1		0.05
444-0036-103-00	24883 ONEIL AVE 19	RH	T4-1		0.09
444-0036-099-00	769 PLANTATION LN 15	RH	T4-1		0.05
444-0036-089-00	766 PLANTATION LN 5	RH	T4-1		0.08
444-0036-090-00	746 PLANTATION LN 6	RH	T4-1		0.07
444-0036-091-00	24833 ALDERBERRY PL 7	RH	T4-1		0.05
444-0036-092-00	24841 ALDERBERRY PL 8	RH	T4-1		0.04
444-0036-011-04	24683 ONEIL AVE	RH	T4-1		0.78
444-0036-013-02	24755 ONEIL AVE	RH	T4-1		0.76
428-0036-081-00	742 GRACE ST	RM	T3		0.07
428-0036-080-00	760 GRACE ST	CC-C	T4-1	HEIGHT	0.10
428-0036-082-00	724 GRACE ST	RM	T3		0.15
428-0036-078-00	22275 PEARCE ST	CC-C	T4-1	HEIGHT	0.14
428-0036-029-00	22101 MISSION BLVD	CC-C	T4-1	HEIGHT	0.37
428-0006-058-01	21659 MISSION BLVD	CC-C, RM	T4-1	HEIGHT	1.14
428-0006-065-00	21995 MISSION BLVD	CC-C	T4-1	HEIGHT	0.30
428-0051-034-00	783 SMALLEY AVE	CC-C	T4-1	HEIGHT	0.31
428-0056-070-01	22344 MISSION BLVD	CC-C	CS	HEIGHT	0.38
445-0230-015-00	25883 BEL AIRE DR	RS	T3		0.12
444-0078-007-07	25891 DOLLAR ST	CG	T4-2		1.52
428-0051-010-02	22301 MISSION BLVD	CC-C	T4-1	HEIGHT	0.21
428-0036-068-00	22218 PEARCE ST	CC-C	T4-1	HEIGHT	0.07
428-0051-045-02	782 A ST	CC-C	T5		0.22
428-0051-044-02	802 A ST	CC-C	T5		0.16
428-0051-037-02	838 A ST	CC-C	T5		0.50
428-0051-042-03	898 A ST	CC-C	T5		0.48
428-0051-040-00	22431 MISSION BLVD	CC-C	T4-1	HEIGHT	0.20
428-0036-076-00	22265 PEARCE ST	CC-C	T4-1	HEIGHT	0.06
428-0051-036-01	803 SMALLEY AVE	CC-C	T4-1	HEIGHT	0.28
428-0036-079-00	22289 PEARCE ST	RM	T4-1	HEIGHT	0.19
428-0051-043-02	808 A ST	CC-C	T5		0.11
428-0051-008-00	805 GRACE ST	CC-C	T4-1	HEIGHT	0.13

Comm 1 - Commercial Overlay Zone 1
 Comm 2 - Commercial Overlay Zone 2
 Height - Height Overlay Zone

Exhibit A

APN	Parcel Address	Existing Zoning Designation	Proposed Zoning Designation	Overlay Zone Designation	Acres
428-0036-058-01	22235 MISSION BLVD	CC-C	T4-1	HEIGHT	0.36
428-0056-037-00	964 A ST	CC-C	T5		0.25
428-0051-025-00	22365 MISSION BLVD	CC-C	T4-1	HEIGHT	0.15
428-0036-083-00	718 GRACE ST	RM	T3		0.17
428-0056-031-00	937 HOTEL AVE	CC-C	T4-1	HEIGHT	0.12
428-0056-034-00	22425 MAIN ST	CC-C	T4-1	HEIGHT	0.64
428-0051-028-00	808 SMALLEY AVE	CC-C	T4-1	HEIGHT	0.09
428-0051-038-00	22419 MISSION BLVD	CC-C	T4-1	HEIGHT	0.07
428-0056-039-00	918 A ST	CC-C	CS		0.12
428-0056-041-00	22458 MISSION BLVD	CC-C	CS	HEIGHT	0.13
428-0051-023-00	MELVIN CT	CC-C	T4-1	HEIGHT	0.10
444-0057-099-00	25118 ANGELINA LN 20	RH	T4-1		0.02
444-0057-098-00	25120 ANGELINA LN 19	RH	T4-1		0.02
444-0057-097-00	25122 ANGELINA LN 18	RH	T4-1		0.02
444-0057-089-00	25128 ANGELINA LN 10	RH	T4-1		0.01
444-0057-088-00	25126 ANGELINA LN 9	RH	T4-1		0.01
444-0057-082-00	25132 ANGELINA LN 3	RH	T4-1		0.01
444-0057-081-00	25134 ANGELINA LN 2	RH	T4-1		0.01
444-0057-080-00	25136 ANGELINA LN 1	RH	T4-1		0.01
444-0057-083-00	25135 ANGELINA LN 4	RH	T4-1		0.02
445-0230-018-00	25907 BEL AIRE DR	RS	T3		0.12
444-0078-012-02	710 HARDER RD	CG	T4-2	COMM 1	0.22
428-0051-009-00	811 GRACE ST	CC-C	T4-1	HEIGHT	0.13
428-0056-040-00	22484 MISSION BLVD	CC-C	CS		0.20
428-0051-024-00	22357 MISSION BLVD	CC-C	T4-1	HEIGHT	0.21
428-0051-039-00	22421 MISSION BLVD	CC-C	T4-1	HEIGHT	0.11
428-0051-027-00	820 SMALLEY AVE	CC-C	T4-1	HEIGHT	0.08
428-0056-042-00	22444 MISSION BLVD	CC-C	CS	HEIGHT	0.13
428-0056-038-00	934 A ST	CC-C	T5		0.28
428-0051-026-00	22385 MISSION BLVD	CC-C	T4-1	HEIGHT	0.17
428-0056-043-00	22432 MISSION BLVD	CC-C	CS	HEIGHT	0.13
444-0060-046-00	DOLLAR ST	CG	T4-2		1.02
444-0060-045-00	25613 DOLLAR ST 14	CG	T4-2		0.08
444-0060-044-00	25613 DOLLAR ST 13	CG	T4-2		0.06
444-0060-042-00	25613 DOLLAR ST 11	CG	T4-2		0.06
444-0060-041-00	25613 DOLLAR ST 10	CG	T4-2		0.08
444-0060-040-00	25613 DOLLAR ST 9	CG	T4-2		0.06
444-0060-039-00	25613 DOLLAR ST 8	CG	T4-2		0.08
444-0060-038-00	25613 DOLLAR ST 7	CG	T4-2		0.07
444-0060-037-00	25613 DOLLAR ST 6	CG	T4-2		0.08
444-0060-036-00	25613 DOLLAR ST 5	CG	T4-2		0.08
444-0060-035-00	25613 DOLLAR ST 4	CG	T4-2		0.08
444-0060-034-00	25613 DOLLAR ST 3	CG	T4-2		0.09

Comm 1 - Commercial Overlay Zone 1
Comm 2 - Commercial Overlay Zone 2
Height - Height Overlay Zone

Exhibit A

APN	Parcel Address	Existing Zoning Designation	Proposed Zoning Designation	Overlay Zone Designation	Acres
444-0060-033-00	25613 DOLLAR ST 2	CG	T4-2		0.08
444-0060-032-00	25613 DOLLAR ST 1	CG	T4-2		0.08
444-0057-107-00	ANGELINA LN	RH	T4-1		1.05
444-0057-102-00	25102 ANGELINA LN 23	RH	T4-1		0.02
444-0057-103-00	25100 ANGELINA LN 24	RH	T4-1		0.02
444-0057-087-00	25131 ANGELINA LN 8	RH	T4-1		0.02
444-0057-086-00	25129 ANGELINA LN 7	RH	T4-1		0.02
444-0057-091-00	25125 ANGELINA LN 12	RH	T4-1		0.02
428-0056-044-00	22418 MISSION BLVD	CC-C	CS	HEIGHT	0.13
428-0056-030-00	22408 MISSION BLVD	CC-C	CS	HEIGHT	0.14
428-0051-012-00	22351 MISSION BLVD	CC-C	T4-1	HEIGHT	0.19
428-0056-033-02	22413 MAIN ST	CC-C	T4-1	HEIGHT	0.09
428-0056-006-03	22372 MISSION BLVD	CC-C	CS	HEIGHT	0.38
428-0056-032-00	22405 MAIN ST	CC-C	T4-1	HEIGHT	0.51
444-0060-043-00	25613 DOLLAR ST 12	CG	T4-2		0.08
444-0057-096-00	25109 ANGELINA LN 17	RH	T4-1		0.02
444-0057-095-00	25111 ANGELINA LN 16	RH	T4-1		0.01
444-0078-010-00	25971 MISSION BLVD	CG	T4-2	COMM 1	0.35
445-0230-009-00	25835 BEL AIRE DR	RS	T3		0.13
444-0078-006-04	25803 MISSION BLVD	CG	T4-2	COMM 1	0.72
444-0057-090-00	25123 ANGELINA LN 11	RH	T4-1		0.02
444-0057-106-00	25107 ANGELINA LN 27	RH	T4-1		0.02
444-0057-105-00	25105 ANGELINA LN 26	RH	T4-1		0.02
444-0057-104-00	25103 ANGELINA LN 25	RH	T4-1		0.02
444-0057-101-00	25104 ANGELINA LN 22	RH	T4-1		0.02
444-0057-100-00	25106 ANGELINA LN 21	RH	T4-1		0.02
444-0057-084-00	25137 ANGELINA LN 5	RH	T4-1		0.02
444-0057-085-00	25139 ANGELINA LN 6	RH	T4-1		0.02
444-0057-092-00	25115 ANGELINA LN 13	RH	T4-1		0.02
444-0057-093-00	25117 ANGELINA LN 14	RH	T4-1		0.02
444-0057-094-00	25119 ANGELINA LN 15	RH	T4-1		0.02
445-0230-014-00	25875 BEL AIRE DR	RS	T3		0.12
445-0230-021-00	25962 MISSION BLVD	CG	T4-1		0.34
445-0230-022-00	25926 MISSION BLVD	CG	T4-1		0.35
445-0230-013-00	25867 BEL AIRE DR	RS	T3		0.12
445-0230-005-00	25799 BEL AIRE DR	RS	T3		0.12
445-0230-016-00	25891 BEL AIRE DR	RS	T3		0.12
444-0078-017-01	HARDER RD	CG	T4-2		0.22
445-0230-011-00	25851 BEL AIRE DR	RS	T3		0.13
428-0031-064-00	22300 MISSION BLVD	CC-C	T4-1	HEIGHT	0.64
445-0230-024-00	25886 MISSION BLVD	CG	T4-1		0.11
428-0036-059-02	22249 MISSION BLVD	CC-C	T4-1	HEIGHT	0.34
428-0036-070-01	22215 PEARCE ST	CC-C, RM	T4-1	HEIGHT	0.07

Comm 1 - Commercial Overlay Zone 1
Comm 2 - Commercial Overlay Zone 2
Height - Height Overlay Zone

Exhibit A

APN	Parcel Address	Existing Zoning Designation	Proposed Zoning Designation	Overlay Zone Designation	Acres
428-0036-055-00	22211 MISSION BLVD	CC-C	T4-1	HEIGHT	0.15
444-0078-004-02	25751 DOLLAR ST	CG	T4-2		0.52
445-0230-012-00	25859 BEL AIRE DR	RS	T3		0.12
444-0078-008-05	25915 MISSION BLVD	CG	T4-2	COMM 1	0.72
428-0036-063-00	22287 MISSION BLVD	CC-C	T4-1	HEIGHT	0.21
445-0230-025-00	25870 MISSION BLVD	CG	T4-1		0.14
444-0078-005-04	25711 DOLLAR ST	CG	T4-2		1.83
444-0078-008-06	25915 DOLLAR ST	CG	T4-2		0.79
445-0230-017-00	25899 BEL AIRE DR	RS	T3		0.13
444-0078-007-06	25891 MISSION BLVD	CG	T4-2	COMM 1	1.24
445-0230-004-00	25791 BEL AIRE DR	RS	T3		0.12
445-0230-010-00	25843 BEL AIRE DR	RS	T3		0.12
445-0230-007-00	25815 BEL AIRE DR	RS	T3		0.12
428-0036-074-00	22251 PEARCE ST	CC-C	T4-1	HEIGHT	0.08
445-0230-023-00	25900 MISSION BLVD	CG	T4-1		0.35
445-0230-008-00	25827 BEL AIRE DR	RS	T3		0.14
444-0078-005-02	25789 MISSION BLVD	CG	T4-2	COMM 1	0.75
445-0230-006-00	25807 BEL AIRE DR	RS	T3		0.12
428-0056-002-01	22326 MISSION BLVD	CC-C	CS	HEIGHT	0.41
428-0056-003-01	22336 MISSION BLVD	CC-C	CS	HEIGHT	0.22
428-0036-077-00	22271 PEARCE ST	CC-C	T4-1	HEIGHT	0.07
428-0036-064-00	22297 MISSION BLVD	CC-C	T4-1	HEIGHT	0.41
428-0036-075-00	22259 PEARCE ST	CC-C, RM	T4-1	HEIGHT	0.10
428-0056-001-00	22312 MISSION BLVD	CC-C	CS	HEIGHT	0.22
428-0036-060-00	22257 MISSION BLVD	CC-C	T4-1	HEIGHT	0.23
428-0036-073-00	22243 PEARCE ST	CC-C	T4-1	HEIGHT	0.07
428-0036-092-01	22240 MONTGOMERY ST	CC-C	T4-1	HEIGHT	0.31
428-0036-127-02	22269 MISSION BLVD	CC-C	T4-1	HEIGHT	0.62
428-0031-066-00	22270 MISSION BLVD	CC-C	T4-1	HEIGHT	0.21
428-0036-067-00	22224 PEARCE ST	CC-C	T4-1	HEIGHT	0.07
428-0036-056-00	22221 MISSION BLVD	CC-C	T4-1	HEIGHT	0.14
428-0036-071-00	22229 PEARCE ST	CC-C	T4-1	HEIGHT	0.04
428-0036-065-00	22240 PEARCE ST	CC-C	T4-1	HEIGHT	0.14
428-0031-065-00	22282 MISSION BLVD	CC-C	T4-1	HEIGHT	0.42
428-0031-067-00	22262 MISSION BLVD	CC-C	T4-1	HEIGHT	0.21
445-0230-003-00	25783 BEL AIRE DR	RS	T3		0.12
445-0220-014-00	25499 BELMONT AVE	RS	T3		0.12
428-0031-073-01	22220 MISSION BLVD	CC-C	T4-1	HEIGHT	0.63
445-0220-130-00	947 DEVON DR	RS	T3		0.12
444-0057-022-00	24947 MISSION BLVD	CG	T4-1	COMM 2	0.42
428-0031-069-01	22250 MISSION BLVD	CC-C	T4-1	HEIGHT	0.86
445-0220-017-00	25516 MISSION BLVD	CN-R	T4-1		0.14
428-0031-070-00	22230 MISSION BLVD	CC-C	T4-1	HEIGHT	0.24

