



CITY OF HAYWARD AGENDA REPORT

AGENDA DATE April 14, 1998

AGENDA ITEM 5a

WORK SESSION ITEM _____

TO: Redevelopment Agency Board Members

FROM: Director of Community and Economic Development

SUBJECT: CONSIDERATION OF THE AMENDMENT TO THE PRELIMINARY PLAN FOR THE DOWNTOWN HAYWARD REDEVELOPMENT PROJECT

RECOMMENDATION:

It is recommended that the Redevelopment Agency accept the Amended Preliminary Plan.

BACKGROUND:

On March 17, 1998 the Redevelopment Agency reviewed the findings of a Feasibility Report prepared by Seifel Associates. The purpose of this report was to provide an initial assessment of whether the required physical and economic blight criteria for adoption of a plan amendment could be met within the Survey Area, and to review the scope of the proposed Redevelopment Plan Amendment. Following its review of the report, the Agency Board indicated that a statement of governing principles should be drafted for inclusion in the Preliminary Plan. In particular, such a statement should include the concept that the Plan would seek to preserve and strengthen the existing residential neighborhood east of the Cannery area.

The proposed Plan Amendment would add approximately 370 acres to the existing 240-acre Redevelopment Project Area. The added acreage is generally west of and contiguous to the existing redevelopment area boundary. The added area is generally bounded by A Street, the Southern Pacific railroad tracks, the Hayward City limits, Hathaway Street, Yolo Street, El Dorado Avenue, Amador Street, Elmhurst Street, Winton Avenue, Jackson Street and the western boundary of the current Downtown Hayward Redevelopment Plan. It includes the former Hunt's Cannery site and adjacent industrial area, two parks (Centennial Park and Cannery Park), an Amtrak station and a variety of residential and commercial uses. A large portion of the proposed added area is located within the Burbank and Santa Clara neighborhoods. A boundary map and legal description is included in the Preliminary Plan.

The proposed Plan Amendment would also extend the time limits for issuance of debt, receipt of tax increment, and for the use of eminent domain within the existing Project Area. As noted in the Feasibility Report, the Agency's authority to acquire properties by eminent domain will expire at the end of 1998.

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THE PRELIMINARY PLAN:

The action currently proposed for your consideration is approval of a Preliminary Plan. The Preliminary Plan is a brief document that outlines the basic concept for redevelopment within the Amended Project Area. The requirements for what needs to be included in the Preliminary Plan are defined by Section 33324 of California Redevelopment Law. This section states that:

“A preliminary plan need not be detailed and is sufficient if it:

- (a) Describes the boundaries of the project area.
- (b) Contains a general statement of the land uses, layout of principal streets, population densities and building intensities and standards proposed as the basis for the redevelopment of the project area.
- (c) Shows how the purposes of this part would be attained by such redevelopment.
- (d) Shows that the proposed redevelopment conforms to the master or general community plan.
- (e) Describes, generally, the impact of the project upon residents thereof and upon the surrounding neighborhood.”

The Amendment to the Preliminary Plan alone does not establish authority for the Agency to implement redevelopment activities within the proposed Redevelopment Plan Amendment area. Instead, the action this evening is an initial step leading to the possible adoption by the City Council of a final Amended Redevelopment Plan. Only upon adoption of the final Amended Redevelopment Plan would the Agency have the authority to implement an amended redevelopment program in both the existing area and the proposed Plan Amendment area.

The proposed Amended Redevelopment Plan incorporates the City's General Plan, Zoning Ordinance and other City land use policies as the land use designations and development standards for the Amended Redevelopment area. Specific reference is made in the Preliminary Plan to the Burbank and Santa Clara neighborhood plans. The Preliminary Plan sets forth a goal of protecting and enhancing the established residential areas within the Amended Redevelopment Area. Other goals include consideration of projects that eliminate conditions of blight, provision of needed infrastructure or other public improvements, and addressing issues of land use incompatibility.

NEXT STEPS IN THE PLAN AMENDMENT PROCESS:

The Preliminary Plan was unanimously approved by the Planning Commission at their meeting on April 9, 1998. Upon Agency approval of the Preliminary Plan, all taxing agencies within the Amended Project and the State Board of Equalization would be notified of the Agency's intent to prepare an Amended

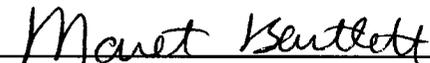
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Redevelopment Plan. Staff, in conjunction with the consultant, will proceed with the preparation of a Draft EIR and the Preliminary Report, which is the document that provides a detailed blight and fiscal analysis of the proposed Redevelopment Plan Amendment. Staff anticipates that the Planning Commission will review the Draft EIR and Redevelopment Plan in July. The public hearing to consider adoption of the proposed Plan Amendment is expected to occur in October.

