



General Plan Update Task Force Meeting

September 12, 2013

7:00 pm to 9:00pm; City Hall, Conference Room 2A

Meeting #13 – Draft Policy Document Review

- I. **Call to Order - 7:00 pm**

- II. **Roll Call/Introductions**

- III. **Comments/Approval of Meeting #12 (Draft Element Review: Land Use and Community Character, Natural Resources, and Community Health and Quality of Life) Summary Notes**

- IV. **Large Group Discussion and Public Comment Period**
 - Review draft policy document including the draft Implementation Programs

- V. **Adjourn – 9:00 pm**



General Plan Update Task Force Meeting

September 12, 2013

Meeting #13 – Draft Policy Document Review

Memorandum

TO: General Plan Update Task Force

FROM: Sara Buizer, AICP, Senior Planner

SUBJECT: Draft Policy Document Review

In preparation for both the September 12th and 26th meetings of the General Plan Update Task Force on the draft policy document, this memo provides details to facilitate our discussion. At this stage, staff is seeking guidance primarily on the draft Implementation Programs since the Task Force has already reviewed goals and policies and provided feedback on those.

Copies of the draft policy document are available at the following link: <http://www.hayward-ca.gov/CITY-GOVERNMENT/BOARDS-COMMISSIONS-COMMITTEES/GENERAL-PLAN-UPDATE-TASK-FORCE/GPUDOCS.html>

If you would like me to provide you a hard copy either at the meeting or prior to our meeting, please let me as soon as possible, but no later than Tuesday, September 10.

In response to comments received at the April 4 General Plan Update Task Force meeting and the July 10 City Council Sustainability Committee meeting, the Residential Energy Conservation Ordinance (RECO) and the Commercial Energy Conservation Ordinance (CECO) have been removed from the list of programs related to the Climate Action Plan (CAP). The RECO and CECO, which were identified in the 2009 CAP, could, in some cases, have required expensive energy efficiency improvements in existing buildings. However, given that approximately 35 percent of Hayward's GHG emissions are from building energy use and because most of the buildings that will exist in 2050 are already built, energy efficiency in existing buildings must be addressed in order to meet long term GHG reduction goals. Staff included an Energy Performance Audit and Disclosure (EPAD) ordinance (see Implementation Programs NR-9 and NR-10). The intent of the EPAD is to require disclosure of energy efficiency information for existing buildings so that such information may allow market forces to lead to increases in energy efficiency. Over time, energy efficiency improvements that are determined to be affordable and cost-effective may be required as part of the ordinance.

All feedback will be included in any updates prior to sharing with the Planning Commission and City Council. The City Council is set to review the draft policy document on October 22 and the Planning Commission will review on October 24.



General Plan Update Task Force Meeting

Meeting #12 – July 11, 2013: Review of Land Use and Community Character, Community Health, and Natural Resources

I. Call to Order

II. Roll Call/Introductions

Task Force Members:	Present	Absent
Alex Harmon	X	
Dana Caines		X
Daniel B. Goldstein	X	
Diane Laine	X	
Edward W. Bogue	X	
Heather Enders	X	
Julius C. Willis Jr.	X	
Justin D. King		X
Lory Hawley	X	
Monica M. Schultz		X
Pedrito C. Gella		X
Ryan Fernandez	X	
Stacy Snowman		X
Veronica Martinez	X	

Others in Attendance:

- Sara Buizer, City of Hayward, Senior Planner
- Jason Jones, Jones Planning + Design (Contract Planner for the City of Hayward)

III. Comments/Approval of Meeting # 11

No Comments

IV. Summary of Planning Commission and City Council Comments on Mobility, Community Safety and Hazards

- Difficult to Look at elements in isolation (mobility works with land use)
- Crime prevention was the focus of the discussion:
 - Gang injunction program
 - Modifying some of the policies to reflect programs
 - Lighting needs to be added to mobility and safety
 - Job opportunities and training is a part of crime prevention that needs to be added
 - Community Facilities District questions: districts formed so new development pays for itself
 - Suggestion to combine and simplify several policies
- Police and fire staffing ratios: Several people did not feel that the numbers were appropriate for the General Plan
- Emphasize partnerships and prosecutions: completing the loop from prevention to prosecution
- Public comment: police did investigative work and the DA did not follow through with it
- Hazards: Are tsunami and dam failure policies necessary? According to ABAG, they are.
- Mobility:
 - Parking for alternative fuel vehicles
 - Unbundling parking
 - Bike rental or bike sharing
 - Liked multi-modal and complete streets
- CFDs: State grabbed funds from HARD. Concern about State taking money from CFDs. Sara to ask City Attorney if this is a concern.

V. Large Group Discussion and Public Comment Period

Task Force members provided their comments on the goals and policies of the Land Use and Community Character Element, Community Health and Quality of Life Element, and Natural Resources Element.