Comm 1 - Commercial Overlay Zone 1
Comm 2 - Commercial Overlay Zone 2
Height - Height Overlay Zone

Exhibit A

APN	Parcel Address	Existing Zoning Designation	Proposed Zoning Designation	Overlay Zone Designation	Acres
444-0078-003-04	25715 MISSION BLVD	CG	T4-2	COMM 1	2.03
445-0220-015-00	25507 BELMONT AVE	RS	T3		0.10
445-0220-018-00	25508 MISSION BLVD	CN-R	T4-1		0.12
428-0031-016-00	22196 MISSION BLVD	CC-C	T4-1	HEIGHT	0.61
428-0036-033-00	22143 MISSION BLVD	CC-C	T4-1	HEIGHT	0.15
428-0031-020-00	22154 MISSION BLVD	CC-C	T4-1	HEIGHT	0.22
428-0011-092-00	21986 MISSION BLVD	CC-C	T4-1	HEIGHT	0.22
428-0006-109-00	21739 MISSION BLVD	CC-C	T4-1	HEIGHT	0.04
444-0078-002-04	25697 MISSION BLVD	CG	T4-2	COMM 1	1.12
445-0220-131-00	931 DEVON DR	RS	T3		0.12
428-0036-036-00	22171 MISSION BLVD	CC-C	T4-1	HEIGHT	0.09
428-0036-038-00	22183 MISSION BLVD	CC-C	T4-1	HEIGHT	0.28
428-0036-040-00	806 SIMON ST	CC-C	T4-1	HEIGHT	0.06
444-0057-013-04	25148 ONEIL AVE	CG	T4-1		0.45
428-0036-054-00	22209 MISSION BLVD	CC-C	T4-1	HEIGHT	0.43
428-0031-050-00	22200 MISSION BLVD	CC-C	T4-1	HEIGHT	0.12
428-0031-018-00	22174 MISSION BLVD	CC-C	T4-1	HEIGHT	0.20
428-0036-031-00	22135 MISSION BLVD	CC-C	T4-1	HEIGHT	0.16
445-0210-009-01	862 CENTRAL BLVD	RS	T4-1		0.13
428-0036-039-00	22187 MISSION BLVD	CC-C	T4-1	HEIGHT	0.19
428-0036-030-00	22125 MISSION BLVD	CC-C	T4-1	HEIGHT	0.16
428-0036-041-00	800 SIMON ST	CC-C	T4-1	HEIGHT	0.06
428-0036-037-00	22177 MISSION BLVD	CC-C	T4-1	HEIGHT	0.31
428-0031-051-00	925 SIMON ST	CC-C	T4-1	HEIGHT	0.13
428-0036-034-00	22145 MISSION BLVD	CC-C	T4-1	HEIGHT	0.15
445-0210-010-00	896 CENTRAL BLVD	RS	T4-1		0.07
445-0210-041-00	25243 BELMONT AVE	RS	T3		0.11
428-0031-017-00	22182 MISSION BLVD	CC-C	T4-1	HEIGHT	0.21
428-0036-032-00	22137 MISSION BLVD	CC-C	T4-1	HEIGHT	0.14
428-0031-019-00	22168 MISSION BLVD	CC-C	T4-1	HEIGHT	0.19
428-0011-095-05	21854 MISSION BLVD	CC-C, RS	T4-1	HEIGHT	0.45
428-0036-035-00	22161 MISSION BLVD	CC-C	T4-1	HEIGHT	0.25
445-0210-033-00	25168 MISSION BLVD	CN-R, RS	T4-1		0.45
428-0011-076-02	21730 MISSION BLVD	CC-C	T4-1	HEIGHT	0.24
445-0220-019-00	25486 MISSION BLVD	CN-R	T4-1		0.21
444-0060-027-05	625 BERRY AVE	RH	T4-1		0.62
445-0220-009-00	BELMONT AVE	RS	T3		0.06
445-0220-022-00	MISSION BLVD	CN-R	T4-1		0.05
444-0057-077-00	829 VOYAGER WAY	RH	T4-1		0.04
444-0057-029-10	25115 MISSION BLVD	CG	T4-1		2.58
445-0220-006-00	BELMONT AVE	RS	T3		0.06
445-0220-013-00	25495 BELMONT AVE	RS	T3		0.12
444-0057-042-00	ONEIL AVE	A	CS		1.58

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444-0060-003-02	661 BERRY AVE	RH	T4-1		0.88
445-0220-011-00	25479 BELMONT AVE	RS	T3		0.12
444-0060-012-05	711 BERRY AVE	RH	T4-1		1.15
444-0057-034-03	676 BERRY AVE	RH	T4-1		0.24
444-0057-009-04	25015 ONEIL AVE	RH	T4-1		0.91
445-0220-012-00	25491 BELMONT AVE	RS	T3		0.12
445-0220-004-00	BELMONT AVE	RS	T3		0.06
444-0060-012-02	25375 MISSION BLVD	CG	T4-1	COMM 1	1.86
445-0220-003-00	BELMONT AVE	RS	T3		0.06
444-0057-015-00	25050 ONEIL AVE	RH	T4-1		0.23
444-0057-008-00	25007 ONEIL AVE	RH	T4-1		0.11
428-0031-021-00	22146 MISSION BLVD	CC-C	T4-1	HEIGHT	0.21
428-0031-022-00	22140 MISSION BLVD	CC-C	T4-1	HEIGHT	0.20
445-0220-010-00	25467 BELMONT AVE	RS	T3		0.12
444-0060-004-00	671 BERRY AVE	RH	T4-1		0.90
445-0220-021-00	25400 MISSION BLVD	CN-R	T4-1		0.15
444-0060-005-02	691 BERRY AVE	RH	T4-1		0.37
445-0220-007-00	BELMONT AVE	RS	T3		0.06
445-0220-023-00	25392 MISSION BLVD	CN-R	T4-1		0.10
444-0060-007-00	723 BERRY AVE	RH	T4-1		0.16
445-0220-141-01	25336 MISSION BLVD	CN-R	T4-1		0.16
444-0057-066-00	810 VOYAGER WAY	RH	T4-1		0.02
444-0060-019-04	25501 MISSION BLVD	CG	T4-2	COMM 1, COMM 2	7.43
445-0220-020-00	25462 MISSION BLVD	CN-R	T4-1		0.10
445-0220-005-00	BELMONT AVE	RS	T3		0.06
444-0060-008-00	737 BERRY AVE	RH	T4-1		0.16
445-0220-008-00	BELMONT AVE	RS	T3		0.06
445-0210-047-00	25224 MISSION BLVD	CN-R	T4-1		0.11
444-0060-009-00	747 BERRY AVE	CG	T4-1		0.16
445-0220-142-01	BELMONT AVE	RS	T3		0.11
444-0060-010-00	773 BERRY AVE	CG	T4-1		0.16
444-0057-031-01	748 BERRY AVE	CG	T4-1		0.38
444-0057-029-04	704 BERRY AVE	CG	T4-1		0.20
445-0210-086-01	25277 BELMONT AVE	RS	T3		0.18
444-0057-033-00	692 BERRY AVE	CG	T4-1		0.52
444-0057-029-03	716 BERRY AVE	CG	T4-1		0.18
445-0210-042-00	25247 BELMONT AVE	RS	T3		0.11
445-0210-048-00	25220 MISSION BLVD	CN-R	T4-1		0.05
445-0210-007-01	25144 MISSION BLVD	CN-R	T4-1		0.32
444-0057-028-02	25103 MISSION BLVD	CG	T4-1		0.34
445-0210-040-00	25223 BELMONT AVE	RS	T3		0.09
444-0057-076-00	833 VOYAGER WAY	RH	T4-1		0.04
444-0057-075-00	837 VOYAGER WAY	RH	T4-1		0.04

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444-0057-065-00	806 VOYAGER WAY	RH	T4-1		0.02
444-0057-074-00	841 VOYAGER WAY	RH	T4-1		0.04
428-0036-028-00	829 SUNSET BLVD	CC-C	T4-1	HEIGHT	0.10
428-0031-025-00	MISSION BLVD	CC-C	T4-1	HEIGHT	0.20
428-0031-026-00	22110 MISSION BLVD	CC-C	T4-1	HEIGHT	0.11
444-0057-043-00	25045 MISSION BLVD	CG, A	CS		2.03
445-0210-001-01	25124 MISSION BLVD	RS, CG	T4-1		0.68
428-0031-024-01	22126 MISSION BLVD	CC-C	T4-1	HEIGHT	0.41
428-0031-001-01	22104 MISSION BLVD	CC-C	T4-1	HEIGHT	0.20
428-0006-110-00	21739 MISSION BLVD	CC-C	T4-1	HEIGHT	0.42
428-0006-062-00	21855 MISSION BLVD	CC-C	T4-1	HEIGHT	0.14
428-0011-095-06	21854 MISSION BLVD	CC-C	T4-1	HEIGHT	0.38
444-0057-052-00	25011 DISCOVERER PL	RH	T4-1		0.02
444-0057-050-00	850 CHALLENGER WAY	RH	T4-1		0.03
444-0057-024-00	24989 MISSION BLVD	CG	T4-1	COMM 2	0.20
444-0057-007-04	25001 ONEIL AVE	RH	T4-1		0.47
444-0057-067-00	814 VOYAGER WAY	RH	T4-1		0.02
428-0011-079-00	925 ROSE ST	RS	T4-1	HEIGHT	0.17
428-0031-002-00	925 SUNSET BLVD	CC-C	T4-1	HEIGHT	0.11
428-0011-091-00	21994 MISSION BLVD	CC-C	T4-1	HEIGHT	0.48
428-0006-069-01	22062 MONTGOMERY ST	CC-C, RM	T4-1	HEIGHT	0.97
444-0057-048-00	842 CHALLENGER WAY	RH	T4-1		0.03
444-0036-038-04	860 ORCHARD AVE	RH	T4-1		0.92
444-0057-073-00	845 VOYAGER WAY	RH	T4-1		0.05
444-0057-068-00	818 VOYAGER WAY	RH	T4-1		0.02
444-0057-021-00	24933 MISSION BLVD	CG	T4-1	COMM 2	0.20
445-0200-013-02	MISSION BLVD	A	CS		2.82
444-0057-041-04	ORCHARD AVE	RH	T4-1		0.22
444-0057-018-02	24942 ONEIL AVE	RH	T4-1		0.24
444-0057-027-01	24997 MISSION BLVD	CG	T4-1	COMM 2	0.87
444-0057-047-00	838 CHALLENGER WAY	RH	T4-1		0.03
444-0057-069-00	822 VOYAGER WAY	RH	T4-1		0.02
444-0057-064-00	807 CHALLENGER WAY	RH	T4-1		0.02
444-0057-055-00	25035 DISCOVERER PL	RH	T4-1		0.02
444-0057-060-00	823 CHALLENGER WAY	RH	T4-1		0.02
444-0057-054-00	25027 DISCOVERER PL	RH	T4-1		0.02
444-0036-043-00	24836 ONEIL AVE	RH	T4-1		0.16
444-0057-072-00	834 VOYAGER WAY	RH	T4-1		0.02
444-0057-063-00	811 CHALLENGER WAY	RH	T4-1		0.02
444-0057-006-00	ONEIL AVE	RH	T4-1		0.23
444-0057-062-00	815 CHALLENGER WAY	RH	T4-1		0.02
444-0057-061-00	819 CHALLENGER WAY	RH	T4-1		0.02
428-0011-078-00	917 ROSE ST	CC-C	T4-1	HEIGHT	0.16