The Redevelopment Plan Amendment process also includes the formation of a Project Area Committee. The Committee will be comprised of residential owner occupants, residential tenants, business owners, commercial property owners and community organizations within the existing and proposed Project Areas.

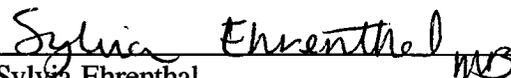
In addition to the public hearing and the meetings, which are open to the public, staff will hold general community meetings to insure that all interested parties have an opportunity to review and comment on the proposed Redevelopment Plan Amendment. Staff proposes to schedule these meetings beginning in June, as the draft EIR and plan amendment documents become available.

Prepared by:



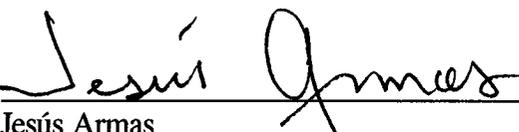
Maret Bartlett
Redevelopment Director

Recommended by:



Sylvia Ehrenthal
Director of Community and Economic Development

Approved by:



Jesús Armas
City Manager

Attachments: A. Preliminary Plan
B. Resolution

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**AMENDMENT TO THE
PRELIMINARY PLAN
FOR THE
DOWNTOWN HAYWARD REDEVELOPMENT PROJECT**

Prepared for
The City of Hayward Planning Commission
and
The Hayward Redevelopment Agency
April 1998

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 Legal Description of Amended Project Area

EXHIBIT "B"
 Map of Original and Amended Project Area

I. INTRODUCTION

A. Purpose and Scope of the Amended Preliminary Plan

The City Council of the City of Hayward (the "City") adopted the Downtown Hayward Redevelopment Plan by Ordinance No. 75-029 on December 30, 1975 and amended the Plan by Ordinance No. 87-009 on April 21, 1987 (as amended, the "Existing Plan"). The Existing Plan established the Hayward Downtown Redevelopment Project Area as amended (the "Existing Area") to be redeveloped in accordance with the provisions of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.).

While progress has been made in revitalizing the Existing Area pursuant to the Existing Plan, the Redevelopment Agency of the City of Hayward (the "Agency"), believes that additional improvements are needed in order to achieve the goals of the Plan. In addition, the Agency believes that an area contiguous to the Existing Area would also benefit from similar redevelopment assistance. Consequently, the Agency desires to prepare, for consideration by the City Council, an Amended Redevelopment Plan for the Downtown Hayward Redevelopment Project (the "Amended Redevelopment Plan") that would, among other matters, amend the Existing Plan to extend and increase various financial deadlines and limits, revise and update the redevelopment goals, objectives, and program activities for the area, revise and update various text provisions to conform to the current requirements of the Community Redevelopment Law, and add the contiguous area described above (the "Added Area" or "Project Area Additions") to the boundaries of the Project Area under the Amended Redevelopment Plan.

The boundaries of the Existing Area and the currently proposed boundaries of the Added Area are shown in the attached Exhibit "A" which is incorporated in this document by this reference. As used in this document, the term "Amended Project Area" means the Existing Area and the Added Area together.

To initiate the process of preparing the Amended Redevelopment Plan, Agency staff has prepared and the City of Hayward Planning Commission (the "Planning Commission") has adopted this Amendment to the Preliminary Plan for the Downtown Hayward Redevelopment Project in accordance with the provisions of the Community Redevelopment Law. This Amendment to the Preliminary Plan supplements the Preliminary Plan adopted in connection with preparation of the Existing Plan.

The Amendment to the Preliminary Plan alone does not establish authority for the Agency to implement redevelopment activities within the proposed redevelopment plan amendment area beyond the existing area already authorized in the existing Redevelopment Plan. Instead, the Amended Preliminary Plan is an initial step leading to the possible adoption by the City Council of a final Amended Redevelopment Plan. Only upon adoption of the final Amended Redevelopment Plan would the Agency have the authority to implement an amended redevelopment program in both the existing area and the proposed plan amendment area.

The Amended Preliminary Plan must describe in general terms the boundaries of the Amended Project Area, provide a general statement of land uses, layout of principal streets, population densities, building densities and standards proposed as a basis for redevelopment, show how the project goals would be attained by continuing redevelopment in accordance with an Amended Redevelopment Plan, show consistency of the Amended Preliminary Plan with the City's General Plan (the "General Plan"), and describe generally the impact of proposed redevelopment on Amended Project Area residents and the surrounding neighborhood (Health & Safety Code Section 33324).