Natural Resources

- 1.2: Typo: add “from”
- 1.6: What does “interpretation” mean? Education? Staff to revise and clarify.
- 1.4 and 1.5 are very similar. Could be combined.
- 2.4 and 2.5: Sustainability Committee reviewed Climate Action Plan actions. Reductions were discussed. Gap analysis quantified reductions. The analysis determined how much reduction in greenhouse gas emissions. Community Choice Aggregation will be added as an CAP action. The RECO will note be required, but the City will evaluate it every 3 to 5 years to determine if financing options are available to improve feasibility.
- 2.1: awkward to list certain groups out. Could be related to nimbyism or environmental justice. Putting unwanted land uses near poor and disadvantaged people. Staff to review language.
- 2.12: Wood stove rebate program: don’t like relying on natural gas. Would like wood burning stoves. Too specific. We should include words like “for example” or “e.g” to be less specific.
- 2.17: what is a “sensitive receptors”? Use less jargon.
- 2.13: Education: Should we have a blanket policy about multi-lingual materials and audio format.
- 2.6: written well.
- 3.4 and 3.5: good, exciting
- 4.9: end of sentence is wrong. Staff to revise.
- 4.1: is “new” needed?
- 4.5: add “storage” to policy. Storage of energy is an issue: structural issues and hazardous materials. Building code issues.
- 4.7: siting of energy facilities: a little hesitant about “scenic” considerations because it could cause fights that about wind turbines and solar energy. Nimby concern.
- 4.8: We should seek coordination with neutral parties.
- What about coordination with product manufacturers to make products more energy efficient? Electric oven and refrigerator. Energy Star program works at the federal level. How would we do this on a local level?
- 4.8: should we include Hayward Water? No, we are coordinating with agencies outside of City Departments.
- Mineral Resources? Hayward has quarries for cement products.
- 6.9: Can we require them to conserve? Cities can issue fines for overuse of water during droughts.
- Wells: Should we encourage the use of wells for watering lawns? No, as they would impact the water table.

- 6.12 and 6.13 are good.
- Rainwater catchment should be emphasized
- Native American laws: enforce laws in place
- 7.2: discovered to safely remove? Seems insensitive.
- Goal NR-7: type: no need for comma
- Scenic resource policies for Downtown could conflict with the bold vision for Downtown. Make it more flexible.
- Is there a definition for Historic Resources? Historic resources are listed on local, state, and federal registers. The city has 4 districts that could be listed (Downtown, Upper B Street, B Street Streetcar District, and Prospect Hill Neighborhood)

Community Health and Quality of Life

- 1.1: how will City implement? Include examples. Very vague. All we have to do is talk about it? 1.1 may not be necessary. 1.2 and 1.3 work well. Suggest Deleting 1.1.
- 1.5: wellness programs? Hayward participates in HEAL campaign: ongoing lunch time exercise programs, vending machine changes, mental health and wellness.
- Should we have policies for mothers? Breastfeeding and pumping?
- What about work spaces that allow parents to bring children to work. Cisco: separate building for childcare. Keep family integrated. Silicon Valley does this: free lunch, childcare for employees, livability factors.
- 2.4: like this policy
- We should work cooperatively with transit agencies to allow bikes on buses. Staff to check if this is in Mobility.
- Chico: great example of a bike town with a university campus.
- Need policy about reducing bike thefts: bike security.
- 3: Great section.
- 3.1: Walking distance of fresh and healthy food. Community gardens included.
- Concern about the "City shall...": too restrictive. Are we forcing ourselves to do stuff that residents will not want? Shall "support"? Is "support" appropriate? What about "shall consider".
- Aging in place: we should not use the term "baby boomer" generation
- 6.5: senior day care. Seems insensitive. Day-time care facilities?
- Need to include "the Villages" concept: links seniors to resources that they need
- What about Noise? Noise is addressed in Hazards Element
- Urban Forest Section: Very Good.

Land Use and Community Character

- 1.1: change “greenhouse gas emissions” to “pollution”
- 1.4: add with “adequate public space” to policy.
- 1.5: Does this conflict with goals related to historical resources? Take out “to accommodate growth”. Encourage incentives for redevelopment. Redevelopment may come back in some form. New models are emerging.
- 2.1 and 2.2: Could conflict based on people’s interpretation.
- Likes 2.5
- 2.16: add exercise facilities to the list
- 3.4: Pedestrian scale: concern about height limits and parcel size. This may not be relevant to pedestrian scale and orientation? Parking lots may not be necessary: provide flexibility. Delete lot. Staff will review and revise.
- 3.7: Concern about rear alleys for policing and crime. Staff explained how the use of alleys is a key component of walkable neighborhoods and gave the Cannery as an example. Alleys can provide access to burglaries.
- Due to time constraints, staff asked the Task Force members to submit additional comments on land use and community character by email.

Next meeting:

- No meeting in August. Additional time is needed to prepare the Implementation Programs and to review with City Departments.
- There will be a meeting in September to review the document before it is published.
- Sara to send email about future Planning Commission and City Council Study Sessions.

VI. Public Comment Period

No public comments.

VII. Adjourn