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428-0011-095-04	21854 MISSION BLVD	RS	T3		0.18
444-0057-053-00	25019 DISCOVERER PL	RH	T4-1		0.02
444-0057-057-00	835 CHALLENGER WAY	RH	T4-1		0.02
444-0057-049-00	846 CHALLENGER WAY	RH	T4-1		0.03
444-0057-023-00	24975 MISSION BLVD	CG	T4-1	COMM 2	0.20
428-0011-090-00	21994 MISSION BLVD	RS	T3		0.59
444-0036-044-06	24778 ONEIL AVE	CG	T4-1		0.17
444-0036-045-06	24760 ONEIL AVE	CG	T4-1		0.21
444-0036-072-00	722 KINO CT 2	RH	T4-1		0.02
445-0200-005-00	24953 CARLOS BEE BLVD	RH	T4-1		0.16
445-0200-008-00	24917 CARLOS BEE BLVD	CG	T4-1	COMM 2	0.18
445-0200-007-00	24929 CARLOS BEE BLVD	CG	T4-1	COMM 2	0.19
428-0011-025-00	918 ROSE ST	CC-C	T4-1	HEIGHT	0.13
444-0036-073-00	722 KINO CT 3	RH	T4-1		0.02
444-0036-055-00	24628 ONEIL AVE	RH	T4-1		0.12
444-0036-071-00	722 KINO CT 1	RH	T4-1		0.02
428-0011-024-02	912 ROSE ST	CC-C	T4-1	HEIGHT	0.15
444-0036-069-00	738 KINO CT 1	RH	T4-1		0.02
444-0036-058-00	24614 ONEIL AVE	RH	T4-1		0.12
444-0036-083-00	24575 ONEIL AVE	RH	T4-1		0.52
428-0011-096-00	21846 MISSION BLVD	CC-C	T4-1	HEIGHT	0.08
428-0011-024-01	904 ROSE ST	CC-C	T4-1	HEIGHT	0.05
428-0006-060-01	21715 MISSION BLVD	CC-C	T4-1	HEIGHT	0.47
428-0011-089-00	SUNSET BLVD	RS	T3		0.06
428-0011-077-00	911 ROSE ST	CC-C	T4-1	HEIGHT	0.16
445-0150-056-00	24780 MISSION BLVD	CG	T4-1	COMM 2	0.40
444-0036-076-00	722 KINO CT 6	RH	T4-1		0.02
444-0036-054-00	24640 ONEIL AVE	RH	T4-1		0.11
444-0036-081-00	710 KINO CT 3	RH	T4-1		0.02
444-0036-077-00	722 KINO CT 7	RH	T4-1		0.02
444-0036-007-05	24619 ONEIL AVE	RH	T4-1		1.19
444-0036-074-00	722 KINO CT 4	RH	T4-1		0.02
444-0036-075-00	722 KINO CT 5	RH	T4-1		0.02
444-0036-049-00	24680 ONEIL AVE	RH	T4-1		0.44
445-0150-058-01	24744 MISSION BLVD	CG	T4-1	COMM 2	0.38
444-0033-089-00	24482 GROOM ST	RS	T3		0.13
444-0033-056-02	24467 GROOM ST	RS	T3		0.06
444-0036-082-00	710 KINO CT 4	RH	T4-1		0.02
444-0033-086-00	756 SYCAMORE AVE	RS	T3		0.19
444-0036-021-00	24601 MISSION BLVD	CG	T4-1		1.10
444-0036-018-00	795 SYCAMORE AVE	RH	T4-1		1.67
444-0033-055-02	24359 GROOM ST	RS	T3		0.06
444-0036-047-00	24698 ONEIL AVE	CG	T4-1		0.24

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444-0036-079-00	710 KINO CT 1	RH	T4-1		0.02
444-0036-053-00	24658 ONEIL AVE	RH	T4-1		0.12
444-0036-080-00	710 KINO CT 2	RH	T4-1		0.02
444-0036-078-00	722 KINO CT 8	RH	T4-1		0.02
444-0036-070-00	738 KINO CT 2	RH	T4-1		0.02
444-0030-027-00	816 PINEDALE CT	RS	T3		0.11
444-0033-075-00	24330 GROOM ST	RS	T3		0.13
444-0036-009-02	24657 ONEIL AVE	RH	T4-1		0.14
444-0036-046-00	24700 ONEIL AVE	CG	T4-1		0.60
444-0036-050-00	24688 ONEIL AVE	RH	T4-1		0.15
444-0036-062-00	24552 ONEIL AVE	RH	T4-1		0.12
444-0036-002-00	731 SYCAMORE AVE	RH	T4-1		0.12
444-0033-023-00	24491 MISSION BLVD	CN-R	T4-1		0.41
444-0033-070-00	742 ELLEN ST	RS	T3		0.12
445-0150-011-00	24574 SYBIL ST	RM	T4-1		0.11
444-0033-053-02	24343 GROOM ST	RS	T3		0.07
444-0036-020-00	843 SYCAMORE AVE	CG	T4-1		0.26
445-0150-005-00	24574 MISSION BLVD	CG	T4-1		0.13
444-0033-079-00	741 ELLEN ST	RS	T3		0.12
445-0150-014-00	24552 SYBIL ST	RM	T4-1		0.19
444-0033-069-00	750 ELLEN ST	RS	T3		0.12
444-0033-049-02	24311 GROOM ST	RS	T3		0.07
444-0036-023-00	24645 MISSION BLVD	CG	T4-1		0.17
444-0036-061-00	24564 ONEIL AVE	RH	T4-1		0.12
444-0036-001-02	719 SYCAMORE AVE	RH	T4-1		0.33
444-0036-064-00	24524 ONEIL AVE	RH	T4-1		0.12
444-0033-094-00	24491 GROOM ST	RS	T3		0.08
444-0036-034-03	24773 MISSION BLVD	CG	T4-1	PARTIAL COMM 2	3.22
444-0036-056-00	24620 ONEIL AVE	RH	T4-1		0.12
444-0036-052-00	24656 ONEIL AVE	RH	T4-1		0.23
444-0036-048-00	24694 ONEIL AVE	CG	T4-1		0.15
445-0150-054-00	24822 MISSION BLVD	CG	T4-1	COMM 2	0.17
445-0150-007-00	24602 MISSION BLVD	CG	T4-1		0.15
445-0150-055-00	24802 MISSION BLVD	CG	T4-1	COMM 2	0.24
444-0036-008-00	24631 ONEIL AVE	RH	T4-1		0.14
444-0036-051-00	24682 ONEIL AVE	RH	T4-1		0.11
445-0200-012-01	25000 MISSION BLVD	CG, RM	T4-1	PARTIAL COMM 2	9.75
444-0036-010-00	24679 ONEIL AVE	RH	T4-1		0.13
444-0036-024-01	24659 MISSION BLVD	CG	T4-1		0.24
444-0036-060-00	24576 ONEIL AVE	RH	T4-1		0.13
444-0033-088-00	24490 GROOM ST	RS	T3		0.14
445-0230-020-00	26070 MISSION BLVD	CG	T4-1		0.26
444-0036-063-00	24538 ONEIL AVE	RH	T4-1		0.12

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444-0036-026-01	24689 MISSION BLVD	CG	T4-1		0.35
444-0036-059-00	24598 ONEIL AVE	RH	T4-1		0.12
444-0036-057-00	24618 ONEIL AVE	RH	T4-1		0.40
444-0036-004-04	24551 ONEIL AVE	RH	T4-1		0.79
444-0036-022-00	24629 MISSION BLVD	CG	T4-1		0.12
444-0033-093-00	24483 GROOM ST	RS	T3		0.08
444-0033-084-00	780 SYCAMORE AVE	RS	T3		0.11
444-0036-019-00	821 SYCAMORE AVE	CG	T4-1		0.16
444-0033-077-00	725 ELLEN ST	RS	T3		0.12
444-0033-054-02	24351 GROOM ST	RS	T3		0.06
444-0033-085-00	768 SYCAMORE AVE	RS	T3		0.28
445-0150-006-00	24588 MISSION BLVD	CG	T4-1		0.14
444-0033-078-00	733 ELLEN ST	RS	T3		0.13
444-0033-018-01	24311 MISSION BLVD	CN-R	T4-1		0.41
444-0033-005-00	755 PINEDALE CT	RS	T3		0.12
444-0030-042-05	702 PINEDALE CT	RS	T3		0.16
444-0033-013-00	813 PINEDALE CT	RS	T3		0.15
444-0078-011-03	25995 MISSION BLVD	CG	T4-2	COMM 1	1.51
444-0078-019-01	26059 MISSION BLVD	CG	T4-2	COMM 1	0.27
444-0033-032-00	24332 EDITH ST	RS	T3		0.11
444-0033-020-00	24331 MISSION BLVD	CN-R	T4-1		0.38
444-0033-007-00	775 PINEDALE CT	RS	T3		0.12
444-0030-040-00	714 PINEDALE CT	RS	T3		0.10
445-0150-003-00	24546 MISSION BLVD	CG	T4-1		0.14
444-0033-051-02	24329 GROOM ST	RS	T3		0.07
445-0230-019-00	882 HARDER RD	RS	T3		0.11
444-0078-015-04	25993 DOLLAR ST	CG	T4-2		2.13
444-0033-008-00	785 PINEDALE CT	RS	T3		0.12
444-0030-039-00	724 PINEDALE CT	RS	T3		0.11
445-0220-016-00	25640 MISSION BLVD	CG	T4-1		1.32
444-0030-034-00	774 PINEDALE CT	RS	T3		0.10
444-0033-097-00	24481 EDITH ST	RS	T3		0.14
444-0033-050-02	24319 GROOM ST	RS	T3		0.07
444-0033-027-00	24472 EDITH ST	RS	T3		0.11
444-0030-030-00	804 PINEDALE CT	RS	T3		0.11
444-0033-014-02	24175 MISSION BLVD	CN-R	T4-1		0.43
444-0033-052-02	24335 GROOM ST	RS	T3		0.06
445-0150-004-00	24557 SYBIL ST	CG	T4-1		0.13
444-0033-025-00	24488 EDITH ST	RS	T3		0.11
445-0140-005-01	24456 MISSION BLVD	CN-R	T4-1		0.27
444-0033-026-00	24480 EDITH ST	RS	T3		0.12
444-0033-071-00	734 ELLEN ST	RS	T3		0.13
444-0033-028-00	24464 EDITH ST	RS	T3		0.11

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445-0150-015-00	24534 SYBIL ST	RM	T4-1		0.19
444-0033-068-00	758 ELLEN ST	RS	T3		0.13
444-0033-062-00	735 LILLY AVE	RS	T3		0.14
444-0033-048-02	24297 GROOM ST	RS, RH	T3		0.05
444-0033-029-00	24356 EDITH ST	RS	T3		0.11
444-0033-063-00	743 LILLY AVE	RS	T3		0.12
445-0150-016-00	24516 SYBIL ST	RM	T4-1		0.17
444-0033-019-00	24321 MISSION BLVD	CN-R	T4-1		0.19
445-0140-007-00	913 HIGHLAND BLVD	CN-R	T4-1		0.22
444-0033-080-00	749 ELLEN ST	RS	T3		0.12
444-0033-081-00	757 ELLEN ST	RS	T3		0.13
444-0033-073-00	24344 GROOM ST	RS	T3		0.12
445-0150-012-00	24562 SYBIL ST	RM	T4-1		0.32
445-0150-013-00	24556 SYBIL ST	RM	T4-1		0.20
445-0150-002-00	24518 MISSION BLVD	CG	T4-1		0.13
444-0033-074-00	24336 GROOM ST	RS	T3		0.13
444-0033-064-00	751 LILLY AVE	RS	T3		0.12
444-0033-030-00	24348 EDITH ST	RS	T3		0.11
444-0033-022-01	24471 MISSION BLVD	CN-R	T4-1		0.57
445-0150-017-00	24504 SYBIL ST	RM	T4-1		0.17
444-0033-065-00	759 LILLY AVE	RS	T3		0.12
444-0057-058-00	831 CHALLENGER WAY	RH	T4-1		0.02
444-0033-031-00	24340 EDITH ST	RS	T3		0.12
444-0033-042-01	730 LILLY AVE	RS	T3		0.11
444-0033-043-00	722 LILLY AVE	RS	T3		0.11
444-0030-033-00	776 PINEDALE CT	RS	T3		0.11
444-0030-032-00	778 PINEDALE CT	RS	T3		0.11
444-0033-001-00	715 PINEDALE CT	RS	T3		0.10
444-0033-002-00	725 PINEDALE CT	RS	T3		0.09
444-0033-039-00	754 LILLY AVE	RS	T3		0.15
445-0140-008-00	921 HIGHLAND BLVD	CN-R	T4-1		0.21
444-0033-003-02	735 PINEDALE CT	RS	T3		0.10
444-0033-038-00	762 LILLY AVE	RS	T3		0.15
445-0140-009-00	933 HIGHLAND BLVD	CN-R	T4-1		0.20
445-0140-010-00	945 HIGHLAND BLVD	CN-R	T4-1		0.15
444-0033-004-00	745 PINEDALE CT	RS	T3		0.13
444-0033-006-00	765 PINEDALE CT	RS	T3		0.12
444-0030-041-00	704 PINEDALE CT	RS	T3		0.11
445-0140-003-00	24400 MISSION BLVD	CN-R	T4-1		0.66
444-0033-016-02	24289 MISSION BLVD	CN-R	T4-1		0.30
445-0230-001-00	25856 MISSION BLVD	CG	T4-1		0.65
444-0033-009-00	795 PINEDALE CT	RS	T3		0.12
444-0030-038-00	734 PINEDALE CT	RS	T3		0.11

Comm 1 - Commercial Overlay Zone 1
Comm 2 - Commercial Overlay Zone 2
Height - Height Overlay Zone

