

CITY OF
HAYWARD
HEART OF THE BAY

General Plan Update

City Council - March 20, 2012

Erik Pearson, *Senior Planner*

Planning Division
Development Services Department



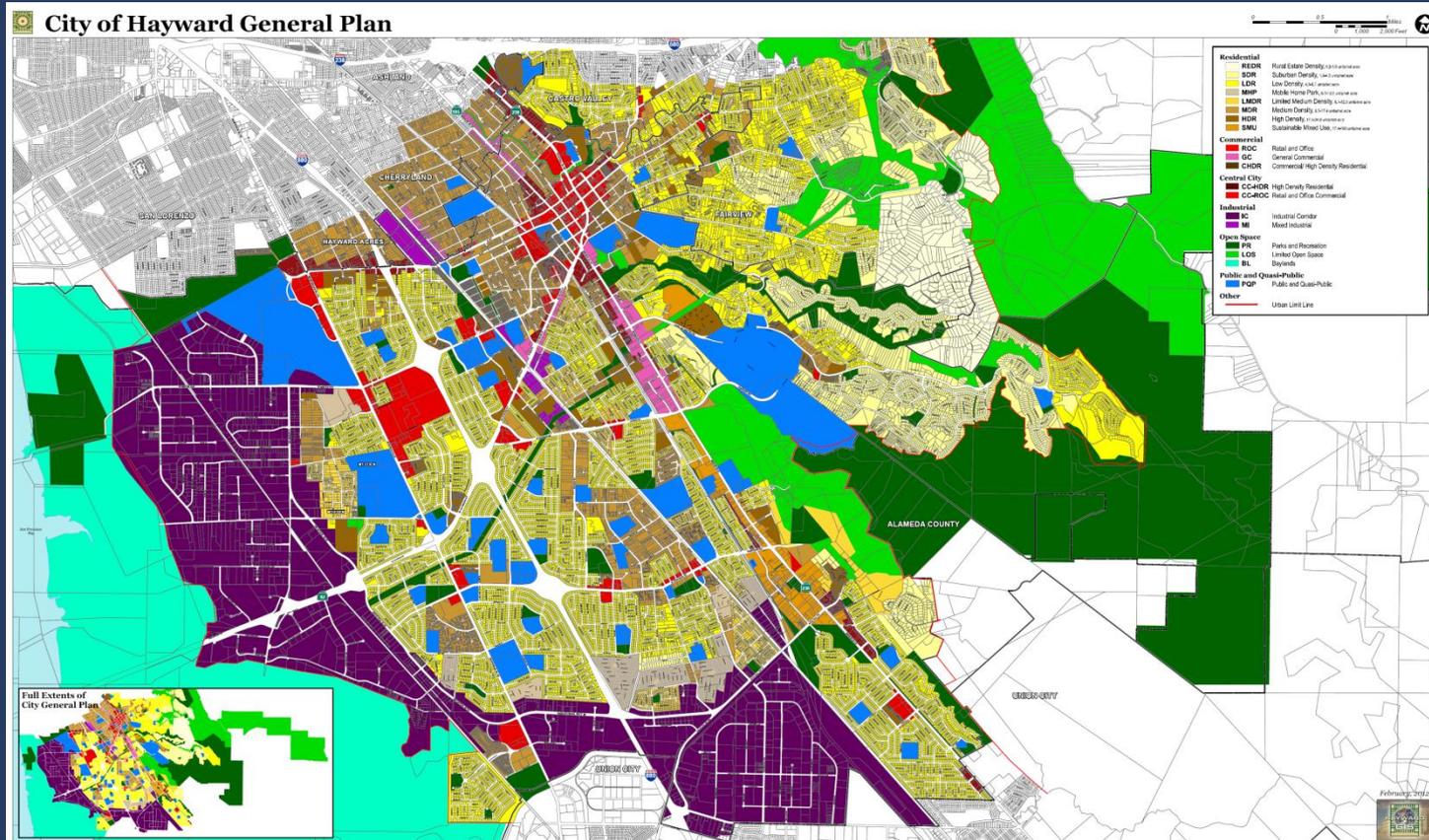
Outline

1. What is a General Plan?
2. Why does it need to be updated?
3. How will it be updated?
4. Fiscal Impact
5. Timeline
6. Next Steps



What is a General Plan?

- City's long-range policy document
- California Supreme Court has called the general plan the "constitution for future development."



