

**HAYWARD REDEVELOPMENT AREA COMMITTEE
REGULAR MEETING**

January 10, 2007 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 – October 18, 2006
- IV. Election of Chair and Vice Chair
- V. Update on Retail Attraction Initiative
- VI. New/General Business
- VII. Adjournment

Summary Notes
Hayward Redevelopment Area Committee (HRAC)
Special Meeting

October 18, 2006

Present: Sheila Junge, David Long, Carol Heard, Michael Aahl, Bill Vandenburg, Bonnie Peyton, Rosemarie Ramos, Rick Tipton, Joseph Oberman, Suzanne Cox

Absent: Joe Connell, Jeevan Zutshi

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

Members of the Public: Mike Cox

I. Call to Order

Sheila Junge called the meeting to order at 7:09 p.m.

II. Public Comments

Suzanne Cox asked if Cost Plus is still going in by the airport near the new Target.

Maret Bartlett said she did not think so. She will try to find out and let the Committee know.

Update: Cost Plus was looking at the “junior anchor” spot next to the Target development by Browman. It is Staff’s understanding that Browman has not filled that space yet.

Suzanne Cox said the burned out house on Mission Boulevard is unsightly. She heard that it might become retail space. There are shootings and drug activity there.

Bonnie Peyton said she is also concerned about this house and has written the City Manager a letter regarding this.

Maret Bartlett will check on this for the Committee.

Update: The City has been involved in a community preservation action on this property, and the owner has cleared the burned structure away.

Suzanne Cox asked if there were any new developments on O'Neil and if a park was going there. She would rather see houses go in there before commercial space.

Maret Bartlett said the HRAC had discussed an idea that the area where the PG&E power lines are could become a park. There is not an official proposal for such a park at this time.

Bonnie Peyton asked if Sherry's Bar was opening. She was concerned about this.

Maret Bartlett said she will find out the status of this.

Update: The City determined that the bar had a legal right to re-open without a new use permit.

III. Approval of Minutes – May 24, 2006

Michael Aahl made a motion to accept the May 24, 2006 Minutes; Suzanne Cox seconded. Minutes were unanimously approved.

IV. Update of Redevelopment Activities

- **Downtown Sub-Area**
 - **Hayward Cinema Place**
 - Maret Bartlett showed plans for the theater parking garage, currently under construction. The garage is a stand alone structure. It is scheduled to be completed by summer 2007.
 - The Agency is still working with Blake Hunt Ventures to finalize the project. Century Theater is being sold to Centimark Theaters out of Texas; therefore the theater lease will be delayed while the sale occurs.
 - Ms. Bartlett responded to the following questions:
 - Could the theater project stop if the sale doesn't go through?

- Ms. Bartlett said that both Blake Hunt Ventures and Centimark Theaters remain committed to this project.
- What retail shops will go in?
 - Proposed are an ice cream shop, coffee shop, Tiki Grill, and pizza shop. Some are still to be determined.
- **Downtown Retail Attraction Program**
 - Ms. Bartlett gave the Committee copies of the Downtown Retail Attraction Initiative – Draft Program Guidelines Staff Report that was provided to the Council Downtown Committee at their September Meeting.
 - Gloria Ortega, the new Redevelopment Project Manager, has already started talking with the downtown business owners about the program. She is working in conjunction with the Chamber of Commerce.
 - Ms. Bartlett said staff will prepare market materials and talk to owners to see what needs to be done to attract downtown businesses.
- **Cannery/Burbank Sub-Area**
 - **Burbank School/Park Projects**
 - Authorization to approve plans and specs and call for bids goes before City Council on October 24.
 - Construction of the new school is anticipated to begin in March 2007 and completed in the Summer of 2008. The new school is anticipated to open in the Fall of 2008.
 - HARD will own and manage the construction of the park which should be completed by Fall of 2007.
 - **Private Development Activity**
 - There was discussion by the Committee regarding the condos that will be built in that area as to whether they will be owner occupied or renters.

- Carol Heard asked if a bridge is still planned for crossing over to Centennial Park.
 - Maret Bartlett said it is still planned, and we are applying for grants for this.
- **Mission/Foothill Sub-Area**
 - **238 Corridor Study**
 - The City was approved for a grant from Cal Trans to study the 238 Bypass.
 - Properties will be assessed, and recommendations made regarding condition of buildings, development potential of vacant properties, and possible recommendations for Zone and General Plan changes as warranted.
 - Question was asked about replacement housing for that area.
 - Maret Bartlett told Committee she will check into this and report back at the January 10, 2007 meeting.

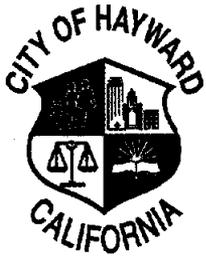
V. New/General Business

Sheila Junge asked what will be on the January 10, 2007 Agenda.

Maret Bartlett said she will provide an update and more details on the Downtown Retail Attraction Program.

VI. Adjournment

Meeting adjourned at 8:30 p.m.



CITY OF HAYWARD
STAFF REPORT

AGENDA DATE 01-10-07

AGENDA ITEM _____

WORK SESSION ITEM _____

TO: Hayward Redevelopment Area Committee
FROM: Redevelopment Director
SUBJECT: Election of Committee Chair and Vice Chair, and Discussion of Committee Vacancies

RECOMMENDATION:

Staff recommends that the Committee take action on the election of a new Committee Chair and Vice Chair. It is further recommended that the Committee consider requesting the City Clerk to undertake a recruitment of new members.

BACKGROUND:

Pursuant to the Committee's By-laws, the Committee elects a Chair and Vice Chair during the Committee's Annual Meeting. Existing office holders may be elected to serve for two consecutive terms. The current Chair is Ms. Sheila Jung, and the current Vice Chair is Ms. Suzanne Cox, and both members have now served one term in their respective offices. Mr. Connell, Mr. Vandenburg, and Mr. Long have previously served as Chair; and both Mr. Ahl and Ms. Sheila Junge have previously served as Vice Chair.

For your information a current roster of committee members is attached. The committee currently has five vacancies from the full seventeen-member Committee. Last year the City Clerk/Agency Secretary undertook a recruitment for new HRAC Committee members, which yielded two new committee members. The HRAC may again wish to consider requesting that the Agency Secretary conduct a recruitment for HRAC Committee members, similar to last year's and other recruitments for other City boards and commissions.

Prepared by:


Maret Bartlett, Redevelopment Director

Exhibit A: Roster of HRAC Committee Members

EXHIBT A

HRAC COMMITTEE ROSTER

January 2007

Core Area Members:

David Long	Residential Owner Occupant Burbank Sub-Area
Rosemarie Ramos	Residential Owner Occupant Burbank Sub-Area
Carol Heard	Residential Owner Occupant Downtown Sub-Area
Sheila Junge	Residential Tenant Burbank Sub-Area
Michael Aahl	Commercial Property Owner Burbank Sub-Area
Rick Tipton	Community Organization, Chamber of Commerce Downtown Sub-Area
Bill Vandenburg	Community Organization, Eden Housing Burbank Sub-Area
Mr. Joseph Oberman	Residential Owner Occupant Mission Foothill Sub-Area
Joe Connell, President	Community Organization (appointed) Mission Foothill Sub-Area
Suzanne Cox	Residential Owner Mission Foothill Sub-Area
Jeevan Zutshi	Commercial Property Owner Mission Foothill Expansion Area No. 3
Bonnie Peyton	Residential Owner Occupant Mission Foothill Expansion Area No. 3