Exhibit A

APN	Parcel Address	Existing Zoning Designation	Proposed Zoning Designation	Overlay Zone Designation	Acres
445-0140-002-00	24326 MISSION BLVD	CN-R	T4-1		0.30
444-0030-037-00	748 PINEDALE CT	RS	T3		0.11
444-0033-010-00	801 PINEDALE CT	RS	T3		0.12
444-0030-036-00	756 PINEDALE CT	RS	T3		0.10
444-0033-011-00	805 PINEDALE CT	RS	T3		0.12
444-0030-035-00	764 PINEDALE CT	RS	T3		0.11
444-0033-012-00	809 PINEDALE CT	RS	T3		0.11
444-0033-015-02	24269 MISSION BLVD	CN-R	T4-1		0.35
444-0030-029-00	808 PINEDALE CT	RS	T3		0.11
444-0030-028-00	812 PINEDALE CT	RS	T3		0.11
444-0033-067-00	766 ELLEN ST	RS	T3		0.13
444-0030-015-02	24061 MISSION BLVD	CG	T4-1	COMM 2	0.11
445-0230-002-00	938 DEVON DR	RS	T3		0.11
444-0078-002-05	25655 DOLLAR ST	CG	T4-2		0.81
444-0060-029-02	25571 DOLLAR ST	CG	T4-2		0.87
444-0060-030-00	TORRANO AVE	CG	T4-2		0.65
445-0220-132-00	25718 MISSION BLVD	CG	T4-1		0.21
444-0060-023-10	25601 MISSION BLVD	CG	T4-2, CS	PARTIAL COMM 1	2.96
445-0220-115-00	25700 MISSION BLVD	CG	T4-1		0.72
444-0060-031-00	25551 MISSION BLVD	CG	T4-2		0.62
444-0057-056-00	25043 DISCOVERER PL	RH	T4-1		0.02
444-0036-042-03	808 ORCHARD AVE	RH	T4-1		0.22
444-0057-020-04	24919 MISSION BLVD	CG	T4-1	COMM 2	0.36
444-0057-005-09	24915 ONEIL AVE	RH	T4-1		0.88
444-0060-027-06	DOLLAR ST	CG	T4-1, T4-2		0.84
445-0001-007-00	928 WALPERT ST	RM	T4-1		0.44
444-0030-055-00	23989 WATKINS ST	CG	T4-1		0.31
444-0057-070-00	826 VOYAGER WAY	RH	T4-1		0.02
445-0220-133-03	25714 MISSION BLVD	CG	T4-1		0.43
445-0001-004-13	FLETCHER LN	PD	T4-1		4.64
444-0057-035-02	664 BERRY AVE	RH	T4-1		0.41
444-0057-035-04	656 BERRY AVE	RH	T4-1		0.32
444-0057-011-04	25153 ONEIL AVE	RH	T4-1		0.39
444-0057-045-01	ORCHARD AVE		T4-1, CS		0.61
444-0030-025-02	MISSION BLVD	CN-R	CS		0.21
444-0030-045-09	799 FLETCHER LN	CO	T4-1		0.25
444-0057-078-00	25038 ONEIL AVE	RH	T4-1		0.99
444-0057-029-08	25125 MISSION BLVD	CG	T4-1		0.51
444-0057-019-02	825 ORCHARD AVE	RH	T4-1		1.05
444-0060-011-00	25225 MISSION BLVD	CG	T4-1	COMM 1	0.40
444-0057-059-00	827 CHALLENGER WAY	RH	T4-1		0.02
444-0057-071-00	830 VOYAGER WAY	RH	T4-1		0.02
444-0033-076-00	717 ELLEN ST	RS	T3		0.12

Comm 1 - Commercial Overlay Zone 1
Comm 2 - Commercial Overlay Zone 2
Height - Height Overlay Zone

Exhibit A

APN	Parcel Address	Existing Zoning Designation	Proposed Zoning Designation	Overlay Zone Designation	Acres
444-0033-096-00	792 SYCAMORE AVE	RS	T3		0.14
444-0030-026-02	822 PINEDALE CT	CN-R	CS		0.12
445-0001-012-00	921 FLETCHER LN	RM	T4-1		0.52
445-0001-013-00	24122 MISSION BLVD	CN-R	T4-1		0.71
444-0033-034-00	24316 EDITH ST	RS	T3		0.12
445-0001-014-00	24134 MISSION BLVD	CN-R	T4-1		0.44
445-0150-008-00	24618 MISSION BLVD	CG	T4-1		2.21
444-0057-051-00	25003 DISCOVERER PL	RH	T4-1		0.02
444-0030-014-02	24045 MISSION BLVD	CG	T4-1	COMM 2	0.41
444-0030-045-06	795 FLETCHER LN	CO	T4-1		0.53
444-0033-087-00	24498 GROOM ST	RS	T3		0.12
444-0033-095-00	24499 GROOM ST	RS	T3		0.08
445-0150-060-00	CARLOS BEE BLVD	RSB6	T3		4.57
445-0200-009-00	24900 MISSION BLVD	CG	T4-1	COMM 2	0.46
444-0036-037-06	24895 MISSION BLVD	CG	T4-1	COMM 2	1.02
444-0033-040-00	746 LILLY AVE	RS	T3		0.15
445-0150-059-02	24732 MISSION BLVD	CG	T4-1		5.16
444-0030-001-00	823 JACKSON ST	CG	T4-1	COMM 2	0.11
444-0036-017-00	24508 ONEIL AVE	RH	T4-1		0.12
444-0033-072-00	24352 GROOM ST	RS	T3		0.13
445-0150-009-00	24598 SYBIL ST	RM	T4-1		0.59
444-0033-066-00	767 LILLY AVE	RS	T3		0.13
444-0033-036-00	778 LILLY AVE	RS	T3		0.20
444-0033-082-00	765 ELLEN ST	RS	T3		0.13
445-0150-010-00	24586 SYBIL ST	RM	T4-1		0.23
445-0140-006-02	909 HIGHLAND BLVD	CN-R	T4-1		0.27
444-0033-024-00	24496 EDITH ST	RS	T3		0.12
444-0033-061-00	24320 GROOM ST	RS	T3		0.12
444-0033-033-00	24324 EDITH ST	RS	T3		0.11
444-0033-060-07	SYCAMORE AVE	RH	T3		0.09
444-0033-044-00	714 LILLY AVE	RS	T3		0.12
444-0033-035-00	24308 EDITH ST	RS	T3		0.23
444-0030-050-03	781 FLETCHER LN	RH	T4-1		1.17
444-0033-041-00	738 LILLY AVE	RS	T3		0.14
444-0033-037-00	770 LILLY AVE	RS	T3		0.16
444-0030-017-01	805 FLETCHER LN	CG	T4-1		0.20
444-0030-049-04	760 FLETCHER LN	RH	T4-1		0.72
444-0030-011-00	MISSION BLVD	CG	T4-1	COMM 2	0.09
445-0001-004-05	FLETCHER LN	CN	T4-1	COMM 2	0.27
445-0001-008-00	936 WALPERT ST	RM	T4-1		0.47
444-0030-002-00	827 JACKSON ST	CG	T4-1	COMM 2	0.09
428-0056-036-00	978 A ST	CC-C	T5		0.18
444-0030-012-02	24019 MISSION BLVD	CG	T4-1	COMM 2	0.42

Comm 1 - Commercial Overlay Zone 1
Comm 2 - Commercial Overlay Zone 2
Height - Height Overlay Zone

Exhibit A

APN	Parcel Address	Existing Zoning Designation	Proposed Zoning Designation	Overlay Zone Designation	Acres
445-0001-004-14	24052 MISSION BLVD	CN, PD	T4-1	COMM 2	1.50
445-0001-004-09	24060 MISSION BLVD	CN	T4-1	COMM 2	0.69
444-0030-003-01	23901 MISSION BLVD	CG	T4-1	COMM 2	0.22
444-0030-019-03	24119 MISSION BLVD	CG	T4-1		0.75
444-0030-016-02	24087 MISSION BLVD	CG	T4-1	COMM 2	0.35
444-0030-048-00	24089 WATKINS ST	CG	T4-1		0.90
444-0030-045-13	794 FLETCHER LN	RH	T4-1		2.14
445-0001-003-02	24086 MISSION BLVD	CN	T4-1	COMM 2	0.31
444-0030-053-00	771 JACKSON ST	CG	T4-1		1.80
445-0001-009-00	944 WALPERT ST	RM	T4-1		0.63
444-0030-010-00	24000 WATKINS ST	CG	T4-1	COMM 2	0.11
444-0030-013-02	24031 MISSION BLVD	CG	T4-1	COMM 2	0.22
444-0030-054-00	JACKSON ST	CG	T4-1		0.50
445-0001-006-00	920 FLETCHER LN	RM	T4-1		0.56
444-0030-009-00	23993 MISSION BLVD	CG	T4-1	COMM 2	0.31
444-0030-007-00	23981 MISSION BLVD	CG	T4-1	COMM 2	0.18
444-0030-006-01	23969 MISSION BLVD	CG	T4-1	COMM 2	0.53
445-0001-002-00	23950 MISSION BLVD	CL	T4-1	COMM 2	3.99
445-0001-001-01	1000 E ST	RS	T4-1		0.96
428-0056-035-00	998 A ST	CC-C	T5		0.14
444-0030-024-03	24137 MISSION BLVD	CG	T4-1		1.38
445-0210-087-01	25226 MISSION BLVD	CN-R	T4-1		0.31
444-0079-005-00	727 ONEIL COMMONS	RH	T4-1		0.01
444-0079-014-00	732 ONEIL COMMONS	RH	T4-1		0.01
444-0079-004-00	717 ONEIL COMMONS	RH	T4-1		0.02
444-0079-015-00	722 ONEIL COMMONS	RH	T4-1		0.01
444-0079-003-00	702 ONEIL COMMONS	RH	T4-1		0.02
444-0079-002-00	712 ONEIL COMMONS	RH	T4-1		0.01
444-0079-001-00	24709 ONEIL AVE	RH	T4-1		0.63
444-0079-008-00	792 ONEIL COMMONS	RH	T4-1		0.01
444-0079-009-00	782 ONEIL COMMONS	RH	T4-1		0.01
444-0079-010-00	772 ONEIL COMMONS	RH	T4-1		0.01
444-0079-011-00	762 ONEIL COMMONS	RH	T4-1		0.01
444-0079-012-00	752 ONEIL COMMONS	RH	T4-1		0.01
444-0079-007-00	747 ONEIL COMMONS	RH	T4-1		0.01
444-0079-006-00	737 ONEIL COMMONS	RH	T4-1		0.01
444-0079-013-00	742 ONEIL COMMONS	RH	T4-1		0.01
445-0150-052-01	24874 MISSION BLVD	CG	T4-1	COMM 2	0.59
445-0140-001-00	24176 MISSION BLVD	A	CS		34.50
444-0036-003-02	24507 ONEIL AVE	RH	T4-1		0.21
428-0051-011-03	22331 MISSION BLVD	CC-C	T4-1	HEIGHT	1.89
445-0150-053-02	24832 MISSION BLVD	CG	T4-1	COMM 2	0.30
445-0150-053-01	24832 MISSION BLVD	CG	T4-1	COMM 2	0.07

Comm 1 - Commercial Overlay Zone 1
Comm 2 - Commercial Overlay Zone 2
Height - Height Overlay Zone

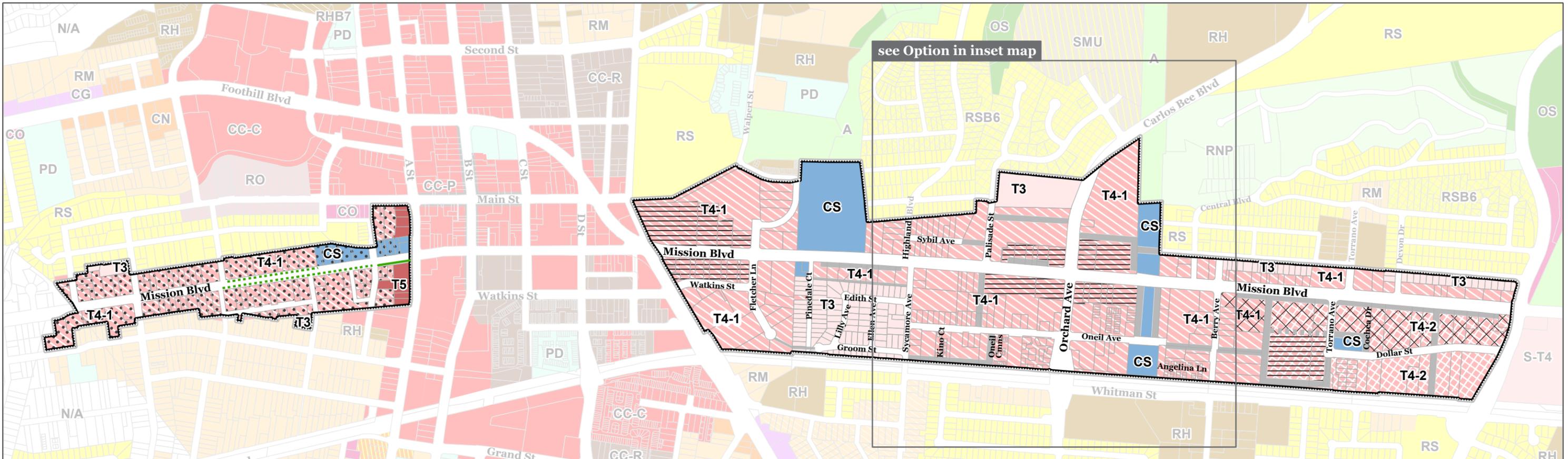
Exhibit A

APN	Parcel Address	Existing Zoning Designation	Proposed Zoning Designation	Overlay Zone Designation	Acres
445-0210-051-03	MISSION BLVD	CN-R, RS	T4-1, T3		0.15
445-0210-051-04	25176 MISSION BLVD	CN-R, RS	T4-1		0.25
444-0036-097-00	24889 ALDERBERRY PL 13	RH	T4-1		0.06
444-0036-098-00	749 PLANTATION LN 14	RH	T4-1		0.04
444-0030-031-00	780 PINEDALE CT	RH, RS	T4-1		0.69
445-0150-001-03	24504 MISSION BLVD	CG	T4-1		0.13
444-0078-006-05	25817 MISSION BLVD	CG	T4-2		0.74