Purpose of a general plan is to:

- Identify the community's goals and policies as they relate to land use and development.
- Provide a basis for local government decision-making.
- Provide citizens with opportunities to participate in the planning processes.
- Inform citizens, developers, and decision-makers, of the ground rules that guide development.



Required Elements

1. Land Use
2. Circulation
3. Housing
4. Conservation
5. Open Space
6. Noise
7. Safety

Current General Plan Chapters

1. Land Use
2. Circulation
3. Housing
4. Economic Development
5. Community Facilities & Amenities
6. Conservation & Environmental Protection
7. Public Utilities and Services



Hayward's General Plan

- First adopted in 1953
- Updated in 1965, 1974, 1986
- Circulation Element updated in 1998
- Comprehensive Update completed in 2002

CITY OF HAYWARD



GENERAL PLAN



Why Update the General Plan?

Generally accepted practice is to update a General Plan every 10 to 15 years.

Cities shall periodically review, and revise, as necessary, the general plan.

- California Government Code Sec. 65103(a)



Policies need to be updated to align City's current vision and priorities:

- Safe, Clean & Green
 - Complete Streets
 - Historic Preservation
 - Public Health
 - Climate Action Plan policies
 - General Plan may be considered a “qualified GHG reduction strategy” according to Air District regulations



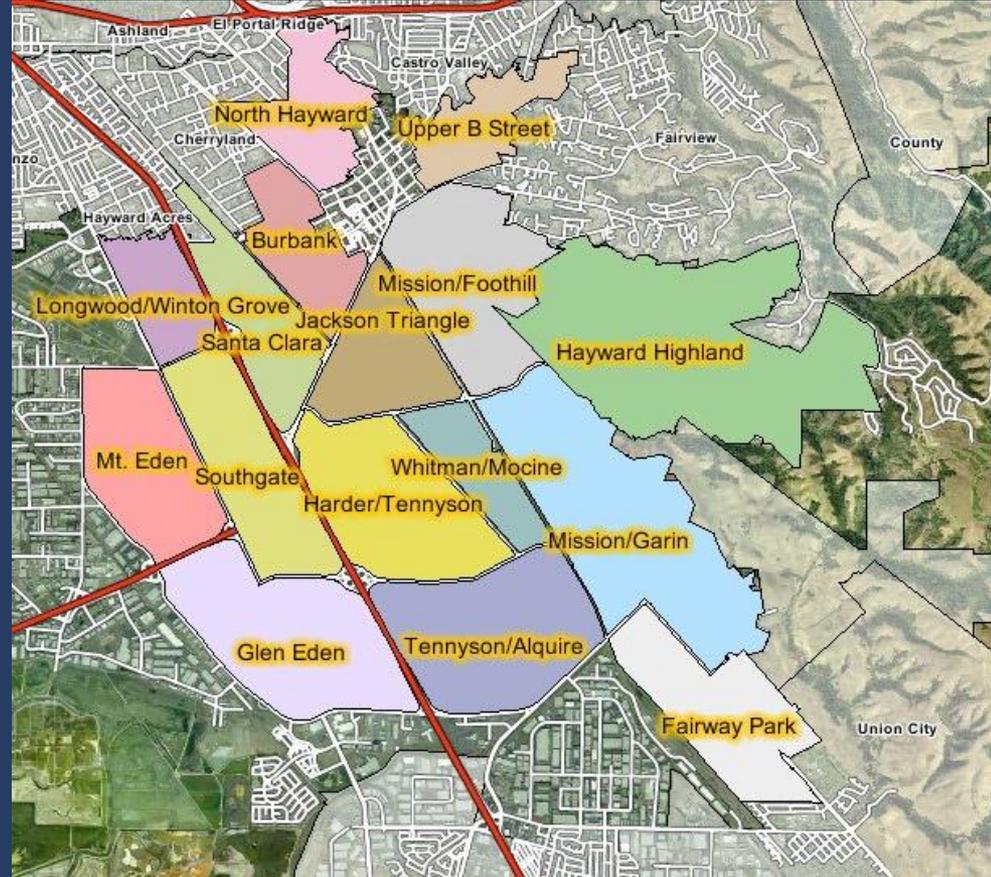
How will the General Plan be Updated?