II. PROJECT AREA BOUNDARIES

The proposed boundaries of the Amended Project Area are described in the attached legal description (Exhibit "A") and delineated on the attached boundary map (Exhibit "B"). The Existing Area and Amended Area portions of the Amended Project Area are mapped and described separately. The proposed Project Area Addition is within the boundaries of the Downtown Hayward Survey Area as established and amended by the City Council. The Agency proposes to add approximately 370 acres to the existing 240-acre redevelopment area. The added acreage is generally west of and contiguous to the existing redevelopment area boundary. The added area is generally bounded by A Street, the Southern Pacific railroad tracks, the Hayward City limits, Hathaway Street, Yolo Street, El Dorado Avenue, Amador Street, Elmhurst Street, Winton Avenue, Jackson Street and the western boundary of the current Downtown Hayward Redevelopment Plan. The added area includes the former Hunt's Cannery site, and adjacent industrial area, as well as two parks (Centennial Park and Cannery Park), an Amtrack station and a variety of residential and commercial uses. A large portion of the proposed Addition is located within the Burbank and Santa Clara neighborhoods. The proposed Addition is a predominantly urbanized area within the definition of the Community Redevelopment Law.

III. EXISTING CONDITIONS IN THE PROPOSED PROJECT AREA ADDITION

A. Historical Background

The Existing Area was originally adopted in 1975 and encompasses approximately 220 acres of the Downtown Area. Project Expansion Area No.1, a five-block area located south of the Library, was added in 1987. When the Redevelopment Plan was initially adopted and amended, the Project Area was characterized by a variety of blighting conditions that adversely affected the economic functioning and investment in the Downtown. In response to this, the central goal of the existing Redevelopment Plan is to provide an improved physical, social and economic environment that will establish Downtown Hayward as a center of community activity, containing a viable mix of commercial and residential development, open space, public and related uses.

Within that broad goal, the Plan provides that several specific activities may be undertaken by the Redevelopment Agency:

- Beautification and enhancement of the Project Area to create an improved visual environment, and to promote comfort, convenience, safety and visual unity.
- Creation of a safe and efficient transportation and traffic circulation system.
- Creation and expansion of off-street parking facilities, including surface lots and multiple-story structures.
- Provision of public facilities which will be needed to support the revitalization of downtown, which may include but will not be limited to public buildings, recreation facilities, open space and utilities.
- Provision of expanded living and employment opportunities through the creation of suitable parcels of land for private development of housing and commercial use. Particular emphasis should be placed on the development of housing for senior citizens and handicapped persons in the Project Area.

The proposed Amended Redevelopment Plan would help to achieve these objectives by expanding the boundaries of the Project Area to include additional industrial areas which will create additional redevelopment sites and will provide additional financial resources to address the continuing adverse physical and economic problems facing the Project Area Addition, as described below. Including the Cannery Area within the Redevelopment Project Area also creates opportunities to mitigate the impacts of the existing industrial area upon the adjacent residential neighborhood. Including the residential areas within the Project Area creates opportunities to provide property rehabilitation or other similar programs to prevent any further decline in property values within established residential neighborhoods.

B. Adverse Physical and Economic Conditions

The proposed Project Area Addition is characterized by a series of adverse physical and economic conditions that impede the revitalization envisioned by the City's General Plan, the Burbank Neighborhood Plan, and the Santa Clara Neighborhood Plan. An initial assessment of these conditions has been completed in the Agency's Feasibility Report.

Adverse physical conditions affecting the Amended Project Area Additions include:

- Inadequate building conditions, possibly including unreinforced masonry buildings, buildings with unsafe living or working conditions, buildings with code violations, and dilapidated and deteriorated buildings.
- Factors hindering economically viable use of buildings or lots, including lack of parking and underutilized properties.

- Adjacent or nearby incompatible land uses.
- Inadequate design of lots hindering usefulness and development, including inadequate size of lots in multiple ownership.

Adverse economic conditions prevalent in the Proposed Project Area Addition include:

- Depreciated property values and impaired investments, as measured by lagging property tax and sales tax growth.
- Excessive vacancies.

The Agency will further evaluate and document adverse physical, economic and infrastructure conditions impairing the envisioned revitalization of the Project Area Addition as part of the Preliminary Report and Report to Council on the proposed Amended Redevelopment Plan. These documents will be prepared in accordance with the requirements of the Community Redevelopment Law.

IV. ATTAINMENT OF THE PURPOSES OF THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW AND CITY POLICIES

A. Attainment of Purposes of Community Redevelopment Law

The purpose of redevelopment is to eliminate physical and economic burdens in the community which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone. The Project Area Addition exhibits a number of these conditions as discussed in Section III.B of this Amended Preliminary Plan.

Presented below are several of the objectives of the Community Redevelopment Law that will be attained through the redevelopment of the Project Area Addition using techniques and activities described in Section IV.C.

- The elimination of adverse physical and economic conditions within the Project Area and the provision of necessary public improvements.
- The elimination, through rehabilitation wherever feasible and appropriate, of substandard buildings and land uses that conflict with uses outlined in the General Plan.
- The creation of sites of adequate shape and size for redevelopment by assembling smaller parcels of inadequate size and shape.