Proposed Form-Based Code Zoning Designations

Exhibit B

0 500 1,000 2,000 Feet



Zoning Designations

Residential

- RSB40** Single Family Residential, Minimum Lot Size 40,000sqft
- RSB20** Single Family Residential, Minimum Lot Size 20,000sqft
- RSB10** Single Family Residential, Minimum Lot Size 10,000sqft
- RSB8** Single Family Residential, Minimum Lot Size 8,000sqft
- RSB6** Single Family Residential, Minimum Lot Size 6,000sqft
- RS** Single Family Residential, Minimum Lot Size 5,000sqft
- RSB4** Single Family Residential, Minimum Lot Size 4,000sqft
- RMB4** Medium Density Residential, Minimum Lot Area 4,000sqft
- RMB3.5** Medium Density Residential, Minimum Lot Area 3,500sqft
- RM** Medium Density Residential, Minimum Lot Area 2,500sqft
- RH** High Density Residential, Minimum Lot Area 1,250sqft
- RHB7** High Density Residential, Minimum Lot Area 750sqft
- MH** Mobile Home Park
- MBR** Mission Boulevard Residential, 34.8 to 55.0 units/net acre
- SAR** Station Area Residential, 75.0 to 100.0 units/net acre
- SMU** Sustainable Mixed Use

Commercial

- RO** Residential Office
- CN** Neighborhood Commercial
- CN-R** Neighborhood Commercial/Residential
- CR** Regional Commercial
- CO** Commercial Office
- CB** Central Business
- CBB20** Central Business, Minimum Lot Size 20,000sqft
- CG** General Commercial
- CL** Limited Access Commercial

Central City

- CC-C** Central City Commercial
- CC-R** Central City Residential
- CC-P** Center City Plaza

Industrial

- I** Industrial
- LM** Light Manufacturing
- BP** Business Park

Air Terminal

- AT-IP** Air Terminal-Industrial Park
- AT-C** Air Terminal-Commercial
- AT-RM** Air Terminal-Medium Density Residential
- AT-AC** Air Terminal-Airport Commercial
- AT-O** Air Terminal-Operations
- AT-R** Air Terminal-Recreation

Open Space

- A** Agriculture
- FP** Flood Plain
- OS** Open Space

South Hayard BART Form-Based Code Area

- T4** Urban General Zone, 17.5 to 35 units/net acre
- T5** Urban Center Zone, 35 to 55 units/net acre
- T5₂** TOD Density Overlay 2, 40 to 65 units/net acre
- T5₁** TOD Density Overlay 1, 75 to 100 units/net acre
- CS** Civic Space Zone

Other

- PF** Public Facilities
- PD** Planned Development
- RNP** Residential Natural Preserve

Proposed Zoning Designations

- RSB40** Single Family Residential, Minimum Lot Size 40,000 sqft
- RSB20** Single Family Residential, Minimum Lot Size 20,000 sqft
- RSB10** Single Family Residential, Minimum Lot Size 10,000 sqft
- RSB8** Single Family Residential, Minimum Lot Size 8,000 sqft
- RSB6** Single Family Residential, Minimum Lot Size 6,000 sqft
- RS** Single Family Residential, Minimum Lot Size 5,000 sqft
- RSB4** Single Family Residential, Minimum Lot Size 4,000 sqft
- RMB4** Medium Density Residential, Minimum Lot Area 4,000 sqft
- RMB3.5** Medium Density Residential, Minimum Lot Area 3,500 sqft
- RM** Medium Density Residential, Minimum Lot Area 2,500 sqft
- RH** High Density Residential, Minimum Lot Area 1,250 sqft
- RHB7** High Density Residential, Minimum Lot Area 750 sqft
- MH** Mobile Home Park
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Central City

- CG** General Commercial
- CL** Limited Access Commercial
- CC-C** Central City Commercial
- CC-R** Central City Residential
- CC-P** Center City Plaza

Industrial

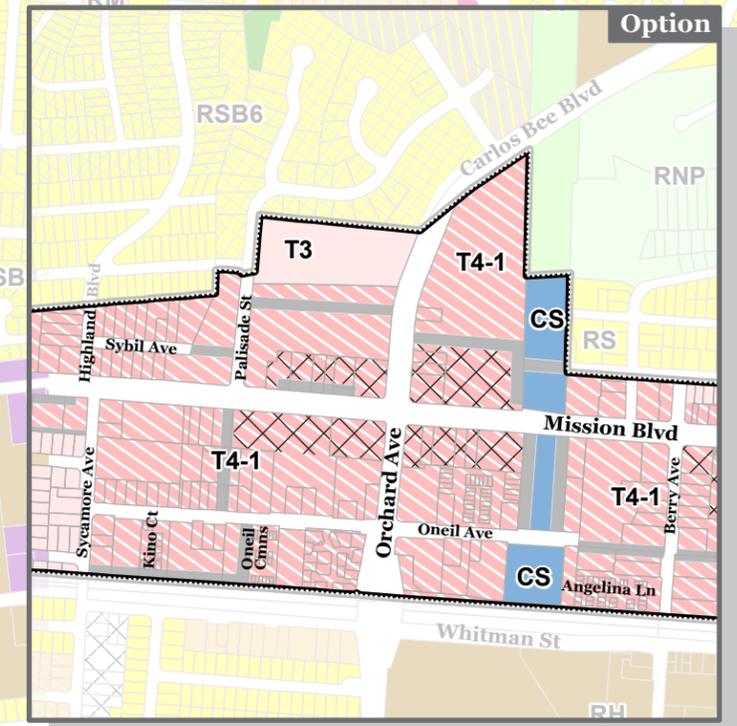
- I** Industrial
- LM** Light Manufacturing
- BP** Business Park

Form-Based Code Designations

- T3** Sub-Urban Zone, 4.3 min to 17.5 units max/net acre
- T4** Urban General Zone, 17.5 min to 35 units max/net acre
- T4-1** Urban General Zone, 17.5 min to 35 units max/net acre
- T4-2** Urban Center Zone, 17.5 min to 35 units max/net acre
- T5** Urban Center Zone, 35 to 55 units max/net acre
- T5-1** TOD Density Overlay 1, 75 to 100 units
- T5-2** TOD Density Overlay 2, 40 to 65 units
- CS** Civic Space Zone

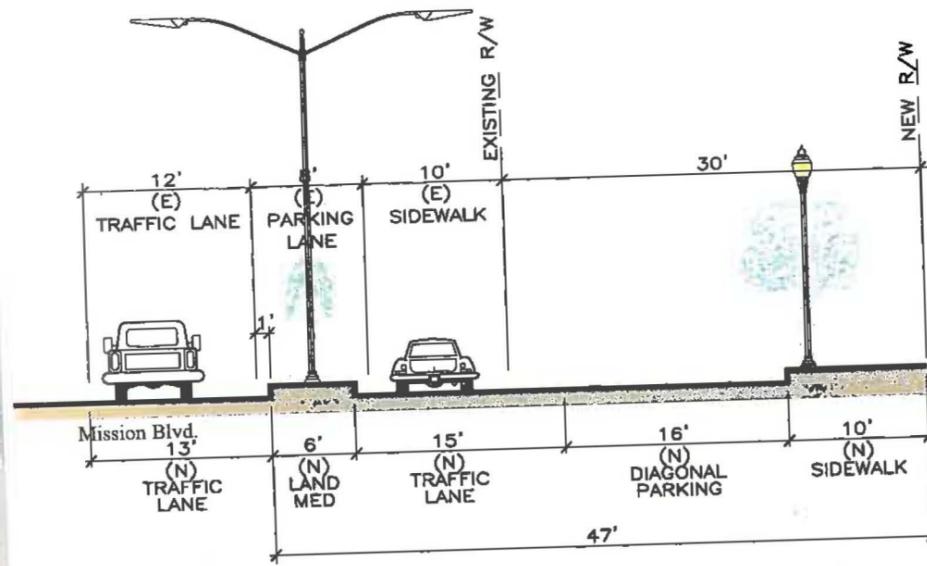
Other

- Mission Blvd Study Area**
- Parcels**
- New Thoroughfares**
- Optional New Thoroughfare**