- Visioning (neighborhood meetings)
- Develop list of issues
- Background reports
- Form working group
- Draft goals and policies
- Develop alternatives
- Second round of neighborhood meetings
- Prepare draft General Plan
- Community meetings to present draft General Plan
- Prepare EIR
- Community meetings to present draft EIR
- Adopt EIR and General Plan



Issues to be Addressed:

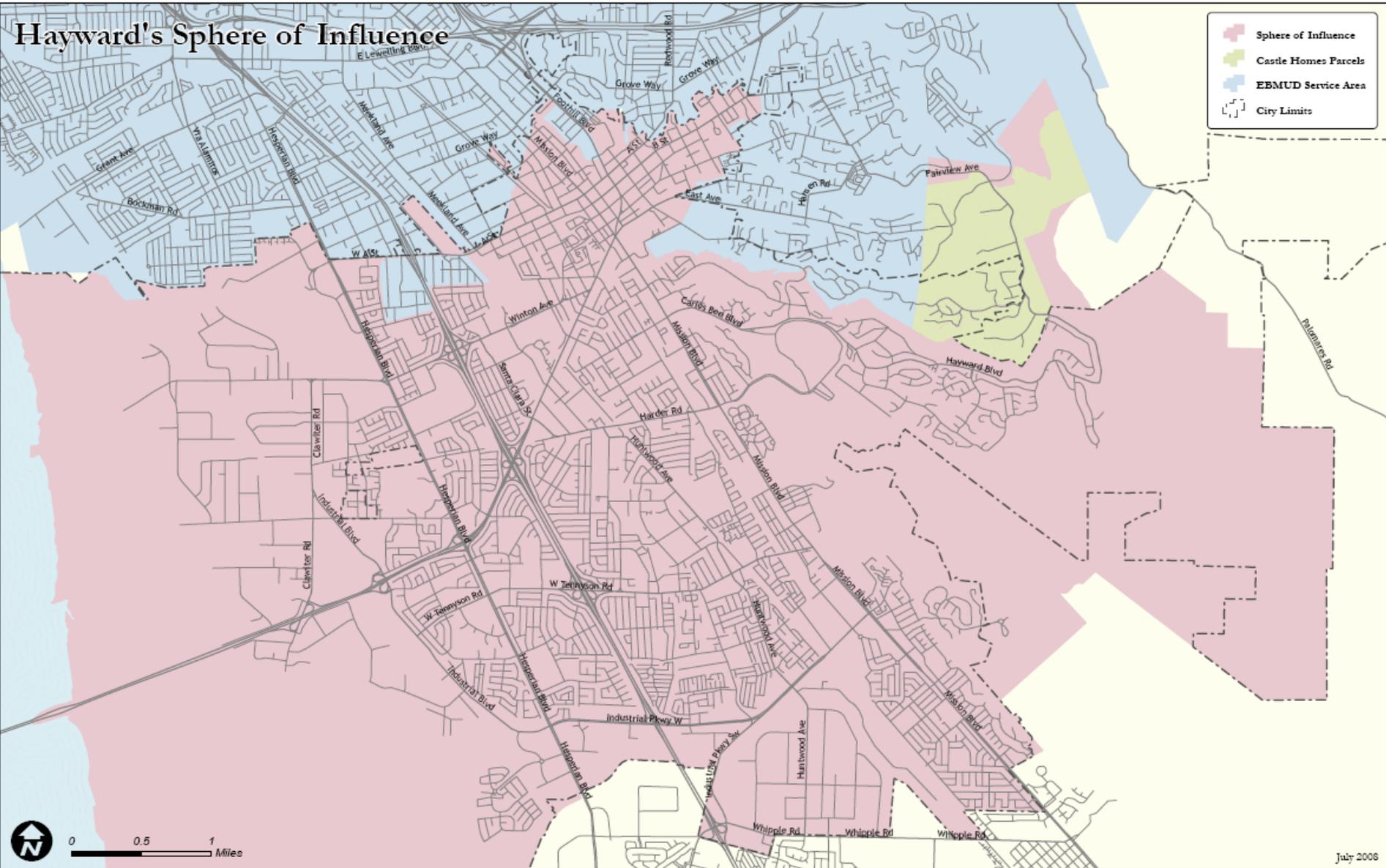
- Neighborhoods
- Sustainability
- City Boundaries
- Historic Preservation
- Health
- Circulation
- Hazards
- Air Quality



Hayward's Sphere of Influence

Hayward's Sphere of Influence

- Sphere of Influence
- Castle Homes Parcels
- EBMUD Service Area
- City Limits



July 2008



Organization of General Plan

Current General Plan Chapters

1. Land Use
2. Circulation
3. Housing
4. Economic Development
5. Community Facilities & Amenities
6. Conservation & Environmental Protection
7. Public Utilities and Services

City Council Priorities

1. Safe
2. Clean
3. Green
4. Organizational Health
5. Land Use
6. Fiscal Stability



Organization – Examples of other General Plans



VISION

GOVERNANCE

POLICY PLAN

CITY COUNCIL PRIORITIES

IMPLEMENTATION

TRACKING & FEEDBACK

Land Use

Housing

Parks & Rec

Environmental Resources

Community Economics

Safety

Mobility

Community Design

Social Resources

Policy Plan

Only areas with a white background are considered part of the General Plan.

