

HAYWARD REDEVELOPMENT AREA COMMITTEE

SPECIAL MEETING

Wednesday, March 8, 2006 at 7:00 p.m.

**Room 2A
Hayward City Hall
777 B Street
Hayward, CA 94541**

The Public Comments section provides an opportunity to address the Committee on items not listed on the agenda. The Committee 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 Committee or are within the jurisdiction of the City. As the Committee 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.

AGENDA

- I. Call to Order
- II. Public Comments
- III. Approval of Minutes – January 11, 2006
- IV. Presentation of South Hayward BART/Mission Boulevard Concept Plan
- V. Discussion regarding HRAC Committee Recruitment
- VI. New/General Business
- VII. Adjournment

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Please request the accommodation at least 48 hours in advance of the meeting by contacting the Redevelopment Agency at (510) 583-4260 or by using the TDD line for those with speech and hearing disabilities at (510) 247-3340.

**Summary Notes
Hayward Redevelopment Area Committee (HRAC)
Annual Meeting**

January 11, 2006

Present: David Long, Sheila Junge, Suzanne Cox, Rosemarie Ramos, Carol Head, Michael Aahl, Joe Connell, Bill Vandenburg

Absent: Joseph Oberman, Rick Tipton

Staff: Maret Bartlett, Redevelopment Director; Cecelia Cooke, Redevelopment Secretary (Minutes)

**Members of
The Public:** Mike Cox, Resident; Matt O'Brien, The Daily Review

I. Call to Order

David Long called the meeting to order at 7:06 p.m.

II. Public Comments

None.

III. Approval of Minutes – October 26, 2005

Minutes were Corrected.

Michael Aahl moved to approve the Corrected October 26, 2005 Minutes; Bill Vandenburg seconded. Minutes were approved.

IV. Election of Chair and Vice Chair

Maret Bartlett told the Committee that David Long and Sheila Long had served two consecutive years as Chair and Vice Chair and could not run for same office again.

Sheila Junge was nominated and voted unanimously as Chair.
Suzanne Cox was nominated and voted unanimously as Vice Chair.

Ms. Bartlett said there are currently seven vacancies on the Committee. She explained that the City Clerk advertises in May and June each year to recruit members of all the other Boards, Commissions, and Committees and could also do this for HRAC. The advertising is done through the City's web site, the television broadcast channel, postings at the Library, the Rotary Club, etc. and could also be published in the newspaper.

It was suggested that the HRAC Committee get the word out at their various neighborhood/community meetings as another way to recruit members. David Long said he would ask if the recruitment could be put in his Neighborhood Alert Newsletter.

The Committee voted unanimously to have the City Clerk include HRAC in the recruitment process. After all the applications are submitted to the City Clerk, a special HRAC meeting will be set to interview the candidates.

V. Update of Redevelopment Activities

- **Downtown Sub-Area**

Ms. Bartlett passed around the most recent Cinema Place drawings. Site clearance of the parking lot will begin in May 2006 and construction in June or July of 2006. The developer submitted a "precise plan" and the City of Hayward is designing a 240 space parking garage at the corner of C and Foothill Boulevard as part of the project. There will be two separate buildings. The theatre should be open by early fall of 2007.

Bill Vandenburg said according to the newspaper that there is a new owner for the Green Shutter Building. Ms. Bartlett said that there was a transfer from one owner to the existing co-owner of the building. The parking lot there is associated with the building, not the Cinema Place parking garage. A question was asked about Green Shutter's loan. The comment was made that as long as the owner(s) keep up the façade, the loan will not become due.

The question was asked if the City was testing the old City Hall building for faults and why the old City Hall was no longer used. Ms. Bartlett said that the old City Hall was not seismically safe and she wasn't aware of testing being done there.

- **Cannery/Burbank Sub-Area**

Maret Bartlett told the Committee that toxics were found close to the railroad, near Amtrak, so the roadway work for the project was stopped. The work will resume in the spring of 2006.

The new park construction should begin in the fall of 2006, and the school construction should begin in the spring of 2007.

There is a joint meeting with City Council, HARD and HUSD scheduled for January 19, 2006 at 7:00 p.m. in Room 2A. Plans will be shown for the park, school and roadway projects, and there will be a discussion on financing and new funding for the Cannery.

The question was asked when the houses will be built.

Ms. Bartlett said Citation bought Conagra, and they have approved plans before the Planning Commission. Citation has given the tenants notice to move by June 2006, and they are hoping to acquire property from Felson off Winton. Construction for the houses should begin in spring of 2007. This is not an official announcement.

Libitzky has reviewed plans with City staff in a pre-application meeting, although they have an industrial tenant with a lease that extends through 2010.

Sheila Junge asked about any changes on Myrtle between Winton and Meek.

Maret Bartlett said Felson is submitting details to Planning. They have some alternatives but City Staff wants it to remain two-way for the length of the road, and traffic entering from Winton diverted. The Agency bought one of four houses at the Myrtle/Winton intersection, and Felson acquired three additional houses.

- Mission/Foothill Sub-Area

Maret Bartlett passed around to the Committee a BART map. There is a work session to review the Concept Plan on January 24, 2006 and a Community Meeting by mid-February.

Joe Connell asked if HRAC will be asked to approve the Concept Plan. Ms. Bartlett said they should review it. It was decided to have another meeting March 8, 2006 after the work session. It is hoped the plan will be adopted by June 2006. Ms. Bartlett went over the schedule with the Committee, but said it is subject to change.

VI. New/General Business

Michael Aahl asked if the Committee is locked into meeting on Wednesdays. There was discussion about the meeting day, and it was decided that everyone would think it over and discuss at a future meeting if the day should change.

Bill Vandenburgh asked if the 238 Corridor could be discussed at the next meeting. Ms. Bartlett said the South Hayward BART might take up most of the discussion, but she would also put 238 Corridor on the Agenda.

VII. Adjournment

The meeting was adjourned at 7:45 p.m.



CITY OF HAYWARD
STAFF REPORT

AGENDA DATE 03/08/06

AGENDA ITEM _____

TO: Hayward Redevelopment Area Committee
FROM: Redevelopment Director
SUBJECT: South Hayward BART/Mission Boulevard Plan

RECOMMENDATION:

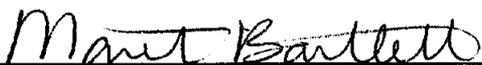
It is recommended that the Committee review and comment on the attached report.

BACKGROUND:

The attached report was presented to the City Council and the Planning Commission at a joint meeting in January, and on February 15, the City held its third community meeting on the proposed Plan. The current draft Land Use Plan is a blend of the two earlier "suburban" and "urban" land use scenarios that were presented to the Hayward Redevelopment Advisory Committee (HRAC) in 2005.

Senior Planner, David Rizk, will review the current proposed Plan and present a video simulation of the proposed Land Use Plan at build-out. This would be an opportune time for the Committee to comment on the draft Plan before it is considered for adoption later this Spring. The draft Plan is attached for your review. A full copy of the Plan can also be found on the City's web-site.

Prepared by:



Maret Bartlett, Redevelopment Director

Attachment: South Hayward BART/Mission Boulevard Concept Plan

Work Session 01-24-06

Exhibit A

Exhibit B