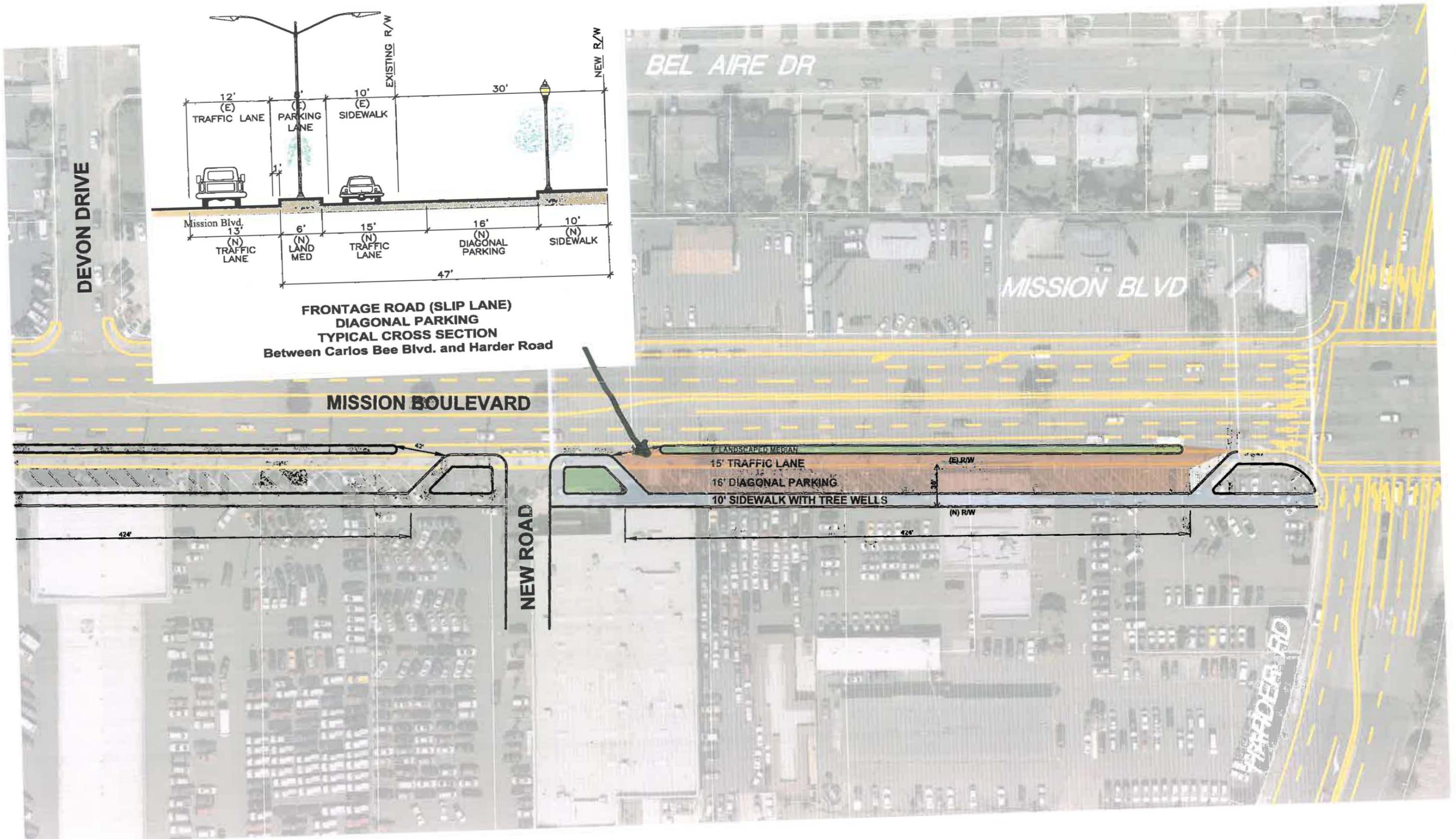


NORTH OF HARDER ROAD

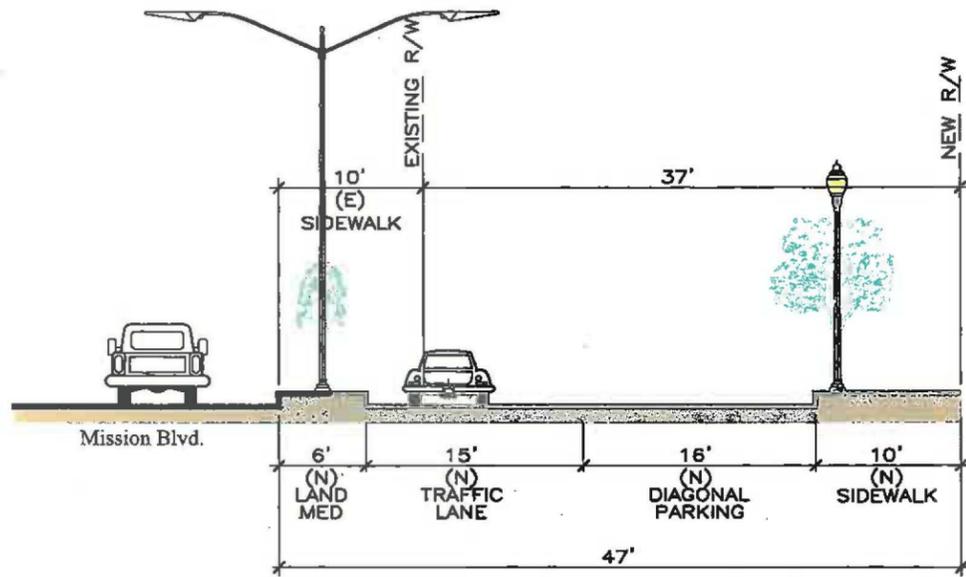
LOOKING NORTHBOUND



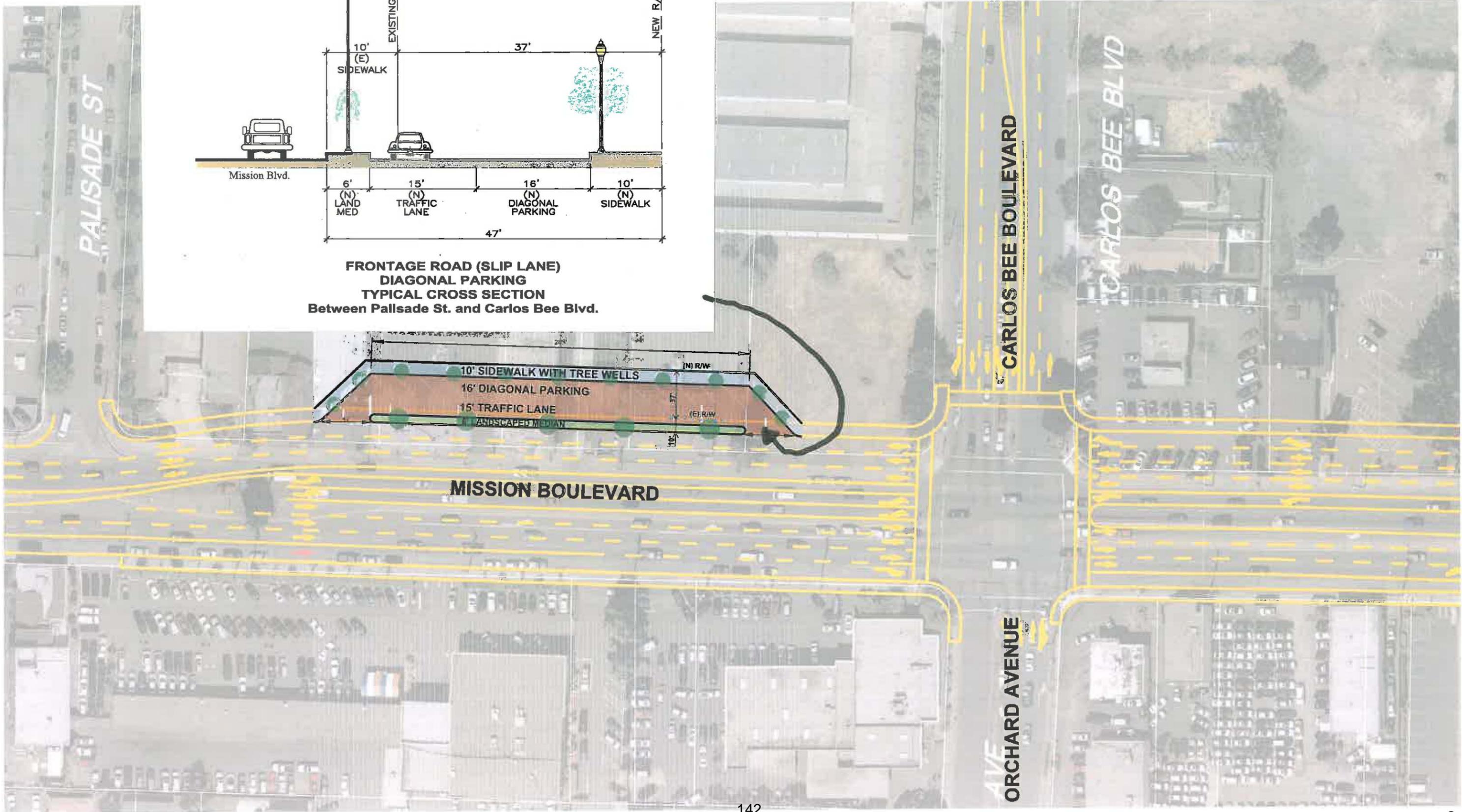
**FRONTAGE ROAD (SLIP LANE)
DIAGONAL PARKING
TYPICAL CROSS SECTION
Between Carlos Bee Blvd. and Harder Road**

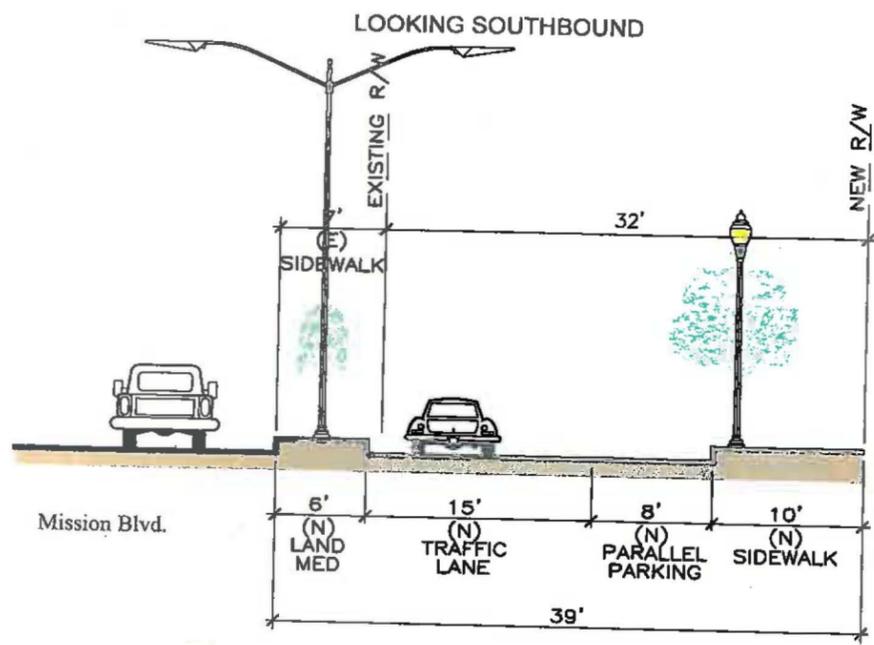


LOOKING NORTHBOUND

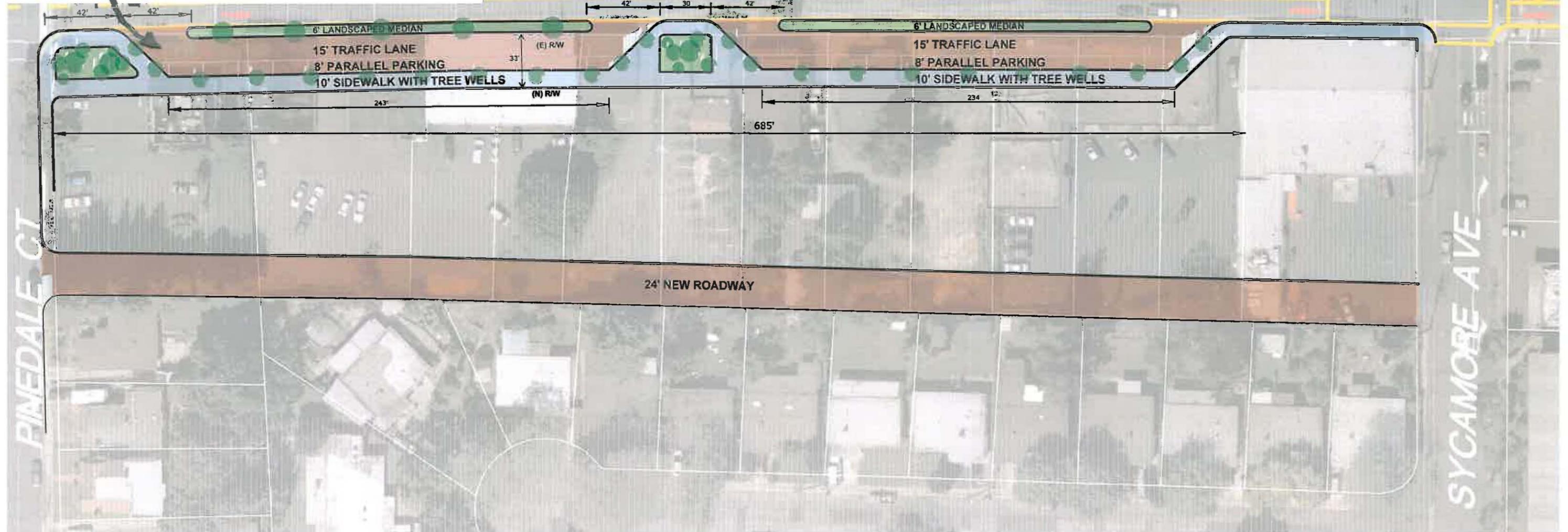


**FRONTAGE ROAD (SLIP LANE)
DIAGONAL PARKING
TYPICAL CROSS SECTION
Between Palisade St. and Carlos Bee Blvd.**





**FRONTAGE ROAD (SLIP LANE)
PARALLEL PARKING
TYPICAL CROSS SECTION
Between Pinedale St. and Sycamore Ave.**



John S. Kim
24453 Mission Blvd
Hayward, CA 94544

January 2, 2014

City of Hayward
c/o City Council Members
777 B Street
Hayward, CA 94541-5007

Re: Mission Boulevard Corridor Specific Plan/Form-Based Code

Dear City Council Members,

I would like to strongly urge the City Council Members to **NOT** approve this code.

This code will limit what development can be done on the property by mandating the surrender of our land on both the front and back to the amount of 57 feet. That is correct **FIFTY SEVEN** feet.

My questions for the City Council members are the following:

1. Why are you punishing families such as ourselves who have grown up in Hayward and now are investors in the City of Hayward?
2. Why not leave the option to develop the property within the existing height limits without surrendering our land? Right now the code is worded so that if you want to redevelop the property, you need to surrender land no matter what. Is this even legal?
3. Why are only commercial landowners' land being grabbed? Why is this not being equally shared with the homeowners in the back?
4. Why is the south bound side of Mission boulevard being consistently targeted rather than the other side?

As we have suggested previously, the City of Hayward should work with us on developing mutually beneficial plans for this area of Hayward rather than unilaterally coming up with plans that punish us by devaluing our investment.

Regards,



John S. Kim and Family



MINUTES OF THE CITY COUNCIL MEETING
OF THE CITY OF HAYWARD
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, October 22, 2013, 7:00 p.m.

2. Update on the City of Hayward Workers Compensation Program

Staff report submitted by Acting Senior Human Resources Analyst Collins, dated October 22, 2013, was filed.

Human Resources Director Robustelli announced the report and introduced Acting Senior Human Resources Analyst Collins who provided a synopsis of the report.

Discussion ensued and Council offered the following comments and recommendation: praised the Return to Work Program; complimented the Third Party Administrator (TPA) savings; commended the communication among Human Resources, Directors, TPA, and injured workers; and requested data about the Hayward Workers Compensation Program prior to 2011. It was noted that the authorization to add a Senior Human Resources Analyst position would be reviewed during the midyear budget review.

CONSENT

3. Approval of Minutes of the City Council Meeting on October 15, 2013

It was moved by Council Member Jones, seconded by Council Member Halliday, and carried unanimously, to approve the minutes of the City Council Meeting on October 15, 2013.

PUBLIC HEARING

Council Member Jones and Council Member Salinas disclosed they owned property in the northern section of the Mission Boulevard Corridor and they would recuse from discussing and voting on the item as it related to the Mission Boulevard Corridor Specific Plan for the northern segment.

4. Certification of a Program Environmental Impact Report in Accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15168; and Approval of the Mission Boulevard Corridor Specific Plan, including a Form-Based Code and Related General Plan Amendment; Encompassing an Area of Approximately 240 Acres and 600 Parcels Along Two Miles of the Mission Boulevard Corridor from Harder Road to the Northern City Boundary, Excluding the Downtown Area Between Jackson Street and A Street (General Plan Amendment Application No. PL-2013-0268, Text Amendment Application No. PL-2013-0270, and Zone Change Application No. PL-2013-0271) – City of Hayward (Applicant)

Staff report submitted by Director of Development Services Rizk, dated October 22, 2013, was filed.

City Manager David announced the report and introduced Director of Development Services Rizk who provided a synopsis of the report. Mr. Rizk noted staff was in receipt of recommendations from Dr. Sherman Lewis and staff was offering amendments to the staff recommendation per Dr. Lewis' comments which included: the Sustainable Mixed Use (SMU) General Plan land use designation would not apply to properties proposed to have T3 zoning in the Form-Based Code; and the SMU density range of the T4 and T5 zones in the adopted South Hayward BART Form-Based Code and the proposed Mission Boulevard Corridor Form-Based Code would be 17.5 to 100.0 units per net acre.

Discussion ensued related to the southern segment of the Mission Boulevard Corridor. Council Member Zermeño recommended "Cesar Chavez" as a name for one of the streets, roads, or slip lanes in areas of the Specific Plan.

Mayor Sweeney opened the public hearing at 9:34 p.m. for the southern segment of the Mission Boulevard Corridor Specific Plan.

Ms. Audrey LePell, President of Citizens for Alternative Transportation Solutions (CATS), acknowledged City staff and other organizations for their continued assistance. Ms. LePell asked about the status of the Route 238 relinquishment.

Mr. Bob Berndt, AutoNation representative for real estate transactions of the former Ford dealership site, noted AutoNation supported the staff recommendation for the Mission Boulevard Corridor Specific Plan.

Mr. Jesús Armas, AutoNation consultant, urged Council to adopt the staff recommendation and the unanimous recommendation of the Planning Commission that the Commercial Overlay zone apply to the first 250 feet at the former Ford dealership site.

Mr. Charles Pifier, property owner at 671 Berry Avenue which abuts the former Ford site, supported the Planning Commission recommendation and agreed to the dedication of the thoroughfare on his property.

Mayor Sweeney closed the public hearing at 9:48 p.m.

Council Member Zermeño offered a motion per the staff recommendation including amended Exhibits A, B, C and D of the proposed resolution. Council Member Mendall seconded the motion.