- The creation of residential opportunities for all segments of the community, including the provision of housing affordable to low and moderate income households.

B. Attainment of General Plan Goals and Objectives

The following policies of the Hayward General Plan are relevant to redevelopment activities within the Amended Project Area:

CITY IMAGE

City image policies are directed toward preservation of historic resources, shaping and planning new development for consistency of image and improving project design, and seeking input from residents and employers during the planning process. All of these policies contribute to a positive and distinctive image for the City of Hayward.

CIRCULATION

Circulation policies encourage intensive new development within one-half mile of BART stations, the consideration of multi-level parking structures at entrances to downtown, and encourage shuttle services to BART from major traffic generators such as downtown and industrial areas.

HOUSING AND NEIGHBORHOOD PRESERVATION

Housing and neighborhood preservation policies encourage:

1. Increased residential densities near public transit and along major arterials,
2. Infill development with housing in commercial areas,
3. Mixed-use development in downtown,
4. Redevelopment of older industrial areas as housing with mixed-use, and
5. Adequate commercial support for neighborhoods.

ECONOMIC DEVELOPMENT

The Economic Development Element of the General Plan identifies Downtown as a commercial area that stands apart from the other commercial areas within the City. The Downtown - City Center Area is delineated on Map 11 of the General Policies Plan document. The Existing Area of the Downtown Hayward Redevelopment Project Area is included within the Downtown - City Center Area.

Specific economic development strategies for the downtown are included in the General Plan. These include:

1. Building on the character of the central retail area by extending the pedestrian amenity network and filling in additional retail frontage of comparable scale and style along Foothill Boulevard, Main and "B" Streets.
2. Supporting cultural center development at Library Square and the Old City Hall block, and increasing cultural offerings in the downtown area with possible development of an art gallery and performance spaces.
3. Encouraging both commercial and residential development in the area surrounding the BART station.

In addition, mixed-use, restoration, and residential projects are to be encouraged in the Downtown, as well as pedestrian amenities and cultural facilities to make the Downtown an attractive center.

The Economic Development Element also includes policies for the City's older industrial areas and states that "A mixture of uses in Hayward's original 'Cannery Row' could make the older industrial area a revitalized and interesting part of the City." These policies also encourage the consideration of consumer service industries, warehouse retail sales, and small business incubators in planning for the future use of older industrial areas, and encourage the consideration of the further use of redevelopment authority to improve public facilities and to develop derelict property.

C. Possible Redevelopment Activities

The goals and objectives of the Community Redevelopment Law and the City of Hayward General Plan will be accomplished through cooperative and coordinated efforts of both the public and private sectors. Redevelopment will be one of several public resources used to achieve timely revitalization of the Amended Project Area. Public funds may be used to provide infrastructure improvements needed for the Amended Project Area. The Agency may acquire property, clear and redevelop parcels, rehabilitate structures, and participate in other ways deemed appropriate and in conformance with the Community Redevelopment Law. Agency participation will, in general, be limited to activities which cannot reasonably be expected to be accomplished by private enterprise acting alone. Participation by and concern for property owners and occupants of the properties within the Amended Project Area during the redevelopment process will be of the utmost importance and will receive appropriate attention by the Agency.

The Agency anticipates that the proposed redevelopment activities may be financed through various funding sources including, but not limited to, developer and property owner contributions, gas tax revenues, Community Development Block Grant funds, assessment districts, and various local, state and federal housing programs. In addition, it is intended that the tax increment revenues created within the Amended Project Area would be allocated to the Agency, as permitted by Health and Safety Code Section 33670 *et seq.* (tax increment financing).

V. GENERAL STATEMENT OF LAND USES PROPOSED FOR THE AMENDED PROJECT AREA

The proposed Project Area Addition is subject to the land use designations and standards set forth in the City's General Plan, the City Zoning Ordinance, and other City land use ordinances and regulations. The General Plan, the Zoning Ordinance, and other City land use ordinances and regulations will establish the layout of streets, residential densities and the building intensities to be incorporated in the Amended Redevelopment Plan. The proposed land uses for the Amended Project Area are commercial/retail, single and multi-family residential, public open space and industrial.

VI. GENERAL STATEMENT OF THE PROPOSED LAYOUT OF PRINCIPAL STREETS

The proposed traffic circulation system in the Amended Project Area will be consistent with the General Plan. Some streets may be modified or created to improve vehicular and pedestrian circulation and access to and provide more appropriate building sites.