The Ontario Plan

- [Ontario Plan Framework](#)
- [Website Outline](#)
- [Surveys](#)
- [Environmental Impact Report](#)
- [Glossary of Terms](#)
- [Approvals & Amendments](#)

Other Internal Links

- [City of Ontario Website](#)
- [Planning Department](#)
- [Municipal Utilities](#)
- [Budget and Finance](#)
- [Community Services](#)
- [Police Department](#)
- [Fire Department](#)
- [Building Department](#)



Euclid Avenue from Historic Downtown looking north to San Gabriel Mountains.

The Policy Plan states long-term goals, principles and policies for achieving Ontario's Vision. It guides growth and development to

POLICY PLAN NEWS

Ontario Plan Wins Top Compass Blueprint Award



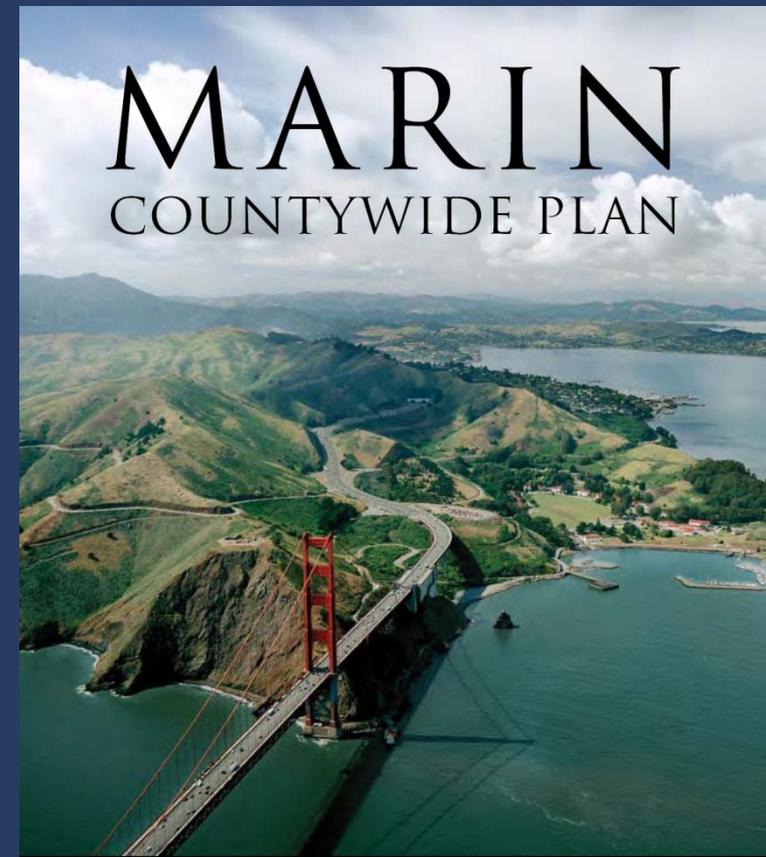
THE FOURTH ANNUAL COMPASS BLUEPRINT RECOGNITION AWARDS

The Ontario Plan received the Southern California Association of Governments (SCAG) President's Award for Excellence for Visionary Planning. The Compass Blueprint



Marin Countywide Plan has only three chapters:

1. Natural Systems and Agriculture Element
2. Built Environment Element
3. Socioeconomic Element



Fiscal Impact

Estimated Budget for General Plan Update	
Staff Time	
Senior Planner (half time)	\$350,000
Associate Planner (full time)	\$630,000
Other Staff	\$255,000
Total Staff Time	\$1,235,000
Mintier's DIY Workshop	\$15,000
Consultant Fees – General Plan/Technical Studies	\$900,000
Consultants Fees – Environmental Impact Report	\$350,000
Miscellaneous Costs	\$10,000
Subtotal	\$2,510,000
10% Contingency	\$251,000
Grand Total	\$2,761,000



