



**City of Hayward
Development Review Process
Focus Group Meeting**

**Wednesday, December 7, 2011
Hayward City Hall, Room 2B
10:00 am – Noon**

Meeting Agenda

- I. Welcome and Introductions (5 minutes)
David Rizk, Development Services Director

- II. Old Business/Questions (10 minutes)
David Rizk, Development Services Director

- III. Public Works – Engineering: Involvement in Development Review Process (45 minutes)
Morad Fakhrai, Deputy Director of Public Works/City Engineer

- IV. Commercial Development Fee Options Handout (30 minutes)
Sean Brooks, Economic Development Manager

- V. Discussion of Meeting Topics for 2012 (20 minutes)

- VI. Next Meeting Date and Topic(s) (10 minutes)
February 1, 2012 – 10:00 am – Noon
Review of Draft Restaurant Guide

Why is a building permit required?

A building permit is required to ensure that a project is in compliance with the City Zoning Ordinance and the Building Code.

These codes and ordinances ensure:

- That a project is built to maintain durability and is safe for use and occupancy.
- That proposed structures do not encroach on another property.
- That the design and use of a building or site are in harmony with the neighborhood in which it is located.

Water Installation

Size of service	Hayward	Local City
1" meter and 1" service line	\$3,500	\$7,100
1.5" meter and 1.5" service line	\$4,580	\$10,300
2" meter and 2" service line	\$4,870	\$10,500
Over 2 inches	Actual Cost	Actual Cost

Congratulations. Your improvements will help to make the City of Hayward a better place to live, and the City's Permit Office is here to help ensure that your project goes smoothly. You can come in and talk to our City Planning and Zoning staff during business hours.

The Permit Counter Hours:

Monday - Thursday: 8am - 5:00 pm

Fri: 8am- noon

Development Services: (510) 583-4140

Plan Check & Permit Fees

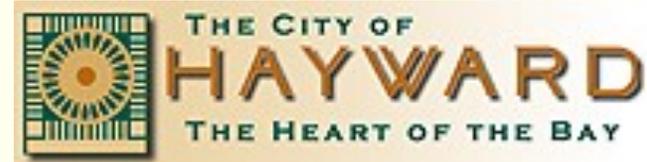
<http://www.hayward-ca.gov/departments/finance/documents/MasterFee2011.pdf>



City of Hayward

777 B Street

Hayward Ca, 94541



Hayward Open for Business Commercial Development Fee Options

What You
Need to
Know

The City of Hayward utility services has Credits for previously existing uses and Payment Plans for connection Fees .

Role of Municipal Utilities in Development

Development depends in part on reliable water supply and wastewater collection and treatment services.

Hayward’s high quality water supply is desirable for many types of businesses, including food manufacturing, high tech, and biotech.

Wastewater system has sufficient capacity available for future demand.

Determination of Connection fees for Proposed Development

Water Connection Fee (also known as Facility Fee) -based on service size

Sewer Connection Fee -based on estimated discharge

Residential: Standard fee per dwelling unit (lower fee for multi-family unit)

Non-residential: Individually calculated fees based on estimated volume of discharge and assumed waste strength

Types of Utilities Development Fees & Credits

Sewer Connection Fees (or capacity fees) and Water Facilities Fees

If there is no record of any capacity fee being paid for on an existing building, credits will be offered for minimum sewer connection fees.

If a building needs to upsize an existing water meter, a credit for the facility fee may be available.

Actions taken to reduce impact fees:

- Payment agreements up to three years for fees that exceed \$25,000
- Effective October 2009, waste strength components of the sewer connection fee reduced by 50% for purposes of calculating fee
- Effective July 2011, waste strength components further reduced to 70% - effectively treats restaurants as residential

Examples of Current Sewer connection fees

Establishment	City of Hayward (with incentives)	Local City
Large sit-down family restaurant– 4000 gpd	\$150,000	\$121,000
Large sit-down restaurant with active bar	\$55,000	\$71,000
Medium sit-down restaurant	\$33,000	\$76,000
Large low-water-use restaurant	\$28,000	\$43,000
Small, specialty eating place—200 gpd	\$7,700	\$17,000

Connection fees for Industrial uses

Business Type and estimated discharge	Hayward	Local City
Large food processor	\$1,200,000	\$1,200,000
Medium food processor 5,400 gpd	\$250,000	\$250,000

Development & Business Credits

Supplemental Building Construction and Improvement Tax (SBCIT)

TAX RATES. The rates of the tax imposed under this article are as follows:

- (a) Single-Family Residential \$1,200 per unit
- (b) Multifamily Residential \$ 960 per unit
- (c) Retail/Commercial \$3.96 per g.s.f.
- (d) Office/Service \$3.00 per g.s.f.
- (e) Industrial/Warehouse \$1.44 per g.s.f.

TIME OF PAYMENT

(a) The amount of tax imposed for the construction of any building, or portion thereof, shall be due and payable at the time a certificate of occupancy is issued or at the time of final inspection should no occupancy permit be required.

* Unlike most cities, the City of Hayward does not have a traffic mitigation fee.

CREDITS FOR ELIMINATION OF EXISTING DEVELOPMENT

(a) New development that, through demolition or conversion, will eliminate existing development meeting the thresholds contained in Section 8-15.07(c) is entitled to a tax credit if the existing development is a lawful use under the regulations of the City, including those defining a lawful non-conforming use.

(b) Credit for demolished or converted development shall be calculated by the Tax Administrator pursuant to Section 8-15.03 and shall be applied to new development on the same site. An amount of the credit that is greater than the taxes required under this article for a new development may be reserved and credited toward the tax of any subsequent phases of the same development, if determined appropriate by the Tax Administrator. Such reserved credit must be used within five years of its determination by the Tax Administrator. No interest shall accrue to the tax credit over time.

CITY OF HAYWARD DEVELOPMENT REVIEW FOCUS GROUP

POSSIBLE MEETING TOPICS FOR 2012

Lead Members for Presentation/Discussion	Date	Topic
Gloria Ortega & consultant Louise Dawson	February 1	Review of Draft Restaurant “Road Map” Guide
Sean Brooks & Adan Martinez and David Doyle	April 4	Industrial Sector Brokers Meeting: case studies, marketing Hayward, promoting growth in industrial area
David Rizk, Glen Martinez, and Richard Patenaude	June 6	Review of revised website and handouts for Development Services Department
	August 1	
	October 3	
	December 5	