As a basis for the redevelopment of the Project Area it is proposed that, in general, the layout of principal streets be as shown on the Amended Project Area Map, including:

A. North - South Streets:

1. Foothill Boulevard
2. Mission Boulevard
3. Myrtle Street
4. Filbert Street
5. Amador Street
6. Hathaway Avenue
7. Grand Street
8. Alice Street

B. East-West Streets:

1. A Street
2. B Street
3. C Street
4. D Street
5. Meek Avenue
6. Winton Avenue
7. Jackson Street

VII. GENERAL STATEMENT OF AMENDED PROJECT AREA POPULATION DENSITIES, BUILDING INTENSITIES, AND BUILDING STANDARDS

As discussed in Part V above, the Project Area Addition is subject to the basic land use designations and standards for development, those set forth in the General Plan, the City Zoning Ordinance, and other City land use and building ordinances and regulations. Residential densities, building intensities, and building standards under the proposed Amended Redevelopment Plan will be consistent with City land use and building ordinances and regulations.

VIII. CONSISTENCY WITH THE GENERAL PLAN

As detailed in Parts V and VII, the proposed Amended Redevelopment Plan will be consistent with the City's General Plan in that it will adopt and incorporate the land use policies and standards of the General Plan.

IX. GENERAL DESCRIPTION OF THE IMPACT ON RESIDENTS IN THE PROJECT AREA AND SURROUNDING NEIGHBORHOODS

Projects which may impact the existing residential neighborhoods are: the preservation and rehabilitation of the vast majority of existing residential units, promotion of new residential development, roadway improvements, reuse of the Cannery Area industrial buildings, street lights, landscaping and sidewalks, and public infrastructure improvements in surrounding areas. One of the major objectives of the amendment is to preserve and enhance the character of the Burbank Neighborhood and the other residential areas. Depending upon the specifics of project implementation, a limited amount of relocation may occur. Any relocation would be undertaken in a sensitive manner providing all benefits required by law. The environmental review of the proposed Amended Redevelopment Plan will further discuss the physical impacts on Project Area Addition residents.

X. GENERAL STATEMENT OF THE GOALS AND PURPOSE OF THE PROPOSED DOWNTOWN HAYWARD REDEVELOPMENT PLAN ADDITION

The goals of this proposed redevelopment plan addition are:

1. To preserve, protect and enhance established residential areas within the amended redevelopment area, with particular attention to preservation of features such as structures of significant architectural merit or historic value and natural features which have special historic or aesthetic value.
2. To implement the goals and policies of the City's General Plan and neighborhood plans.
3. To promote appropriate re-use of existing obsolete buildings where possible.

4. To consider projects that eliminate conditions of blight, provide needed infrastructure or other public improvements, or address issues of land use incompatibility.
5. Proposed Redevelopment projects may include the proposed demolition or removal of existing buildings. The removal or demolition of buildings will only be considered if it is part of an approved development project, or the City has identified a public health and safety issue which must be resolved.

K:\MARC\F\PRELIM.PLN

E X H I B I T "A"

REAL PROPERTY in the City of Hayward, County of Alameda, State of California described as follows:

BEGINNING at the intersection of the southwesterly line of Foothill Boulevard with the southwesterly prolongation of the general northerly line of the parcel of land delineated on that map entitled "Record of Survey of the Hayward City Center Site" etc., Record of Survey No. 317, filed August 7, 1973 in Book 9 of Records of Survey, at Pages 30 and 31 in the Office of the County Recorder of Alameda County; thence northeasterly along said prolongation and northeasterly and southeasterly along last said line and southerly along the general easterly line of said parcel of land to the northwestern corner of Block B, as said block is shown on the map entitled "Map of the Gibson Tract", etc., filed in Book 21 of Maps, at Page 61, in the Office of said Recorder; thence southwesterly and southeasterly along the general westerly line of said Gibson Tract to the northwesterly line of "A" Street; thence southeasterly in a direct line to the intersection of the southeasterly line of "A" Street with the northeasterly line of Third Street, as said streets are shown on the "Map of the Town of Hayward" etc., filed April 21, 1868 in Book 6 of Maps, at Page 17, in the Office of said Recorder; thence southeasterly along said line of Third Street to a point 150 feet southeasterly of the southeastern line of "B" Street, as said street is shown on last said map; thence southwesterly parallel with said line of "B" Street 192 feet; thence southeasterly parallel with said line of Third Street, 100 feet; thence southwesterly parallel with said line of "B" Street, 150 feet; thence northwesterly parallel with said line of Third Street, 50 feet; thence southwesterly parallel with said line of "B" Street 642 feet, more or less, to the most northerly corner of the parcel of land conveyed to the City of Hayward, by deed recorded August 17, 1956 in Book 8123 of Official Records of Alameda County, at Page 369, (AL 87350); thence southeasterly along the northeastern line of last said parcel of land, and the southeasterly prolongation thereof, to a point on the southeastern line of "C" Street, as said street is shown on last said map; thence southwesterly, along last said line to the northeastern line of First Street, as said street is shown on last said map; thence southeasterly along last said line to the southeastern line of "D" Street, as said street is shown on last said map; thence southwesterly along last said line to the southeastern line of Foothill Boulevard; thence southwesterly along last said line to the northeastern line of Main Street, as said street is shown on last said map; thence southeasterly along last said