Discussion ensued among the Council and City staff about the Mission Boulevard Corridor and what was envisioned for the area such as requiring more commercial development that would encourage job creation, considering uses that would support the imminent expansion of California State University East Bay, extending the commercial overlay zone to encourage retail along Mission Boulevard, and adding a Conditional Use Permit element to the former Ford site that would provide flexibility by allowing light industrial uses including research and development.



**MINUTES OF THE CITY COUNCIL MEETING
OF THE CITY OF HAYWARD
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, October 22, 2013, 7:00 p.m.**

Council Member Zermeño withdrew his original motion and offered a second motion to continue the item and bring back a report consistent with Council's comments pertaining to the southern portion of the Mission Boulevard Corridor. Council Member Jones seconded the motion.

Council Member Mendall offered a friendly amendment to create a second Commercial Overlay zone that included the rest of the former Ford site and additional properties that front Mission Boulevard, and that the second overlay would only allow residential ground floor use by Conditional Use Permit. Mr. Mendall recommended that staff bring back a recommendation for the location of the additional properties.

Council Member Zermeño was amenable to the friendly amendment.

Council Member Jones clarified that his original recommendation was consistent with the Council Economic Development Committee discussion for the Mission Boulevard Specific Corridor Plan related to the former Ford site and he recommended providing flexibility by extending the Conditional Use Permit process to the rest of the former Ford site. Mr. Jones added he was supportive of the second Commercial Overlay zone for properties that front Mission Boulevard with specific locations to be proposed by staff.

Pertaining to the southern segment of the Mission Boulevard Corridor, it was moved by Council Member Zermeño, seconded by Council Member Jones, and carried with a friendly amendment to direct staff to bring back a report with two revisions: have a second Commercial Overlay zone that would extend over the rest of the former Ford site and require a Conditional User Permit for ground floor residential use; and that the second Commercial Overlay zone include additional properties along Mission Boulevard to be proposed by staff.

AYES: Council Members Zermeño, Jones, Halliday, Peixoto, Salinas,
Mendall
MAYOR Sweeney
NOES: None
ABSENT: None
ABSTAINED: None

Council Members Jones and Salinas left the Council Chambers at 10:22 p.m.

Mayor Sweeney opened the discussion and hearing for the northern segment of the Mission Boulevard Corridor Specific Plan.

There being no public comments Mayor Sweeney opened and closed the public hearing at 10:23 p.m.

Council Member Halliday offered a motion to approve the staff recommendation as it related to the northern segment of the Mission Boulevard Corridor Specific Plan and directed staff to bring it back as part of the report for the southern segment. Council Member Zermeño seconded the item.

AYES: Council Members Zermeño, Halliday, Peixoto, Mendall
MAYOR Sweeney
NOES: None
ABSENT: Council Members Jones, Salinas
ABSTAINED: None

Council Members Jones and Salinas returned to the dais at approximately 10:24 p.m.

COUNCIL REPORTS, REFERRALS, AND FUTURE AGENDA ITEMS

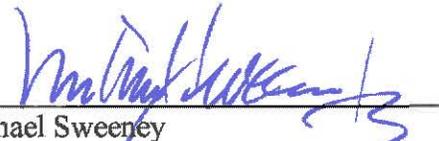
Council Member Zermeño noted October 26, 2013, was “Make a Difference Day,” and he invited all to join the Keep Hayward Clean and Green Task Force Litter Clean-Up and Graffiti Removal event at the Palma Ceia Neighborhood.

Council Member Salinas announced that The Kids’ Breakfast Club would be cooking and serving breakfast to volunteers on October 26, 2013.

ADJOURNMENT

Mayor Sweeney adjourned the meeting at 10:27 p.m.

APPROVED:



Michael Sweeney
Mayor, City of Hayward

ATTEST:



Miriam Lens
City Clerk, City of Hayward

DATE: January 21, 2014

TO: Mayor and City Council

FROM: Director of Development Services

SUBJECT: Introduction of an Ordinance to Adopt the Energy Efficiency Standards of the Previously Repealed Chapter 10, Article 22 of the Hayward Municipal Code (Green Building Requirements for Private Development). The Project is Exempt from Environmental Review pursuant to Section 15378(b)(1) of the CEQA Guidelines.

RECOMMENDATION

That the Council introduces the attached ordinance (Attachment I) to reinstate the energy efficiency standards of the previously repealed Chapter 10, Article 22 of the Municipal Code (Green Building Requirements for Private Development).

BACKGROUND

The City adopted the 2013 California Building codes with amendments on December 17, 2013, which were to become effective on January 1, 2014. As the new 2013 CalGreen code was to be more stringent than Hayward's Green Building Requirements for Private Development ordinance, the City also repealed this Hayward-specific ordinance.

The day after the Council adopted new codes and repealed Hayward's local green building ordinance on December 17, 2013 (Ordinance 13-21), the California Building Standards Commission issued a bulletin (Attachment II) indicating the effective date of the State's new 2013 California Energy Code and affected portions of the 2013 California Green Building Standards Code would be July 1, versus January 1, 2014. As indicated in Attachment II, the Building Standards Commission indicates the delay in the effective date is due to issues with the software that would be used in assessing energy efficiency.

DISCUSSION

The revised effective date of the 2013 California Energy Code was approved by the State for two reasons:

- 1) To enable the Energy Commission to release customized software that has a complete set of features and suite of tools that the building industry can use to comply with the 2013 Building

Energy Efficiency Standards (Title 24, Part 1, Chapter 10 and Part 6, and affected provisions in Part 11 [Cal. Green Building Standards Code]); and

- 2) To provide the industry and local building departments more time to prepare for and become familiar with the Standards. The open source software is the most sophisticated to date, using new advances in building analytics, and will be significantly more accurate when calculating savings.

The delay in the effective date means energy efficiency standards in effect now are those associated with the 2010 State Energy Code. Those standards are lower than the standards of the Hayward green building ordinance that the City Council repealed when it adopted new State 2013 Codes in December. Therefore, staff is recommending that the previously existing energy efficiency standards for Hayward be reinstated until the new 2013 California Energy Code and affected portions of the 2013 California Green Building Standards Code become effective on July 1 or whatever date that will be. At that point, the applicable energy efficiency provisions of the new codes the Council adopted on December 17 will become effective in Hayward.

Hayward's green building standards proposed to be reinstated are included in Attachment III. These standards will remain in effect until July 1, 2014 or until the new State standards become effective. The ordinance proposed to Council allows for this implementation to occur automatically without further Council action. This is consistent with the action the Council took in December 2013.

The reinstated energy provisions will be 15% more efficient than the 2010 California Energy Code for non-residential and residential projects. Residential projects will not require a Green Point Rating Report, as the Title 24 Energy Report will be reviewed by staff. The City Building Official has been enforcing these standards as a matter of policy under the authority granted by the Building Code pending the adoption of this ordinance.

ECONOMIC IMPACT

There will not be any new economic impact to the Hayward community as the energy standards will be the same as were previously enforced with the City's local green building ordinance.

FISCAL IMPACT

Little to no new fiscal impacts are associated with this action.

PUBLIC CONTACT

Handouts explaining the situation with the energy standards and the new implementation dates will be placed in the Permit Center and posted on the City's website informing the public about this situation.

SCHEDULE

If introduced at this meeting, the ordinance would return to Council for adoption on January 28, 2014. It will be published by the City Clerk three days before adoption, on January 25, 2014.

Prepared by: Gary Lepori, Building Official

Recommended by: David Rizk, AICP, Director of Development Services

Approved by:



Fran David, City Manager

Attachments:

- Attachment I: Ordinance
- Attachment II: Building Standards Information Bulletin 13-07
- Attachment III: Hayward's Green Building Standards for Private Development
(Chapter 10, Article 22 of the Hayward Municipal Code)

ORDINANCE NO. _____

AN ORDINANCE REINSTATING THE ENERGY EFFICIENCY PROVISIONS OF THE CITY OF HAYWARD’S GREEN BUILDING REQUIREMENTS FOR PRIVATE DEVELOPMENTS (FORMERLY CHAPTER 10, ARTICLE 22 OF THE HAYWARD MUNICIPAL CODE)

THE CITY COUNCIL OF THE CITY OF HAYWARD DOES ORDAIN AS FOLLOWS:

Section 1. The energy efficiency standards contained in the City of Hayward’s Green Building Requirements for Private Developments (formerly Chapter 10, Article 22 of the Hayward Municipal Code, attached hereto as Exhibit “A” and incorporated herein by reference) are hereby reinstated until such time as the 2013 California Energy Code and affected portions of the 2013 California Green Building Standards Code become effective. At that time, those State codes and standards, and the amendments thereto adopted by the City Council on December 17, 2013, shall be effective immediately and this ordinance will be of no further force and effect.

Section 2. Effective Date. This ordinance is effective 30 days after adoption.

Section 3. Severance. Should any portion of this ordinance be declared by court or tribunal of competent jurisdiction to be unconstitutional, invalid or beyond the authority of the City, such decision shall not affect the validity of the remainder of the ordinance, which shall continue in full force and effect, provided that the remainder of the ordinance absent the excised portion, can be reasonably interpreted to give effect to the intentions of the City Council.

INTRODUCED at a regular meeting of the City Council of the City of Hayward, held the__ day of 2014 by Council Member _____.

ADOPTED at a regular meeting of the City Council of the City of Hayward held the __ day of 2014 by the following votes of members of said City Council.

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ATTEST: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

APPROVED:

Mayor of the City of Hayward

DATE:

ATTEST:

City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

BUILDING STANDARDS COMMISSION
2525 Natomas Park Drive, Suite 130
Sacramento, California 95833-2936
(916) 263-0916 FAX (916) 263-0959



BUILDING STANDARDS INFORMATION BULLETIN 13-07

DATE: December 18, 2013

TO: LOCAL BUILDING DEPARTMENTS
STATE AGENCIES AND DEPARTMENTS
LICENSED CONTRACTORS
DESIGN PROFESSIONALS
INTERESTED PARTIES

SUBJECT: Effective Date Change For Parts of the 2013 California Building Standards Code

The purpose of this information bulletin is to announce the change of the effective date of specific provisions of the 2013 edition of the California Building Standards Code, Title 24, California Code of Regulations.

At the December 18, 2013, meeting of the California Building Standards Commission (CBSC), the CBSC approved the action taken by the California Energy Commission (CEC) at its public hearing on December 11, 2013, changing the effective date of the 2013 California Energy Code, in Part 6, and the 2013 California Administrative Code, Chapter 10, in Part 1, Title 24, California Code of Regulations, from January 1, 2014, to July 1, 2014. The CBSC also addressed the necessary change in the effective date of affected energy provisions only in the 2013 California Green Building Standards Code (CALGreen), Part 11, Title 24, California Code of Regulations.

Background

Unanticipated delays have occurred in developing the 2013 Public Domain Residential and Nonresidential California Building Energy Code Compliance (CBECC) software for demonstrating performance compliance with the 2013 California Energy Code. Without the new software, requiring compliance with the 2013 California Energy Code will create a hardship for the building design professionals, the construction industries and enforcement agencies.

Related Action

At its December 18, 2013, meeting the CBSC approved the change of the January 1, 2014, effective date for affected energy provisions only in the 2013 CALGreen, Part 11, Title 24, California Code of Regulations to July 1, 2014. This action was necessary because of the relationship of these provisions to Part 1, Chapter 10, and Part 6, California Administrative Code and California Energy Code respectively.

Summary of Change and Affect**California Energy Code, Part 6 – Effective July 1, 2014**

- The 2013 California Energy Code, Part 6, Title 24, California Code of Regulations now goes into effect on July 1, 2014. Until July 1, 2014, the 2010 California Energy Code, Part 6 is the effective code. The 2010 California Energy Code will remain in effect until July 1, 2014.

California Administrative Code, Part 1, Chapter 10 – Effective July 1, 2014

- The 2013 California Administrative Code, Chapter 10, Part 1, Title 24, California Code of Regulations now goes into effect on July 1, 2014. Until July 1, 2014, the 2010 California Administrative Code, Chapter 10, Part 1, continues to be the effective code. The 2010 California Administrative Code, Chapter 10, Part 1, will remain in effect until July 1, 2014.

Questions relevant to the change of the effective date of the 2013 energy provisions contained in Part 1, Chapter 10, and Part 6, California Administrative Code and California Energy Code respectively, should be directed to the Energy Standards Hotline at (800) 772-3300 or via e-mail at Title24@energy.ca.gov.

CALGreen, Part 11

- Affected energy provisions only of the 2013 CALGreen, Part 11, Title 24, California Code of Regulations now go into effect on July 1, 2014. The affected energy provisions that will not be effective until July 1, 2014 are identified in the attached summary of Sections Effective July 1, 2014. The effective date for the remainder of the 2013 CALGreen code not listed in the attached summary is January 1, 2014.

Questions relevant to CALGreen and the change of the effective date for residential green building standards should be directed to Emily Withers, District Representative, Department of Housing and Community Development at (916) 445-9471 or via e-mail at ewithers@hcd.ca.gov.

Questions regarding non-residential green building standards should be directed to the CBSC at (916) 263-0916 or via e-mail at cbsc@dgs.ca.gov.

Please take note that all other Parts and provisions of the 2013 California Building Standards Code will become effective on January 1, 2014.

Local Government Action

Local enforcement agencies that have already adopted the 2013 California Building Standards Code through ordinances, or made amendments thereto, should consult with counsel, and take the necessary steps to address the enforcement of those provisions identified herein, or amendments thereto, until July 1, 2014.