Proposed Funding for General Plan

FY	Projected Revenue on 14% Fee	Cumulative Revenue	Projected Expenses (including staff time)	Yearly Balance	Cumulative Balance
13	\$215,040	\$215,040	\$41,000	\$174,040	
14	\$221,491	\$436,531	\$520,000	-\$298,509	-\$124,469
15	\$228,136	\$664,667	\$650,000	-\$421,864	-\$546,333
16	\$234,980	\$899,647	\$950,000	-\$715,020	-\$1,261,353
17	\$242,029	\$1,141,677	\$600,000	-\$357,971	-\$1,619,323
18	\$249,290	\$1,390,967		\$249,290	-\$1,370,033
19	\$256,769	\$1,647,736		\$256,769	-\$1,113,264
20	\$264,472	\$1,912,208		\$264,472	-\$848,792
21	\$272,406	\$2,184,614		\$272,406	-\$576,386
22	\$280,578	\$2,465,193		\$280,578	-\$295,807
23	\$288,996	\$2,754,188		\$288,996	-\$6,812
24	\$297,666	\$3,051,854		\$297,666	\$290,854
Totals	\$3,051,854		\$2,761,000		



General Plan Fees of Other Cities

City	Fee	Based Upon	Fee on a \$50K Tenant Improvement	Fee on New 1,500 sf House	Fee on New 2,500 sf House
Brentwood	\$93	per residential unit			
Santa Barbara	11%	building permit fee	\$78	\$1,430	\$1,595
Fremont	15%	building permit fee	\$106	\$1,950	\$2,175
Berkeley	5%	building permit fee	\$35	\$650	\$725
La Canada	5%	building permit fee	\$35	\$650	\$725
San Rafael	17%	building permit fee	\$120	\$2,210	\$2,465
Hayward	14%	proposed building permit fee	\$114	\$1,820	\$2,030
Belmont	0.22%	construction valuation	\$110		
Galt	0.36%	construction valuation	\$180		
Lakewood	0.09%	construction valuation	\$43		
Oakland	0.10%	construction valuation	\$50		
Redwood City	0.05%	construction valuation	\$25		
Ross	0.30%	construction valuation	\$150		
Shasta Lake	0.18%	construction valuation	\$92		
Emeryville	0.50%	construction valuation	\$250		
Agoura Hills	0.141%	construction valuation	\$71		
Dixon	0.10%	construction valuation	\$50		
Union City	0.10%	construction valuation	\$50		
Shasta Lake	\$35.00	for land use permits			
Riverside	10%	Planning permit fees			
Morgan Hill	3%	Planning permit fees			
Berkeley	15%	Planning permit fees			



Timeline

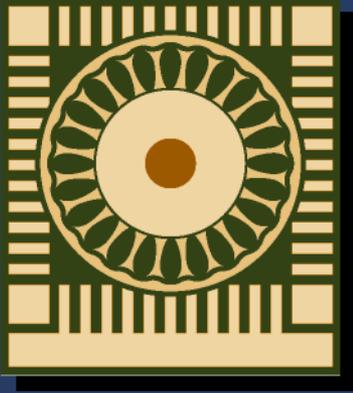
Fiscal Year	Timeframe	Action/Task
Prep Year FY 12	April 17, 2012	City Council May Adopt General Plan Fee
Prep Year FY 13	February 2013	Council Adopts Resolution to Authorize Project
	Spring 2013	Issue RFP/Select Consultant
Year 1 FY 14	July 2013	Project Kick-off
	Q1, Q2 - FY 14	Visioning (Neighborhood Meetings)
	Q4 - FY 14	Formulate/Present Vision and Identification of Issues
	Q1 thru Q4 - FY14	Prepare background reports (incl. market analysis)
Year 2 FY 15	Q1, Q2 - FY 15	Draft Goals, Policies, Alternatives
	September 2014	Housing Element must be revised and adopted
	Thru Q4 - FY 15	Outreach and Select Alternative
	Q4 FY 15	Prepare Fiscal Impact Analysis
Year 3 FY 16	Q1, Q2 - FY 16	Draft General Plan
	Q3, Q4 - FY 16	Prepare DEIR
Year 4 FY 17	Q1 - FY 17	Final EIR
	December 2016	Certify EIR and Adopt New General Plan



Next Steps

April 2012	Council Considers General Plan Fee
February 2013	Council Authorizes General Plan Update and Appropriates Funds
Spring 2013	Hire Consultant
July 2013	Project Kick-off
October 2014	Deadline to Adopt Revised Housing Element





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