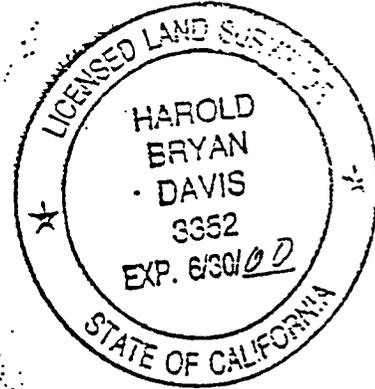
line to the southeastern line of "E" Street; thence southwesterly along last said line and the southwesterly prolongation thereof to the southwestern line of Mission Boulevard, formerly Castro Street; thence northwesterly along last said line to the southeastern line of "D" Street; thence southwesterly along last said line to the southwestern line of Watkins Street; thence northwesterly along last said line to a point 144 feet southeasterly from the southeastern line of "C" Street; thence southwesterly parallel with said line of "C" Street to the northeastern line of Atherton Street, as said street is shown on last said map; thence southeasterly along last said line to the northwestern line of "D" Street; thence southwesterly in a direct line to the northwestern line of "D" Street Right of Way, as said line is shown on San Francisco Bay Area Rapid Transit District Record Map of Right of Way, filed February 23, 1971, Book 68 of Maps, at Pages 27-76 inclusive, in the Office of said Recorder; thence southwesterly along last said line, being the northwestern lines of Parcels A78-2 and A78-3, A78-9, A78-1 and A78-10 as shown on last said map, and the southwesterly prolongation thereof to a point on the southwestern line of Sutro Street, as said street is shown on last said map; thence northwesterly along last said line to the southeasterly line of Parcel O-A587, as said parcel is shown on last said map; thence southwesterly along last said line and the southeasterly line of Parcel O-A684, as shown on last said map, to the northeastern line of Grand Street, 80 feet wide, as said street is shown on last said map; thence southeasterly along last said line to the northeasterly prolongation of the southeastern line of Claire Street, as said street is described in deed to the City of Hayward recorded March 7, 1938 in Book 3612 of said Official Records at Page 125, (II-10503); thence southwesterly along last said prolongation and southeastern line and the southwesterly prolongation thereof to the southwestern line of Alice Street, as said street is described in deed, to the City of Hayward recorded June 1, 1927, in Book 1599 of said Official Records, at Page 337, (X-46525); thence northwesterly along last said line, and the southwestern line of Alice Street, as said street is shown on the map entitled "Map No. 1 of a Portion of the Mack Tract" etc., filed April 12, 1892 in Book 12 of Maps, at Page 45, in the Office of said Recorder, to the southwesterly prolongation of the northwestern lines of Lots 1 through 12, Block 112, as said lots and block are delineated on last said map; thence northeasterly along last said prolongation and northwestern lines to the southwestern line of the aforesaid Grand Street; thence northwesterly along last said line and the northwesterly prolongation thereof, to the northwestern line of "A" Street; thence northeasterly along last said line to the southwestern line of the parcel of land described in deed to Elvin R. Abrott, et ux, recorded October 6, 1966,

in Reel 1852 of said Official Records, Image 907, (AY 115790); thence northwesterly and northeasterly along the southwestern and northwestern lines of last said parcel of land, and northeasterly along the northwestern line of the parcel of land described in deed to Elvin R. Abrott, et ux, recorded August 8, 1935 in Book 3190 of said Official Records, at Page 357, (FF-32781), to the southwestern line of the parcel of land described in deed to James R. Close, et ux, recorded April 17, 1973 in Reel 3392 of said Official Records, Image 511, (73-50904); thence northwesterly, northeasterly and southeasterly along the southwestern, northwestern and northeastern lines of last said parcel of land to the most westerly corner of the parcel of land described in deed to Muriel E. Held, recorded February 23, 1967, in Reel 1920 of said Official Records, Image 212, (AZ 16432); thence northeasterly along the northwestern line of last said parcel of land, and the northeasterly prolongation thereof, to the northeastern line of Mission Boulevard; thence southeasterly along last said line to the southeastern line of Lot 5 in Block C, as said lot and block are delineated on the map entitled "Hampton Terrace" etc., filed September 14, 1892 in Book 5 of Maps, at Page 36, in the Office of said Recorder; thence northeasterly and northwesterly along the southeastern and northeastern lines of said Lot 5 to the general southeastern line of the parcel of land described in deed to William F. Webb, recorded June 14, 1963 in Reel 910 of said Official Records, Image 518, (AZ-99937); thence northeasterly along last said line to the southwestern line of Main Street; thence northwesterly along last said line to the southwesterly prolongation of the southeasterly line of Block A, as said block is delineated on that map entitled "Map of the Anspacher Tract" etc., filed July 20, 1892 in Book 17 of Maps, at Page 63, in the Office of said Recorder; thence northeasterly along last said line to San Lorenzo Creek; thence northwesterly along said Creek to the northwesterly line of Hazel Avenue; thence northeasterly along last said line to the southwestern line of Foothill Boulevard; thence northwesterly along last said line to the point of beginning.