Application of Building Standards

California Health and Safety Code (HSC), Division 13, Part 2.5, Section 18938.5 states that only building standards approved by the CBSC, and that are effective at the local level at the time an application for a building permit is submitted shall apply to the plans, specifications and construction performed under that building permit. Additionally, this section of law provides for exceptions and should be carefully reviewed. The 2013 California Energy Code, Part 6, the 2013 California Administrative Code, Part 1, Chapter 10, and the affected energy provisions of the 2013 CALGreen, Part 11 (as identified in the attachment to this information bulletin), will apply to submitted permit applications on and after July 1, 2014. HSC Section 18938.5 may be viewed at the Official California Legislative Information website <http://leginfo.legislature.ca.gov/faces/codes.xhtml> .

In order to better ensure a statewide distribution of the information announcing the change in effective date, state agencies and local building departments are requested to forward this information bulletin to appropriate staff, stakeholders and customers as appropriate.



Jim McGowan
Executive Director

Attachment

CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen) SECTIONS EFFECTIVE JULY 1, 2014

Part 11 code sections affected by changing the effective date of the 2013 Energy Code

RESIDENTIAL CODE SECTIONS

DIVISION A4.1 - PLANNING AND DESIGN

A4.106.5.2
A4.106.5.3
A4.106.10
A4.106.10(1)
Table A4.106.10

DIVISION A4.2 - ENERGY EFFICIENCY

Performance Approach for Newly Constructed Buildings

A4.201.1
A4.203.1.1.1
A4.203.1.1.2
A4.203.1.1.3(1)
A4.203.1.1.3(4)
A4.203.1.2.1
A4.203.1.2.2

Performance Approach for Additions and Alterations

A4.204.1.1.1(1)
A4.204.1.1.1(1) Exception 1
A4.204.1.1.1(1) Exception 2
A4.204.1.1.1(4)
A4.204.1.2.1
A4.204.1.2.1(1)
A4.204.1.2.1(2)
A4.204.1.2.2
A4.204.1.2.2(1)
A4.204.1.2.2(2)

DIVISION A4.6 – Tier 1 and Tier 2

CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen)**SECTIONS EFFECTIVE JULY 1, 2014****Part 11 code sections affected by changing the effective date of the 2013 Energy Code****NON-RESIDENTIAL CODE SECTIONS****DIVISION 5.4 - MATERIAL CONSERVATION AND RESOURCE EFFICIENCY**

- 5.106.8 (1)
- 5.106.8 Exception 1
- 5.410.2 Exception 4
- 5.410.2.1(2)
- 5.410.2.2(1), (2), & (3)

DIVISION 5.5 - ENVIRONMENTAL QUALITY

- 5.504.5.3 Exception 1
- 5.506.1
- 5.506.2

DIVISION A5.1 - PLANNING AND DESIGN

- A5.106.11.2.3

DIVISION A5.2 - ENERGY EFFICIENCY

- A5.203.1.1.1
- A5.203.1.2.1
- A5.203.1.2.1(1)
- A5.203.1.2.1(2)
- A5.203.1.2.2
- A5.203.1.2.2(1)
- A5.203.1.2.2(2)

DIVISION A5.4 - MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

- A5.409.2

DIVISION A5.6 - VOLUNTARY TIERS

- A5.601.2.2
- A5.601.2.3
- A5.601.3.2
- A5.601.3.3
- Table A5.601

SECTION A5.602-Application Checklist (applicable respective sections listed above in Divisions 5.4, 5.5, A5.1, A5.2, and A5.4)

ARTICLE 22

GREEN BUILDING REQUIREMENTS FOR PRIVATE DEVELOPMENT

<u>Section</u>	<u>Subject Matter</u>
10-22.100	TITLE
10-22.110	DEFINITIONS
10-22.120	APPLICATION
10-22.130	ALTERNATIVE GREEN BUILDING REQUIREMENTS
10-22.140	STANDARDS FOR COMPLIANCE
10-22.150	PROMULGATION OF IMPLEMENTING REGULATIONS
10-22.160	COST EFFECTIVENESS STUDY

ARTICLE 22

GREEN BUILDING REQUIREMENTS FOR PRIVATE DEVELOPMENT

SECTION 10-22.100 TITLE. This Article shall be known and may be cited as the Private Development Green Building Ordinance of the City of Hayward.

SECTION 10-22.110 DEFINITIONS. For the purposes of this Article, certain terms are defined as follows:

- a. “Applicant” means any individual, firm, Limited Liability Company, association, partnership, political subdivision, government agency, industry, public or private corporation or any other entity that applies to the City of Hayward for permit(s) to construct a Project subject to the provisions of this Article.
- b. “Build It Green” is a non-profit membership organization which developed the GreenPoint Rating Systems for Residential and Mixed Use occupancies in order to promote sustainable buildings.
- c. California Building Energy Efficiency Standard (Title 24, part 6) refers to the most recent enforced version of the coded section of the California Building Code.
- d. “City” means the City of Hayward.
- e. “Commercial” means any building or space used for retail, industrial, office or other non-residential use.
- f. “Covered Project” means any privately funded construction project, except as otherwise provided herein, for which an application for a building permit is received after August 1, 2009, or after the date the California Energy Commission and California Building Standards Commission approve green building standards required by this Article, whichever date is later, consisting of:
 - (1) New construction, additions or remodels over 500 square feet for residential projects, or
 - (2) New construction, additions or remodels entailing 1,000 square feet or more of new or remodeled Commercial space.
- g. “Green building” means a whole systems approach to the design, construction, and operation of buildings and structures that helps mitigate the environmental, economic, and social impacts of construction, demolition and renovation. Green building practices recognize the relationship between natural and built environments and seek to minimize the use of energy, water, and other natural resources and provide a healthy, productive indoor environment.

- h. “GreenPoint Rated” is a third party rating system for homes based on a set of green building measures incorporated from Build It Green’s Green Building Guidelines and used to evaluate a home’s environmental performance. City staff shall maintain the most recent version of Build It Green’s GreenPoint Rated Checklists for Single Family, Multi-Family and Existing Homes and Residential Green Building Guidelines for New Home Construction, Home Remodeling and Multifamily Green Building.
- i. “Historical Building” means any structure or collection of structures deemed of importance to the history, architecture or culture of an area by an appropriate local or state governmental jurisdiction, pursuant to Section 18955 of the California Health and Safety Code and Section 8-201 of the 2007 California Historical Building Code, Title 24, Part 8.
- j. “LEED™” and “LEED™ Checklist” mean the Leadership in Energy and Environmental Design rating system, certification methodology, and checklist used by the United States Green Building Council (USGBC). City staff shall maintain the most recent version of the LEED™ Rating system at all times.
- k. “Multi-family Residential Building” means a single residential building that has more than two dwelling units.
- l. “Mixed-Use” means a building with residential and commercial uses.

SECTION 10-22.120 APPLICATION. The provisions of this Article apply to Covered Projects, with the following exemptions or exceptions:

- a. Historical Buildings, as defined by this Article.
- b. Permits issued only for foundation repair, re-roofing, repair of fire damage, work required by termite reports, upgrades for accessibility, or other items of building or structural maintenance as determined by the Building Official provided that these building projects comply with or are not subject to the California Building Energy Efficiency Standard (Title 24, part 6).
- c. Provided that projects still fully comply with the California Building Energy Efficiency Standard (Title 24, part 6), hardship exemptions may be granted by the Building Official for projects valued at less than \$50,000 where the Project Applicant can demonstrate the cost of complete compliance will exceed 20.0% of construction costs. In these cases, the applicant may limit compliance to 20.0% of the construction cost of the project.
- d. Provided that projects still fully comply with the California Building Energy Efficiency Standard (Title 24, part 6), exemptions or partial exemptions may be granted by the City Council for other projects where it can be demonstrated that complete compliance is not possible due to unusual building circumstances. This exemption is for other than economic considerations.

- e. Projects for which a Vesting Tentative Map has been approved by January 1, 2009 and for which there is full compliance with the California Building Energy Efficiency Standard (Title 24, part 6).
- f. Projects subject to a Development Agreement approved by January 1, 2009 and for which full compliance with the California Building Energy Efficiency Standard (Title 24, part 6) at the time of permitting has been documented, but without a Vesting Tentative Map, shall comply with the requirements of this Article if a building permit application is received on or after January 1, 2011.

SECTION 10-22.130 ALTERNATIVE GREEN BUILDING REQUIREMENTS.

The following green building requirements shall apply to all Covered Projects. Wherever reference is made to the Hayward checklist or GreenPoint Rated systems, a comparable equivalent rating system may be used if the Building Official finds the proposed alternate method is satisfactory and complies with the intent of this Article. The applicable systems are those in effect at the time a complete application for the Project is submitted to the Building or Planning Division. All Covered Projects must submit all required documentation to demonstrate compliance with the California Building Energy Efficiency Standard (Title 24, part 6).

SECTION 10-22.140 STANDARDS FOR COMPLIANCE.

- a. Multi-Family Residential and Mixed-Use Buildings.

Applicants for new Multi-Family Residential Covered Projects, prior to obtaining a Certificate of Occupancy, shall submit documentation demonstrating the building(s) has/have been GreenPoint Rated as well as all required documentation to demonstrate full compliance with the California Building Energy Efficiency Standard (Title 24, part 6) at the time of permitting. The Certificate of Occupancy shall state that the project complies with the City's Private Development Green Building Ordinance.

Prior to August 1, 2009, in order to promote familiarity with green building standards, applicants are encouraged to have their projects GreenPoint Rated, or to incorporate items, if any, from the checklist; however, only completing the list and submitting it is mandatory in addition to all required documentation to demonstrate full compliance with the California Building Energy Efficiency Standard (Title 24, part 6) at the time of permitting. For such projects that are GreenPoint Rated, the Certificate of Occupancy shall state that the project complies with the City's Private Development Green Building Ordinance.

These requirements shall also apply to Mixed-Use Covered Projects.

- b. New Single Family Dwellings.

Applicants for new Single Family Covered Projects prior to obtaining a Certificate of Occupancy, shall submit documentation demonstrating the building(s) has/have been GreenPoint Rated as well as all required documentation to demonstrate full compliance with the California Building Energy Efficiency Standard (Title 24, part

6) at the time of permitting. The Certificate of Occupancy shall state that the project complies with the City's Private Development Green Building Ordinance.

Prior to August 1, 2009, in order to promote familiarity with green building standards, applicants are encouraged to have their projects GreenPoint Rated, or to incorporate items, if any, from the checklist; however, only completing the list and submitting it is mandatory in addition to all documentation required to demonstrate full compliance with the California Building Energy Efficiency Standard (Title 24, part 6) at the time of permitting. For such projects that are GreenPoint Rated, the Certificate of Occupancy shall state that the project complies with the City's Private Development Green Building Ordinance.

c. Residential Additions/Remodels Greater Than 500 Square Feet.

Applicants for residential Covered Projects consisting of remodels and/or additions greater than 500 square feet to existing residential single family or multi-family dwellings shall submit, with their permit application, the GreenPoint Rated Existing Homes Checklist. The Applicant shall indicate on the plans and checklist if any of the items on the checklist have been incorporated into the project. Applicants are encouraged to have their projects GreenPoint Rated, or to incorporate items from the checklist; however, only completing the list and submitting it is mandatory in addition to all documentation required to demonstrate full compliance with the California Building Energy Efficiency Standard (Title 24, part 6) at the time of permitting. For such projects that are GreenPoint Rated, the Certificate of Occupancy shall state that the project complies with the City's Private Development Green Building Ordinance.

d. Commercial Covered Projects.

Additions and Alterations (Tenant Improvements) to Existing Commercial Covered Projects

For all tenant improvement projects entailing 1,000 square feet or more of new remodeled space and where at least half of the light fixtures are new or replaced, one of the following must be met:

- (1) The lighting load for such fixtures shall be reduced by at least 15% below the requirements of the 2008 Building Energy Efficiency Standards (Title 24, Part 6) of the California Building Code, or
- (2) Comply with the requirements of Title 24, Part 6 and meet the California Green Building Standards Section A5.211.1 requirements by providing at least 1% or 1kw (whichever is greater) of the electrical power from a renewable source, or
- (3) Demonstrate an overall energy budget reduction of at least 5% below the requirements of Title 24, Part 6 using the performance method.

Newly Constructed Commercial Covered Projects

All newly constructed commercial covered projects shall exceed the *2008 Building Energy Efficiency Standards (Title 24, Part 6) of the California Building Code* requirements by at least 15% using the performance method.

City plan check staff will verify that all energy savings required for commercial covered projects are demonstrated by the calculation of the time dependent valuation (TDV) energy for the proposed project as compared to the Title 24 Standard Building and that compliance with Title 24, Part 6 is demonstrated by the Title 24 Report and plans. Building inspection staff will field check the installation of all necessary equipment and devices and project construction as prescribed by the approved plans.

SECTION 10-22.150 PROMULGATION OF IMPLEMENTING REGULATIONS.

The City Manager shall promulgate any rules and regulations necessary or appropriate to achieve compliance with the requirements of this Article. The initial rules and regulations shall be promulgated after securing and reviewing comments from affected City departments. These rules and regulations shall ensure that the City of Hayward fully enforces both California Building Energy Efficiency Standard (Title 24, part 6) and this ordinance.

SECTION 10-22.160. COST EFFECTIVENESS STUDY. Based upon the findings of a January 21, 2009, study entitled, “Energy Cost Effectiveness Case Studies Using the 2008 Title 24 Building Energy Efficiency Standards”, adopted by the Stopwaste.org Board on April 22, 2009, the City Council has determined that the standards in this Article are cost effective and will require the diminution of energy consumption levels permitted by the 2008 Statewide energy efficiency standards.

Added by Ordinance 08-20, adopted December 2, 2008; Amended by Ordinance 09-15, adopted December 15, 2009; Amended by Ordinance 10-19, adopted November 16, 2010.