



**CITY COUNCIL MEETING FOR DECEMBER 20, 2011**  
777 B STREET, HAYWARD CA 94541  
[WWW.HAYWARD-CA.GOV](http://WWW.HAYWARD-CA.GOV)

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**CLOSED SESSION**  
**Closed Session Room 2B – 4:30 PM**

1. **PUBLIC COMMENTS**
  2. Public Employment  
Pursuant to Government Code 54957
    - Performance Evaluation  
City Manager
  3. Conference with Labor Negotiators  
Pursuant to Government Code 54957.6
    - Lead Negotiators: City Manager David, City Attorney Lawson, Assistant City Manager Morariu, Human Resources Director Robustelli, and Finance Director Vesely  
Under Negotiation: All Bargaining Units
  4. Public Employment  
Pursuant to Government Code Section 54957
    - Public Works Director
  5. Conference with Real Property Negotiators  
Pursuant to Government Code 54956.8
    - Lead Negotiators: City Manager David, Assistant City Manager Morariu, City Attorney Lawson, Assistant City Attorney Conneely, Redevelopment Project Manager Ortega, and Finance Director Vesely  
Under Negotiation: 22631 Foothill Boulevard
  6. Adjourn to Special Joint City Council/Redevelopment Agency/Housing Authority Meeting
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**SPECIAL JOINT CITY COUNCIL/REDEVELOPMENT AGENCY/  
HOUSING AUTHORITY MEETING**  
**Council Chambers - 7:00 PM**

**CALL TO ORDER** Pledge of Allegiance Council Member Peixoto

**ROLL CALL**

**CLOSED SESSION ANNOUNCEMENT**

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**PUBLIC COMMENTS:** *(The Public Comment section provides an opportunity to address the City Council on items not listed on the agenda or Work Session, or Informational Staff Presentation items. The Council 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 City or are within the jurisdiction of the City. As the Council 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.)*

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**ACTION ITEMS:** *(The Council will permit comment as each item is called for the Consent Calendar, Public Hearings, and Legislative Business. In the case of the Consent Calendar, a specific item will need to be pulled by a Council member in order for the Council to discuss the item or to permit public comment on the item. Please notify the City Clerk anytime before the Consent Calendar is voted on by Council if you wish to speak on a Consent Item.)*

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## **CONSENT**

1. Approval of Minutes of the Special City Council/Redevelopment Agency/Housing Authority Meeting on December 6, 2011  
*Motion*
2. Appointment to the Alameda County Mosquito Abatement District Board of Trustees  
*Resolution*
3. Resolution Authorizing the City Manager to Negotiate and Execute a Ground Lease for Phase I and an Option Agreement with Master Lease for Phases I-V with Hayward Airport Development, LLC on a Parcel of Land at Hayward Executive Airport  
*Resolution*
4. Signal Timing and Controller Replacement Program Phase 2: Authorization for the City Manager to Execute an Amendment to the Professional Services Agreement with TJKM Transportation Consultants, Inc., for Traffic Signal Design and Signal Retiming, and for the City Manager to Execute a Fund Transfer Agreement with the Alameda County Transportation Commission (Alameda CTC)  
*Resolution*
5. Assignment and Assumption of Cinema Place First Amended Ground Lease and Related Documents from Hayward Cinema Place, LLC to Levy Affiliated Holdings, LLC or a Related Entity Pertaining to the Cinema Place Project  
*Resolution*
6. Supplemental Appropriation of Forfeitures Funding  
*Resolution*



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**The following order of business applies to items considered as part of Public Hearings and Legislative Business:**

- *Disclosures*
  - *Staff Presentation*
  - *City Council Questions*
  - *Public Input*
  - *Council Discussion and Action*
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## **PUBLIC HEARING**

7. Request for a Zone Change from High Density Residential District to General Commercial District, Repeal the Mission Corridor Special Design Overlay District, and Site Plan Review Associated with a Proposed Renovation of the Toyota Dealership - Zone Change Application PL-2011-0283 / Text Amendment Application PL-2011-0348 / Site Plan Review Application PL-2011-0215 – Stantec, Larry Tidball (Applicant) / Auto Mission Ltd. (Owner) – The Properties to be Rezoned are 24690 Through 24710 O’Neil Avenue, the Mission Corridor Special Design Overlay District Encompasses the Mission Boulevard Corridor Between Jackson Street and Harder Road (***Report from Development Services Director Rizk***)
- Resolution*
  - Introduction of Ordinances (2)*

## **LEGISLATIVE BUSINESS**

8. FY 2011 General Fund Year-end Review (***Report from Finance Director Vesely***)
- Motion*
9. Annual Report of Redevelopment Agency Activities for FY 2011 (***Report from Assistant City Manager Morariu***)
- Redevelopment Agency Resolution*
  - Resolution*

## **COUNCIL REPORTS, REFERRALS, AND FUTURE AGENDA ITEMS**

Oral reports from Council Members on their activities, referrals to staff, and suggestions for future agenda items

## **ADJOURNMENT**

DECEMBER 27, 2011 AND JANUARY 3, 2012 MEETINGS CANCELED  
DUE TO FURLOUGH AND HOLIDAY

NEXT SPECIAL MEETING – 7:00 PM, TUESDAY, JANUARY 10, 2012



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**PUBLIC COMMENT RULES:** *The Mayor may, at the beginning of the hearing, limit testimony to three (3) minutes per individual and five (5) minutes per an individual representing a group of citizens or organization. Speakers will be asked for their name and their address before speaking and are expected to honor the allotted time. A Speaker's Card must be completed by each speaker and is available from the City Clerk at the meeting.*

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**PLEASE TAKE NOTICE** *that if you file a lawsuit challenging any final decision on any public hearing or legislative business item listed in this agenda, the issues in the lawsuit may be limited to the issues that were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing.* **PLEASE TAKE FURTHER NOTICE** *that the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.*

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*\*\*\*Materials related to an item on the agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office, City Hall, 777 B Street, 4<sup>th</sup> Floor, Hayward, during normal business hours. An online version of this agenda and staff reports are available on the City's website. Written comments submitted to the Council in connection with agenda items will be posted on the City's website. All Council Meetings are broadcast simultaneously on the website and on Cable Channel 15, KHRT. \*\*\**

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*Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the City Clerk at (510) 583-4400 or TDD (510) 247-3340.*

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***Please visit us on:***