REAL property in the City of Hayward, County of Alameda, State of California, described as follows:

BEGINNING at the intersection of the southeastern right-of-way line of Jackson Street, a State Highway, 4ALA92, with the southeasterly prolongation of the southwestern right-of-way line of Atherton Street; thence southwesterly along said southeastern right-of-way line of Jackson Street to the intersection thereof with the easterly prolongation of the southern right-of-way line of Winton Avenue; thence southwesterly along said southeastern right-of-way line of Winton Avenue to the intersection thereof with the northeastern right-of-way line of the Union Pacific Railroad; thence southwesterly along said northeastern right-of-way line of the Union Pacific Railroad to the intersection thereof with a line drawn perpendicular to said northeastern line of said railroad from the most northerly corner of Lot 1, as said lot is shown on the map entitled "Tract 6386, etc.," filed June 29, 1992, in Book 201 of Maps at Pages 54 and 55 in the office of the County Recorder of Alameda County; thence southwesterly along the northwestern line of said Lot 1 in Tract 6386 to the intersection thereof with the southeastern right-of-way line of Elmhurst Street; thence southwesterly along said southeastern right-of-way line of Elmhurst Street to the intersection thereof with the northeastern right-of-way line of Amador Street; thence northwesterly along said northeastern right-of-way of Amador Street to the intersection thereof with the southeastern boundary line of Centennial Park; thence southwesterly along said southeastern boundary line and northwesterly along the southwestern and western boundary lines of Centennial Park to the intersection thereof with the northern line of Lot 1 in Block 4, as last said lot and block are shown on the map entitled "Tract 1018, etc.," filed in Book 30 of Maps at Page 77 in the office of the County Recorder of Alameda County; thence westerly along said northern line of last said Lot 1 to the intersection thereof with the eastern right-of-way line of Amador Street; thence northerly and northwesterly along said eastern right-of-way line of Amador Street to the intersection thereof with the southeastern right-of-way line of West "A" Street; thence southwesterly along said southeastern right-of-way line of West "A" Street to the intersection thereof with the southeasterly prolongation of the southwestern line of Hathaway Avenue; thence northwesterly along last said prolongation and said southwestern line of Hathaway Avenue to the intersection thereof with the northern boundary line of the City of Hayward, a municipal corporation; thence northeasterly and southeasterly along said northern boundary line of the City of Hayward, to the intersection thereof with the northern right-of-way line of said West "A" Street; thence easterly and northeasterly along said northern right-of-way of West "A" Street to the intersection thereof with northwesterly prolongation of the northeastern right-of-way line of Burbank Street; thence southeasterly along last said northwesterly prolongation and said northeastern right-of-way line of Burbank Street to a point of curve; thence southeasterly, easterly and northeasterly along the arc of a tangent curve, to the left, having a radius of 204

feet, to a point of tangency thereof with the northwestern line of said "C" Street; thence northeasterly along said northwestern line of "C" Street to the intersection thereof with said southwestern line of the Downtown Hayward Redevelopment Project; thence southeasterly, northeastern, northwesterly, northeasterly, southeasterly, northeasterly, southeasterly and northeasterly along said general southern line to the intersection thereof with said southwestern line of Atherton Street; thence southeasterly along said southwestern line of Atherton Street and said southeasterly prolongation to the Point of Beginning.



November 19, 1997

A handwritten signature in cursive script that reads "Harold B. Davis".

HAROLD B. DAVIS
LS 3352
License Expires 6/30/2000

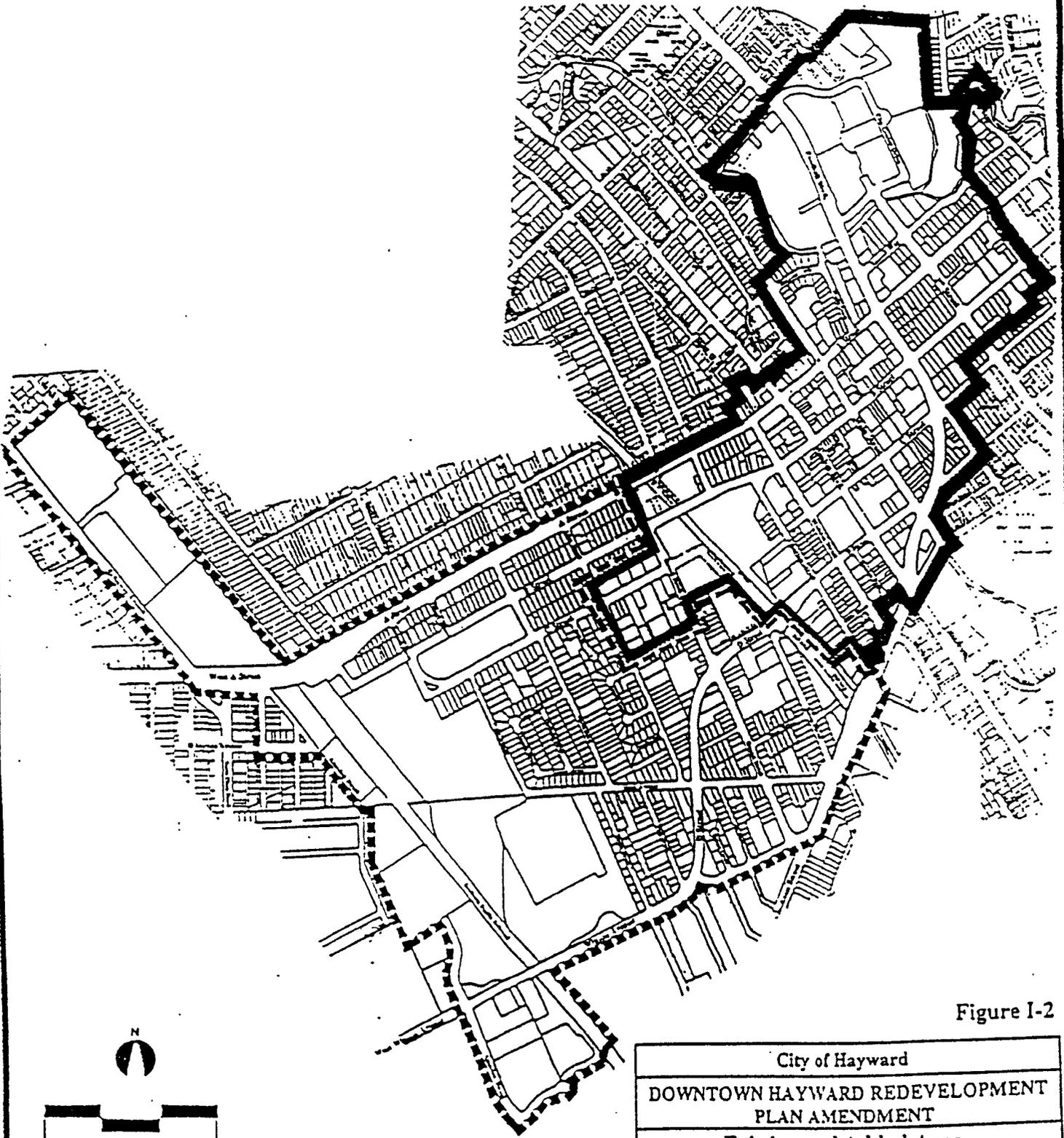
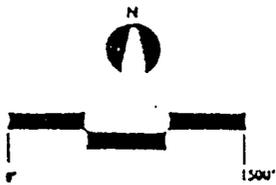


Figure I-2



City of Hayward	
DOWNTOWN HAYWARD REDEVELOPMENT PLAN AMENDMENT	
Existing and Added Area	
	Existing Project
	Proposed Added Area
Redevelopment Agency of the City of Hayward	
Seifel Associates John B. Dykstra & Associates 10 February 1998	

DRAFT

JM 4-8-98

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA-_____

Introduced by Agency Member _____

RESOLUTION ACCEPTING THE AMENDMENT TO THE
PRELIMINARY PLAN FOR THE DOWNTOWN HAYWARD
REDEVELOPMENT PROJECT

WHEREAS, the Planning Commission has recommended amendment of the boundaries of the project area for the Downtown Hayward Redevelopment Project (the "Project") to include additional area, has recommended approval of the Amendment to the Preliminary Plan for the Project, and has submitted the Amendment to the Preliminary Plan to the Redevelopment Agency of the City of Hayward; and

WHEREAS, a Preliminary Plan is a preliminary planning study, the adoption of which is categorically exempt from the requirements of the California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of the City of Hayward, as follows:

1. The Amendment to the Redevelopment Plan for the Downtown Redevelopment Project, as recommended by the Planning Commission of the City of Hayward, is hereby accepted by the City Council in its capacity as the Redevelopment Agency, and the Agency hereby directs preparation of a proposed amendment to the official Redevelopment Plan for the Project.
2. Pursuant to section 33328.3 of the Health and Safety Code, the Executive Director is hereby authorized and directed to file the information required by Health and Safety Code, sections 33327 and 33328 with the appropriate taxing officials, taxing agencies, and the State Board of Equalization.

HAYWARD, CALIFORNIA _____, 1998

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
Secretary of the Redevelopment Agency
of the City of Hayward

APPROVED AS TO FORM:

General Counsel